

Appendix B

Biological Resources Analysis

June 12, 2020

JN 178797

INSITE PROPERTY GROUP

Attn: *Brian Sorensen*

811 North Catalina Avenue, Suite 1306
Redondo Beach, California 90277

SUBJECT: Results of a Biological Resources Assessment for the Beverly Boulevard Warehouse Project – Cities of Pico Rivera and Whittier, Los Angeles County, California

Dear Mr. Sorensen:

Michael Baker International (Michael Baker) is pleased to submit this report to InSite Property Group documenting the results of a biological resources assessment for the Beverly Boulevard Warehouse Project (project) located in the cities of Pico Rivera and Whittier, Los Angeles County, California. Michael Baker conducted a literature review and field survey to characterize existing site conditions and assess the potential for special-status¹ plant and wildlife species to occur on or within the immediate vicinity of the project site that could pose a constraint to future development. Specifically, this report provides a detailed assessment of the suitability of the on-site habitat to support special-status plant and wildlife species that were identified by the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB) RareFind 5, the California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants of California (Online Inventory), and other databases as potentially occurring in the vicinity of the project site.

Project Location

The approximate 20.91-acre project site is generally located east of the City of Los Angeles in the cities of Pico Rivera and Whittier, Los Angeles County, California (refer to Figure 1, *Regional Vicinity*). The project site is depicted in Sections 7 and 18 of Township 2 south, Range 11 west, on the United States Geological Survey's (USGS) *El Monte* and *Whittier*, California 7.5-minute quadrangles. Specifically, the project site is located immediately west of Interstate 605 (I-605), north of Whittier Boulevard, and south of Beverly Boulevard (refer to Figure 2, *Project Vicinity*, and Figure 3, *Project Site*). A small portion of the project site extends southeast across I-605 to Pioneer Boulevard.

¹ As used in this report, "special-status" refers to plant and wildlife species that are Federally-/State-listed, proposed, or candidates; plant species that have been designated a California Rare Plant Rank species by the California Native Plant Society; wildlife species that are designated by the California Department of Fish and Wildlife as Fully Protected, Species of Special Concern, or Watch List species; and State/locally rare vegetation communities.

Project Description

The proposed project involves the development of the existing vacant property with industrial warehouse and office space uses. Specifically, the project would include the construction of a single 386,530-square foot structure comprised of a 376,530-square foot warehouse facility and a 10,000-square foot multi-level office building with 35 adjoining loading docks. Parking facilities include 40 trailer parking spaces and an additional 440 standard parking spaces. Access to the project site would be accommodated by a two-lane (one lane in each direction) road and railway overcrossing extending south from Beverly Boulevard.

Methodology

Prior to conducting the field survey, Michael Baker conducted thorough literature reviews and records searches to determine which special-status biological resources have the potential to occur on or within the general vicinity of the project site. The field survey was conducted to document existing site conditions and determine the potential for special-status plant and wildlife species to occur within the project site.

Literature Review

Literature reviews and records searches were conducted for special-status biological resources potentially occurring on or within the vicinity of the project site. Previous special-status plant and wildlife species occurrence records within the USGS *El Monte, Baldwin Park, La Habra, Whittier, Los Angeles, and South Gate, California* 7.5-minute quadrangles were determined through a query of the CNDDDB (CDFW 2020), the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC; USFWS 2020a), CNPS Online Inventory (CNPS 2020), and the Calflora Database (Calflora 2020). Current conservation status of species was verified through lists and resources provided by the CDFW and the USFWS. In addition, Michael Baker reviewed all available reports, survey results, and literature detailing the biological resources previously observed on or within the vicinity of the project site to gain an understanding of existing site conditions, confirm previous species observations, and note the extent of any disturbances that have occurred within the project site that would otherwise limit the distribution of special-status biological resources. Standard field guides and texts were reviewed for specific habitat requirements of special-status species, as well as the following resources:

- *City of Pico Rivera General Plan* (City of Pico Rivera 2014);
- *City of Whittier General Plan* (City of Whittier 1993);
- Google Earth Pro Historical Aerial Imagery from 1996 to 2015 (Google 2020);
- United States Department of Agriculture, Natural Resource Conservation Service's (USDA) *Custom Soil Resource Report for Los Angeles County, California, Southeastern Part* (USDA 2020); and
- USFWS Critical Habitat Mapper and Environmental Conservation Online System (USFWS 2020b).

Habitat Assessment

Michael Baker biologists Tom Millington and Frances Yau conducted a habitat assessment/field survey on May 26, 2020 to confirm existing site conditions within the project site. There were no limitations to site access and Michael Baker extensively surveyed all habitats and/or natural areas that have a higher potential to support special-status plant and wildlife species. Vegetation communities and/or land uses occurring

within the project site were mapped on an aerial photograph and classified in accordance with the vegetation descriptions provided in *A Manual of California Vegetation* (MCV; Sawyer et al. 2009) and cross referenced with the *Preliminary Descriptions of the Terrestrial Natural Communities of California* (Holland 1986). In addition, site characteristics such as soil condition, topography, hydrology, anthropogenic disturbances, indicator species, condition of on-site vegetation communities, and the presence of potentially regulated jurisdictional features were noted. Michael Baker used Geographic Information Systems (GIS) ArcView software to digitize the mapped vegetation communities and then transferred these data onto an aerial photograph to further document existing conditions and quantify the acreage of each vegetation community. Refer to Table 1 for a summary of the survey date, timing, surveyors, and weather conditions.

Table 1: Survey Date, Timing, Surveyors, and Weather Conditions

Date	Time (start / finish)	Surveyors	Weather Conditions	
			Temperature (°F) (start / finish)	Average Wind Speed (mph)
May 26, 2020	0700 / 0910	Tom Millington Frances Yau	63 mostly cloudy / 73 sunny	1.3

All plant and wildlife species observed were recorded. Plant species observed during the habitat assessment were identified by visual characteristics and morphology in the field while unusual and less familiar plant species were photographed and identified later using taxonomic guides. Plant nomenclature used in this report follows the *Jepson Flora Project* (2018) and scientific names are provided immediately following common names of plant species (first reference only). Wildlife detections were made through aural and visual detection, as well as observation of sign including scat, trails, tracks, burrows, and nests. Field guides used to assist with identification of species during the habitat assessment included *The Sibley Guide to Birds* (Sibley 2014) for birds, *A Field Guide to Western Reptiles and Amphibians* (Stebbins 2003) for herpetofauna, and *A Field Guide to Mammals of North America* (Reid 2006). Although common names of wildlife species are well standardized, scientific names are provided immediately following common names of wildlife species in this report (first reference only). To the extent possible, nomenclature of birds follows the most recent annual supplement of the American Ornithological Union’s *Checklist of North American Birds* (Chesser et al. 2019), nomenclature of amphibians and reptiles follows *Scientific and Standard English Names of Amphibians and Reptiles of North America North of Mexico, with Comments Regarding Confidence in Our Understanding* (Crother 2017), and nomenclature for mammals follows the *Revised Checklist of North American Mammals North of Mexico* (Bradley et al. 2014).

Existing Site Conditions

According to the *Custom Soil Resource Report for Los Angeles County, California, Southeastern Part* and Figure 4, *USDA Soils*, the entire project site is underlain by Urban Land-Azuvin-Montebello complex, 0 to 5 percent slopes (USDA 2020). Based on a review of Google Earth historic imagery and result of the field survey, nearly the entire site is disturbed and dominated by non-native vegetation. Active tilling for weed abatement was occurring on-site during the field survey. Additionally, several homeless encampments were observed on-site. Areas immediately surrounding the project site consist of developed land to the north, east, and south, and the San Gabriel River and San Gabriel River Trail to the west opposite the Union Pacific Railroad tracks. The project site is relatively flat with elevation ranging approximately 175 to 200

feet above mean sea level. Refer to Attachment B for representative photographs of the project site taken during the field survey.

Vegetation Communities and Land Cover Types

The vegetation communities and land cover types present on-site are depicted on Figure 5, *Vegetation Communities and Other Land Uses*, and described in further detail below. Refer also to Attachment C for a complete list of plant species observed within the project site during the field survey. Table 2 provides the acreages of each vegetation community/land cover type on-site.

Table 2. Vegetation Communities/Land Uses within the Project Site

Vegetation Community/Land Use	Acreage
Disturbed	19.48
Bare Ground	0.82
Developed	0.62
TOTAL ACREAGE	20.91
Notes: Acreages are approximate and based on conceptual site plan.	

Disturbed

Disturbed areas encompass approximately 19.48 acres of the project site and are dominated by non-native opportunistic species that limit the reestablishment of native vegetation. Dominant species include ripgut (*Bromus diandrus*), foxtail brome (*Bromus madritensis*), short pod mustard (*Hirschfeldia incana*), wild radish (*Raphanus sativus*), and Russian thistle (*Salsola tragus*). Additionally, non-native ornamental trees include tree of heaven (*Ailanthus altissima*), eucalyptus (*Eucalyptus* ssp.), Mexican fan palm (*Washingtonia robusta*), and Peruvian pepper tree (*Schinus mole*).

Bare Ground

Approximately 0.82-acre of the project site consists of bare ground, void of vegetation with compact soils generated by anthropogenic activities.

Developed

Approximately 0.62-acre of developed areas are located on-site and include a channelized drainage feature in the northern portion of the site, a segment of the Union Pacific Railroad track that passes through the western side of the site, and a former railroad spur in the southeastern corner of the site that extends across I-605 to Pioneer Boulevard.

Wildlife

Natural vegetation communities provide foraging habitat, nesting/denning sites, and shelter from adverse weather or predation. This section provides a general discussion of common wildlife species that were detected by Michael Baker during the field survey or that are expected to occur based on existing site conditions. The discussion is to be used as a general reference and is limited by the season, time of day, and weather conditions in which the field survey was conducted. Refer to Attachment C for a complete list of wildlife species observed within the project site during the field survey.

Fish

No fish or hydrogeomorphic features (e.g., perennial creeks, ponds, lakes, reservoirs) that would support populations of fish were observed in the project site during the field survey. The drainage feature in the northern portion of the site is channelized and would not support the establishment of a fish population. Therefore, no fish species are expected to occur.

Amphibians

No amphibians or hydrogeomorphic features (e.g., perennial creeks, ponds, lakes, reservoirs) that would provide suitable breeding habitat for amphibians were observed within the project site during the field survey. As stated, the drainage feature on-site is channelized and does not hold enough moisture to support amphibians. Therefore, no amphibian species are expected to occur.

Reptiles

Two (2) reptile species were observed on the project site during the field survey, western fence lizard (*Sceloporus occidentalis*) and common side-blotched lizard (*Uta stansburiana*). The project site consists primarily of disturbed areas and is expected to provide marginal habitat for a limited number of reptilian species that are acclimated to urban and disturbed environments.

Birds

Twelve (12) bird species were detected during the field survey, including house finch (*Haemorhous mexicanus*), northern mockingbird (*Mimus polyglottos*), black phoebe (*Sayornis nigricans*), red-tailed hawk (*Buteo jamaicensis*), American crow (*Corvus brachyrhynchos*), hooded oriole (*Icterus cucullatus*), and lesser goldfinch (*Spinus psaltria*). The project site consists primarily of disturbed areas and is expected to provide marginal habitat for bird species that are acclimated to urban and disturbed environments.

Nesting birds are protected pursuant to the Federal Migratory Bird Treaty Act (MBTA) of 1918 and the California Fish and Game Code (CFGC)². To maintain compliance with the MBTA and CFGC, clearance surveys are typically required prior to any ground disturbance or vegetation removal activities to avoid direct or indirect impacts to active bird nests and/or nesting birds. Consequently, if an active bird nest is destroyed or if project activities result in indirect impacts (e.g., nest abandonment, loss of reproductive effort) to nesting birds, it is considered “take” and is potentially punishable by fines and/or imprisonment. The project site provides nesting habitat for year-round and seasonal avian residents that could occur in the area. However, no active nests or birds displaying overt nesting behavior were observed.

Mammals

Three (3) mammalian species were observed within the project site during the field survey, California ground squirrel (*Otospermophilus beecheyi*), Audubon’s cottontail (*Sylvilagus audubonii*), and Botta’s

² Section 3503 makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by the CFGC or any regulation made pursuant thereto; Section 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey); and Section 3513 makes it unlawful to take or possess any migratory non-game bird except as provided by the rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA, as amended (16 U.S.C. § 703 *et seq.*).

pocket gopher (*Thomomys bottae*). The project site consists primarily of disturbed areas and is expected to provide marginal habitat for mammalian species that are acclimated to urban and disturbed environments.

Migratory Corridors and Linkages

Wildlife corridors and linkages are key features for wildlife movement between habitat patches. Wildlife corridors are generally defined as those areas that provide opportunities for individuals or local populations to conduct seasonal migrations, permanent dispersals, or daily commutes, while linkages generally refer to broader areas that provide movement opportunities for multiple keystone/focal species or allow for propagation of ecological processes (e.g., for movement of pollinators), often between areas of conserved land.

The project site is not located within any wildlife corridors or habitat conservation plans. The site is surrounded by developed and urban land on all sides, including the Union Pacific Railroad to the east and I-605 to the west. Although the San Gabriel River is located further to the west across the railroad, wildlife movement into or out of the site is likely minimal given the presence of the freeway and railroad bounding the site on its eastern and western ends, respectively. Additionally, the project site is fenced off along the western and southern boundaries and is regularly tilled for weed abatement. Therefore, the project site does not act as a corridor or linkage for wildlife species.

State and Federal Jurisdictional Areas

There are three key agencies that regulate activities within streams, wetlands, and riparian areas in California. The Army Corps of Engineers (Corps) Regulatory Division regulates activities pursuant to Section 404 of the Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. Of the State agencies, the CDFW regulates alterations to streambed and associated vegetation communities under Section 1600 *et seq.* of the CFGC, and the Regional Water Quality Control Board (Regional Board) regulates discharges to surface waters pursuant to Section 401 of the CWA and Section 13263 of the California Porter-Cologne Water Quality Control Act.

Two (2) drainage features are located within the central and northern portion of the project site that qualify as jurisdictional waters and fall under the regulatory authority of the Corps, CDFW, and Regional Board. As such, regulatory approvals from the regulatory agencies would be required if future development within the project site result in impacts to the two drainage features. Refer to the *Delineation of Jurisdictional Waters for the Beverly Boulevard Warehouse Project* (Michael Baker 2020) for additional information regarding the State and Federal jurisdictional resources and regulatory approvals that may be required prior to any future development within the project site.

Special-Status Biological Resources

The CNDDDB and CNPS Online Inventory were queried for reported locations of special-status plant and wildlife species as well as special-status natural vegetation communities in the USGS *El Monte, Baldwin Park, La Habra, Whittier, Los Angeles, and South Gate, California* 7.5-minute quadrangles. The field survey was conducted to assess the conditions of the habitat(s) within the boundaries of the project site to determine if the existing vegetation communities, at the time of the field surveys, have the potential to provide suitable habitat(s) for special-status plant and wildlife species. Additionally, the potentials for special-status species to occur within the project site were determined based on the reported locations in the CNDDDB and CNPS Online Inventory and the following:

- **Present:** the species was observed or detected within the project site during the field survey.
- **High:** Occurrence records (within 20 years) indicate that the species has been known to occur on or within 1 mile of the project site and the site is within the normal expected range of this species. Intact, suitable habitat preferred by this species occurs within the project site and/or there is viable landscape connectivity to a local known extant population(s) or sighting(s).
- **Moderate:** Occurrence records (within 20 years) indicate that the species has been known to occur within 1 mile of the project site and the site is within the normal expected range of this species. There is suitable habitat within the project site but the site is ecologically isolated from any local known extant populations or sightings.
- **Low:** Occurrence records (within 20 years) indicate that the species has been known to occur within 5 miles of the project site, but the site is outside of the normal expected range of the species and/or there is poor quality or marginal habitat within the project site.
- **Not Expected:** There are no occurrence records of the species occurring within 5 miles of the project site, there is no suitable habitat within the project site, and/or the project site is outside of the normal expected range for the species.

The literature search identified thirty (30) special-status plant species, twenty-seven (27) special-status wildlife species, and three (3) special-status vegetation communities as occurring within the USGS *El Monte, Baldwin Park, La Habra, Whittier, Los Angeles, and South Gate, California* 7.5-minute quadrangles. Special-status plant and wildlife species and vegetation communities were evaluated for their potential to occur within the project site based on habitat requirements, availability and quality of suitable habitat, and known distributions. Special-status biological resources identified during the literature review as having the potential to occur within the vicinity of the project site are presented in *Table D-1: Potentially Occurring Special-Status Biological Resources*, of Attachment D.

Special-Status Plants

Thirty (30) special-status plant species have been recorded in the USGS *El Monte, Baldwin Park, La Habra, Whittier, Los Angeles, and South Gate, California* 7.5-minute quadrangles by the CNDDDB and CNPS Online Inventory (refer to Attachment D). No special-status plant species were observed during the field survey. Based on the result of the field survey and a review of specific habitat preferences, distributions, and elevation ranges, it was determined that no special-status plant species identified by the CNDDDB, CNPS, and IPaC databases are expected to occur within the project site.

Special-Status Wildlife

Twenty-seven (27) special-status wildlife species have been recorded in the USGS *El Monte, Baldwin Park, La Habra, Whittier, Los Angeles, and South Gate, California* 7.5-minute quadrangles by the CNDDDB and IPaC (refer to Attachment D). No special-status wildlife species were observed within the project site during the field survey. Based on the result of the field survey and a review of specific habitat preferences, occurrence records, known distributions, and elevation ranges, it was determined that the project site has a low potential to support Cooper's hawk (*Accipiter cooperii*; CDFW Watch List species), coastal whiptail (*Aspidoscelis tigris stejnegeri*; CDFW Species of Special Concern), burrowing owl (*Athene cunicularia*; CDFW Species of Special Concern), yellow-breasted chat (*Icteria virens*; CDFW Species of Special

Concern), coast horned lizard (*Phrynosoma blainvillii*; CDFW Species of Special Concern), coastal California gnatcatcher (*Polioptila californica californica*; Federally Threatened and CDFW Species of Special Concern), and least Bell's vireo (*Vireo bellii pusillus*; Federally and State Threatened species). All remaining special-status wildlife species identified by the CNDDDB and IPaC are not expected to occur within the project site.

Special-Status Vegetation Communities

Three (3) special-status vegetation communities have been reported in the USGS *El Monte, Baldwin Park, La Habra, Whittier, Los Angeles, and South Gate, California* 7.5-minute quadrangles by the CNDDDB (refer to Attachment D). However, no special-status vegetation communities were observed within the project site during the field survey. Based on the result of the field survey and review of specific vegetation types in each community, it was determined that no special-status vegetation communities identified by the CNDDDB occur within the project site.

Critical Habitat

Under the definition used by the FESA, "Critical Habitat" refers to specific areas within the geographical range of a species that were occupied at the time it was listed that contain the physical or biological features that are essential to the survival and eventual recovery of that species and that may require special management considerations or protection, regardless of whether the species is still extant in the area. Areas that were not known to be occupied at the time a species was listed can also be designated as Critical Habitat if they contain one or more of the physical or biological features that are essential to that species' conservation and if the other areas that are occupied are inadequate to ensure the species' recovery. If a project may result in take or adverse modification to a species' designated Critical Habitat and the project has a Federal nexus, the project proponent may be required to provide suitable mitigation. Projects with a Federal nexus may include projects that occur on Federal lands, require Federal permits (e.g., CWA Section 404 permit), or receive any Federal oversight or funding. If there is a Federal nexus, then the Federal agency that is responsible for providing funds or permits would be required to consult with the USFWS under the FESA. The project site is not located within any Federally-designated Critical Habitat (refer to Figure 6, *Critical Habitat*). Therefore, consultation with the USFWS under Section 7 of the FESA would not be required for the loss or adverse modification of Critical Habitat.

Significant Ecological Areas

The County of Los Angeles Department of Regional Planning officially designates areas within the County with irreplaceable biological resources as Significant Ecological Areas (SEA). The SEA Program is intended to conserve genetic and physical diversity within the County by designating biological resource areas that are capable of sustaining themselves into the future. The SEA Ordinance, adopted as part of Title 22, *Planning and Zoning*, of the Los Angeles County Code, establishes the permitting, design standards, and review process for development within SEAs, balancing preservation of the County's natural biodiversity with private property rights. As shown on Figure 7, *Significant Ecological Areas*, the closest SEAs are the Puente Hills SEA and Rio Hondo College Wildlife Sanctuary SEA to the north and east of the project site, respectively. Given that the project site is not located within any County-designated SEAs, future development on-site would not adversely impact any SEAs.

Local Policies and Ordinances

The City of Pico Rivera and Whittier do not have any local policies or ordinances protecting biological resources. Therefore, development of the proposed project would not conflict with any local policies or ordinances related to biological resources.

Conclusions and Recommendations

The project site is predominantly disturbed and is regularly tilled for weed abatement. No special-status plant species were observed during the field survey. Based on the result of the field survey and a review of specific habitat preferences, distributions, and elevation ranges, it was determined that all special-status plant species identified by the CNDDDB, CNPS, and IPaC databases are not expected to occur within the project site.

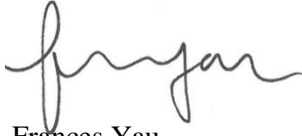
No special-status wildlife species were observed during the field survey. Based on the result of the field survey and a review of specific habitat preferences, distributions, and elevation ranges, it was determined that all special-status wildlife species identified by the CNDDDB and IPaC databases either have low potential to occur or are not expected to occur within the project site.

No special-status vegetation communities were observed during the field survey. Based on the result of the field survey and a review of specific vegetation types, it was determined that all special-status vegetation communities identified by the CNDDDB database do not occur within the project site.

Nevertheless, the project site and surrounding areas provide suitable foraging and nesting habitat for a variety of year-round and seasonal avian residents as well as migrating songbirds that could occur in the area. Nesting birds are protected under the MBTA and CFGC. If project-related activities are to be initiated during the nesting season (January 1st to August 31st), a pre-construction nesting bird clearance survey should be conducted by a qualified biologist no more than three (3) days prior to the start of any vegetation removal or ground disturbing activities. The qualified biologist should survey all suitable nesting habitat within the project impact area, and areas within a biologically defensible buffer zone surrounding the project impact area. If no active nests are detected during the clearance survey, project activities may begin, and no additional avoidance and minimization measures would be required. If an active nest is found, the bird species should be identified and a “no-disturbance” buffer should be established around the active nest. The size of the “no-disturbance” buffer should be increased or decreased based on the judgement of the qualified biologist and level of activity and sensitivity of the species. It is further recommended that the qualified biologist periodically monitor any active nests to determine if project-related activities occurring outside the “no-disturbance” buffer disturb the birds and if the buffer should be increased. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, project activities within the “no-disturbance” buffer may occur following an additional survey by the qualified biologist to search for any new nests in the restricted area.

Please do not hesitate to contact me at (949) 330-4105 or frances.yau@mbakerintl.com or Tom Millington at (949) 855-5777 or tommillington@mbakerintl.com should you have any questions or require further information regarding this report.

Sincerely,



Frances Yau
Biologist
Natural Resources and Regulatory Permitting



Tom Millington
Senior Biologist
Natural Resources and Regulatory Permitting

Attachments:

- A. *Project Figures*
- B. *Site Photographs*
- C. *Plant and Wildlife Species Observed List*
- D. *Potentially Occurring Special-Status Biological Resources*
- E. *References*

Attachment A

Project Figures

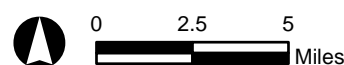


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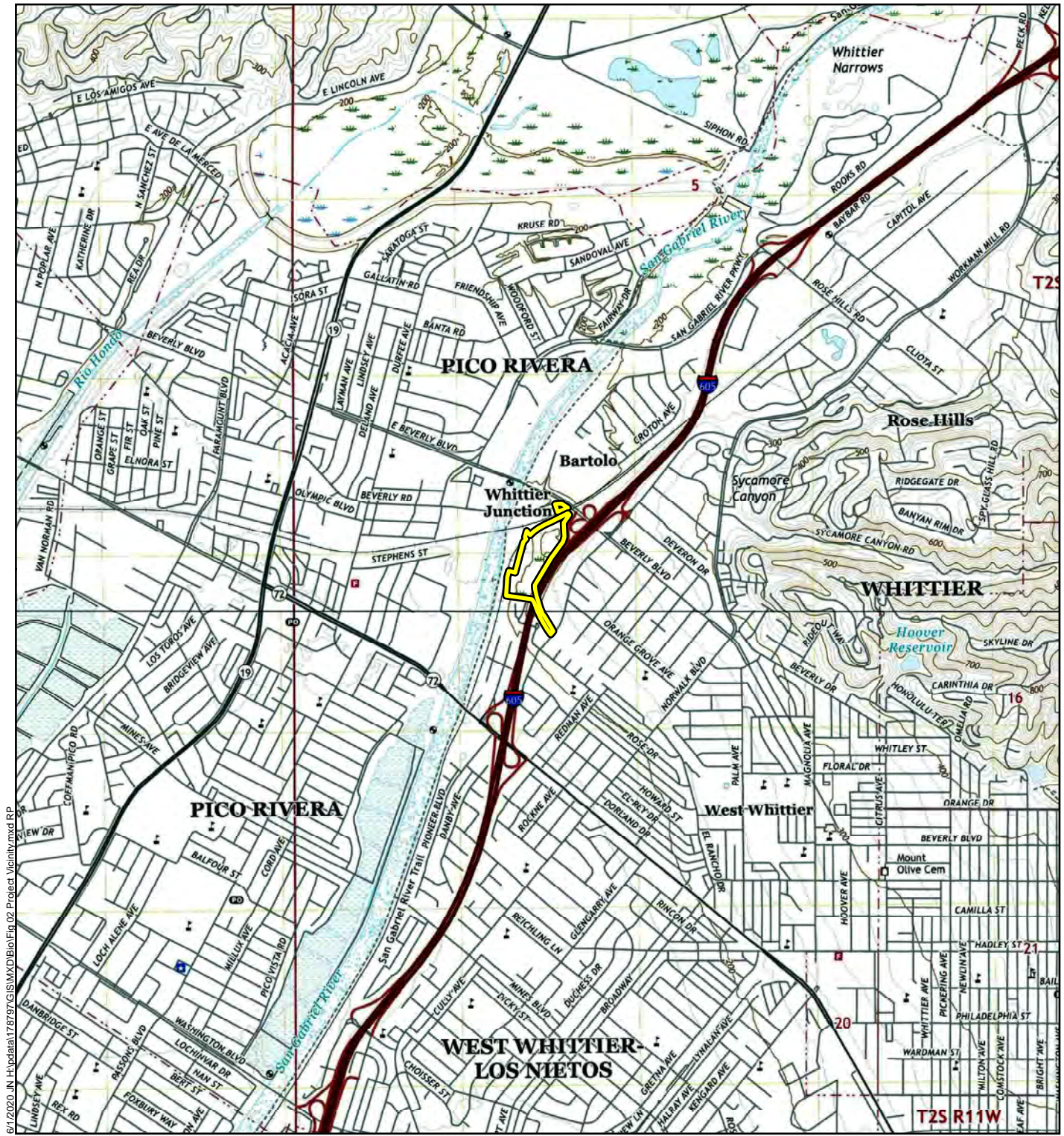
BEVERLY BOULEVARD WAREHOUSE PROJECT
BIOLOGICAL RESOURCES ASSESSMENT REPORT

Regional Vicinity

Figure 1



Source: ArcGIS Online, 2018



6/1/2020, JN.HydroData\178797\GIS\MXD\BIO\Fig.02-Project_Vicinity.mxd RP

Legend

 Project Site

34.003384
-118.062389



E Beverly Blvd

Union Pacific Railroad

Pioneer Blvd

San Gabriel River Trail
Union Pacific Railroad

San Gabriel River

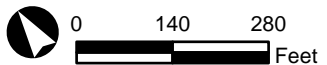
34.001777
-118.07109



6/1/2020 10:14:00 AM H:\pdr\178797\GIS\MXD\BIO\Fig 03 Project Site.mxd RP

Legend

-  Project Site
-  Flow Direction
-  Reference Point



Source: Eagle Aerial, 2014

BEVERLY BOULEVARD WAREHOUSE PROJECT
BIOLOGICAL RESOURCES ASSESSMENT REPORT





Project Site

Figure 3



6/11/2020_JN.H:\pdata\178797\GIS\MXD\Bio\Fig_04_USDA Soils.mxd RP

Legend

	Project Site		1138 Urban land-Azuvin-Montebello complex, 0 to 5 percent slopes
	Flow Direction		
	Reference Point		

Michael Baker INTERNATIONAL

0 140 280 Feet

Source: Eagle Aerial, 2014, USDA, 2020

BEVERLY BOULEVARD WAREHOUSE PROJECT
BIOLOGICAL RESOURCES ASSESSMENT REPORT

USDA Soils

Figure 4



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Legend







	Project Site		Bare Ground (0.82 acre)
	Flow Direction		Developed (0.62 acre)
	Reference Point		Disturbed (19.48 acres)

Figure 5





34.042204
-118.024182



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33.963157
-118.110367

Legend

 Project Site	 Coastal California Gnatcatcher (<i>Polioptila californica californica</i>)
 Flow Direction	
 Reference Point	



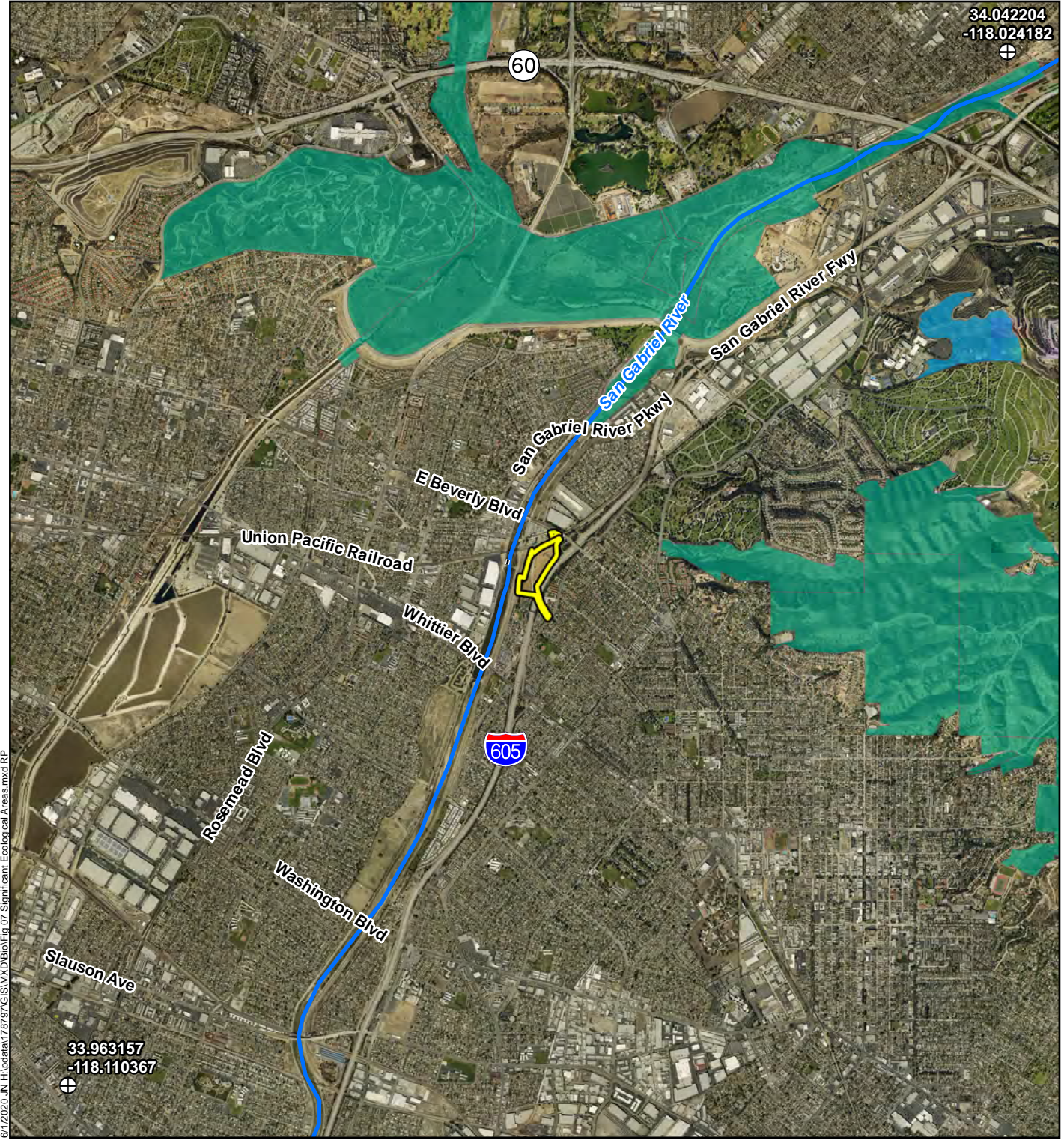
  0 2,000 4,000 Feet
Source: Eagle Aerial, 2014, USFWS, 2020

Figure 6






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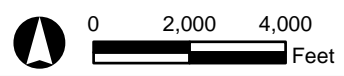


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33.963157
-118.110367

Legend

	Project Site		Puente Hills SEA
	Flow Direction		Rio Hondo College Wildlife Sanctuary SEA
	Reference Point		



Source: Eagle Aerial, 2014, LA County, 2020

BEVERLY BOULEVARD WAREHOUSE PROJECT
BIOLOGICAL RESOURCES ASSESSMENT REPORT
Significant Ecological Areas

Figure 7

Attachment B

Site Photographs



Photograph 1: Standing within the southern portion of the project site, facing northwest towards recently tilled land and non-native ornamental trees in the distance.



Photograph 2: Standing in the southwestern corner of the project site, facing south towards Southern California Edison (SCE) towers and disturbed land.



Photograph 3: Standing in the central portion of the project site, facing west towards disturbed land dominated by non-native grasses.



Photograph 4: Standing in the central portion of the project site along an unpaved road, facing north.



Photograph 5: Standing in the northwestern portion of the project site, facing southwest towards the Union Pacific Railroad tracks.



Photograph 6: Standing in the central portion of the project site, facing south towards recently tilled and disturbed land with non-native ornamental trees in the distance.



Photograph 7: Standing in the northwestern portion of the project site, facing northwest towards the Union Pacific Railroad tracks and SCE Power Station.



Photograph 8: Standing in the northern portion of the project site, facing east towards a channelized drainage feature that extends towards Interstate 605 (I-605).



Photograph 9: Standing in the northeastern portion of the project site, facing south towards the fenced eastern project boundary, non-native vegetation, and I-605 in the distance.



Photograph 10: Standing in the southeastern corner of the project site, facing south towards the former railroad spur that extends across I-605.



Photograph 11: Standing in the southeasternmost corner of the project site along Pioneer Boulevard, facing northwest towards the end of the former railroad spur.



Photograph 12: Standing in the northernmost portion of the project site, facing south towards the project site and traversing Union Pacific Railroad tracks.

Attachment C

Plant and Wildlife Species Observed List

Table C-1: Plant and Wildlife Species Observed List

<i>Scientific Name*</i>	Common Name	Cal-IPC Rating**
Plants		
<i>Ailanthus altissima*</i>	tree of heaven	Moderate
<i>Ambrosia psilostachya</i>	western ragweed	
<i>Avena barbata*</i>	slim oat	Moderate
<i>Avena fatua*</i>	wild oats	Moderate
<i>Baccharis salicifolia</i>	mule fat	
<i>Brassica nigra*</i>	black mustard	Moderate
<i>Bromus diandrus*</i>	ripgut	Moderate
<i>Bromus madritensis*</i>	foxtail brome	
<i>Calystegia macrostegia</i>	Island morning glory	
<i>Centaurea melitensis*</i>	totalote	Moderate
<i>Erodium cicutarium*</i>	coastal heron's bill	Limited
<i>Eucalyptus</i> ssp.	eucalyptus	
<i>Ficus carica*</i>	common fig	Moderate
<i>Foeniculum vulgare*</i>	fennel	Moderate
<i>Heterotheca grandiflora</i>	telegraph weed	
<i>Hirschfeldia incana*</i>	short pod mustard	Moderate
<i>Lactuca serriola*</i>	prickly lettuce	
<i>Marrubium vulgare*</i>	horehound	Limited
<i>Nicotiana glauca*</i>	tree tobacco	Moderate
<i>Opuntia</i> sp.	prickly pear	
<i>Quercus agrifolia</i>	coast live oak	
<i>Raphanus sativus*</i>	wild radish	Limited
<i>Ricinus communis*</i>	castor bean	Limited
<i>Salsola tragus*</i>	Russian thistle	Limited
<i>Sambucus nigra</i>	elderberry	
<i>Schinus mole*</i>	Peruvian pepper tree	Limited
<i>Silybum marianum*</i>	milk thistle	Limited
<i>Ulmus parvifolia*</i>	Chinese elm	
<i>Washingtonia robusta*</i>	Mexican fan palm	Moderate
<i>Yucca</i> sp.	yucca	
Reptiles		
<i>Sceloporus occidentalis</i>	western fence lizard	
<i>Uta stansburiana</i>	common side-blotched lizard	
Birds		
<i>Buteo jamaicensis</i>	red-tailed hawk	
<i>Calypte anna</i>	Anna's hummingbird	
<i>Columba livia*</i>	rock pigeon	
<i>Corvus brachyrhynchos</i>	American crow	
<i>Haemorhous mexicanus</i>	house finch	
<i>Icterus cucullatus</i>	hooded oriole	

Table C-1: Plant and Wildlife Species Observed List

<i>Scientific Name*</i>	Common Name	Cal-IPC Rating**
<i>Melozone crissalis</i>	California towhee	
<i>Mimus polyglottos</i>	northern mockingbird	
<i>Psaltriparus minimus</i>	bush tit	
<i>Sayornis nigricans</i>	black phoebe	
<i>Selasphorus sasin</i>	Allen's hummingbird	
<i>Spinus psaltria</i>	lesser goldfinch	
Mammals		
<i>Otospermophilus beecheyi</i>	California ground squirrel	
<i>Sylvilagus audubonii</i>	Audubon's cottontail	
<i>Thomomys bottae</i>	Botta's pocket gopher	

* Non-native species

** **California Invasive Plant Council (Cal-IPC) Ratings**

- Moderate** These species have substantial and apparent, but generally not severe, ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal, though establishment is generally dependent upon ecological disturbance. Ecological amplitude and distribution may range from limited to widespread.
- Limited** These species are invasive, but their ecological impacts are minor on a Statewide level or there was not enough information to justify a higher score. Their reproductive biology and other attributes result in low to moderate rates of invasiveness. Ecological amplitude and distribution are generally limited, but these species may be locally persistent and problematic.

Attachment D

Potentially Occurring Special-Status Biological Resources

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution Affinities	Observed On-site	Potential to Occur
SPECIAL-STATUS WILDLIFE SPECIES				
<i>Accipiter cooperii</i> Cooper's hawk	WL G5 S4	Yearlong resident of California. Generally, found in forested areas up to 3,000 feet above mean sea level (amsl) in elevation, especially near edges and rivers. Prefers hardwood stands and mature forests but can be found in urban and suburban areas where there are tall trees (25 to 50 feet high) for nesting. Prefers pines (<i>Pinus</i> spp.), oaks (<i>Quercus</i> spp.), Douglas firs (<i>Pseudotsuga</i> spp.), beeches (<i>Fagus</i> spp.), and spruces (<i>Picea</i> spp.) for nesting. Common in open areas during nesting season.	No	Low (Foraging): Marginally suitable foraging habitat is present for this widespread species. However, suitable nesting habitat preferred by this species (e.g., hardwood stands and mature forests) is not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDDB 2020).
<i>Aimophila ruficeps canescens</i> southern California rufous-crowned sparrow	WL G5T3 S3	Yearlong resident that is typically found between 3,000 and 6,000 feet amsl. Breed in sparsely vegetated scrubland on hillsides and canyons. Prefers coastal sage scrub dominated by California sagebrush (<i>Artemisia californica</i>), but they can also be found breeding in coastal bluff scrub, low-growing serpentine chaparral, and along the edges of tall chaparral habitats.	No	Not Expected: The project site is outside of the known range of this species and preferred hillsides and canyons and coastal sage scrub habitat are not present. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDDB 2020).
<i>Ammodramus savannarum</i> grasshopper sparrow	SSC G5 S3	Yearlong resident along the coast of southern California. Occurs in grassland, upland meadow, pasture, hayfield, and old field habitats. Optimal habitat contains short- to medium-height bunch grasses interspersed with patches of bare ground, a shallow litter layer, scattered forbs, and few shrubs. May inhabit thickets, weedy lawns, vegetated landfills, fence rows, open fields, or grasslands.	No	Not Expected: Preferred habitat consisting of grassland, upland meadow, pasture, hayfield, and old field habitats are not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDDB 2020).
<i>Anniella stebbinsi</i> southern California legless lizard	SSC G3 S3	Locally abundant specimens are found in coastal sand dunes and a variety of interior habitats, including sandy washes and alluvial fans. A large protected population persists in the remnant of the once extensive El Segundo Dunes at Los Angeles International Airport.	No	Not Expected: Suitable habitat consisting of coastal sand dunes, sandy washes, and/or alluvial fans are not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDDB 2020).
<i>Antrozous pallidus</i> pallid bat	SSC G5 S3	Locally common species common in the Great Basin, Mojave, and Sonoran deserts (specifically Sonoran life zone) and grasslands throughout the western U.S. Also occurs in shrublands, woodlands, and forests from sea level to 8,000 ft amsl. Prefers rocky outcrops, cliffs, and crevices for roosting with access to open habitats for foraging. May also roost in caves, mines, bridges, barns, porches, and bat boxes, and even on the ground under burlap sacks, stone piles, rags, baseboards, and rocks.	No	Not Expected: Suitable habitat consisting of shrublands, woodlands, and forests are not located within the project site. This species is not anticipated to roost on-site given the lack of rocky outcrops, cliffs, and crevices. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDDB 2020).

Table D-1: Potentially Occurring Special-Status Biological Resources

<i>Scientific Name</i> Common Name	Special-Status Rank*	Habitat Preferences and Distribution Affinities	Observed On-site	Potential to Occur
<i>Arizona elegans occidentalis</i> California glossy snake	SSC G5T2 S2	Inhabits arid scrub, rocky washes, grasslands, and chaparral habitats. Appears to prefer microhabitats of open areas and areas with soil loose enough for easy burrowing.	No	Not Expected: Suitable habitat consisting of arid scrub, rocky washes, grasslands, and chaparral are not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDDB 2020).
<i>Aspidoscelis tigris stejnegeri</i> coastal whiptail	SSC G5T5 S3	This subspecies is found in coastal southern California, mostly west of the Peninsular Ranges and south of the Transverse Ranges, and north into Ventura County. Ranges south into Baja California. Found in a variety of ecosystems, primarily hot and dry open areas with sparse vegetation in chaparral, woodland, and riparian areas. Associated with rocky areas with little vegetation or sunny microhabitats within shrub or grassland associations.	No	Low: Although the nearest documented occurrence is approximately 1.3 miles east of the project site (Occurrence Number 106), the occurrence was recorded in 2000 and preferred habitat consisting of chaparral, woodland, and riparian areas are not present within the project site (CNDDDB 2020).
<i>Athene cunicularia</i> burrowing owl	SSC G4 S3	Yearlong resident of California. Primarily a grassland species, but it persists and even thrives in some landscapes highly altered by human activity. Occurs in open, annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. The overriding characteristics of suitable habitat appear to be burrows for roosting and nesting and relatively short vegetation with only sparse shrubs and taller vegetation.	No	Low: The nearest documented occurrence for this species was recorded in 2010 approximately 1.5 miles to the east of the project site (Occurrence Number 1291) (CNDDDB 2020). However, no burrowing owls, sign (i.e., pellets, feathers, castings, or white wash), or suitable burrows capable of providing roosting and nesting opportunities were observed within the project site. The lack of suitable burrows, presence of perching opportunities for larger raptors adjacent to the project site, and regular disturbance from weed abatement, homeless encampments, and railway activities within and adjacent to the project site likely preclude burrowing owls from roosting and nesting.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution Affinities	Observed On-site	Potential to Occur
<i>Bombus crotchii</i> Crotch bumble bee	SCE G3G4 S1S2	Found from coastal California east to the Sierra-Cascade crest and south into Mexico. Primarily occurs in California, including the Mediterranean region, Pacific coast, western desert, great valley, and adjacent foothills through most of southwestern California. Has also been recorded in Baja California, Baja California Sur, and in southwest Nevada. Inhabits open grassland and scrub habitats. Primarily nests underground. Food plant genera include <i>Antirrhinum</i> , <i>Phacelia</i> , <i>Clarkia</i> , <i>Dendromecon</i> , <i>Eschscholzia</i> , and <i>Eriogonum</i> .	No	Not Expected: Suitable habitat consisting of open grassland and scrub with preferred food plant genera are not present within the project site. While the closest documented occurrence for this species is approximately 2.4 miles to the southwest (Occurrence Number 188) the date the occurrence was recorded is unknown and all other nearby occurrences were recorded pre-1970 (CNDDDB 2020).
<i>Buteo swainsoni</i> Swainson's hawk	ST G5 S3	Summer migrant in southern California. Typical habitat is open desert, grassland, or cropland containing scattered, large trees or small groves. Breeds in stands with few trees in juniper-sage flats, riparian areas, and in oak savannah in the Central Valley. Forages in adjacent grassland or suitable grain or alfalfa fields or livestock pastures.	No	Not Expected: Suitable habitat consisting of open desert, grassland, or cropland with scattered groves is not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDDB 2020).
<i>Campylorhynchus brunneicapillus sandiegensis</i> coastal cactus wren	SSC G5T3Q S3	The yearlong resident coastal population (<i>C.b. sandiegensis</i>) has a very limited range, extending from extreme northwestern Baja California north through the coastal lowlands of San Diego County and apparently into southern Orange County. Restricted to thickets of cholla (<i>Cylindropuntia prolifera</i>) or prickly pear (<i>Opuntia littoralis</i> , <i>O. oricola</i>) tall enough to support and protect the birds' nests. Typically, habitat consists of coastal sage scrub at elevations below 1,500 feet amsl.	No	Not Expected: Required habitat consisting of cholla and prickly pear in coastal sage scrub habitat is not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDDB 2020).
<i>Coccyzus americanus occidentalis</i> western yellow-billed cuckoo	FT SE G5T2T3	In California, the breeding distribution is now thought to be restricted to isolated sites in Sacramento, Amargosa, Kern, Santa Ana, and Colorado River valleys. Obligate riparian species with a primary habitat association of willow-cottonwood riparian forest.	No	Not Expected: Suitable habitat associated with willow-cottonwood riparian forests is not present within the project site. The closest documented occurrence is approximately 4.5 miles to the northeast (Occurrence Number 73), however it was documented in 1951 (CNDDDB 2020).
<i>Empidonax traillii extimus</i> southwestern willow flycatcher	FE SE G5T2	Uncommon summer resident in southern California primarily found in lower elevation riparian habitats occurring along streams or in meadows. The structure of suitable breeding habitat typically consists of a dense mid-story and understory and can also include a dense canopy. Nest sites are generally located near surface water or saturated soils. The presence of surface water, swampy conditions, standing or flowing water under the riparian canopy are preferred.	No	Not Expected: Riparian habitats along streams or in meadows are not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDDB 2020).

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution Affinities	Observed On-site	Potential to Occur
<i>Emys marmorata</i> western pond turtle	SSC G3G4 S3	Found in ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches, with abundant vegetation, either rocky or muddy bottoms, in woodland, forest, and grassland. In streams, prefers pools to shallower areas. Logs, rocks, cattail mats, and exposed banks are required for basking. May enter brackish water and even seawater. Found at elevations from sea level to over 5,900 feet amsl.	No	Not Expected: Suitable habitat consisting of ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches are not present within the project site. While the nearest documented occurrence is approximately 2.3 miles to the northeast (Occurrence Number 921), it was documented in 1987 (CNDDDB 2020).
<i>Eumops perotis californicus</i> western mastiff bat	SSC G5T4 S3S4	Primarily a cliff-dwelling species, roost generally under exfoliating rock slabs. Roosts are generally high above the ground, usually allowing a clear vertical drop of at least 3 meters below the entrance for flight. In California, it is most frequently encountered in broad open areas. Its foraging habitat includes dry desert washes, flood plains, chaparral, oak woodland, open ponderosa pine forest, grassland, and agricultural areas.	No	Not Expected: Suitable habitat consisting of dry desert washes, flood plains, chaparral, oak woodlands, pine forests, grasslands, and agricultural areas are not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDDB 2020).
<i>Icteria virens</i> yellow-breasted chat	SSC G5 S3	Summer resident of California. Primarily found in tall, dense, relatively wide riparian woodlands and thickets of willows, vine tangles, and dense brush with well-developed understories. Nesting areas are associated with streams, swampy ground, and the borders of small ponds. It winters south the Central America. Found at elevations ranging from 820 to 2,625 feet amsl.	No	Low: While the nearest documented occurrence is approximately 1.3 miles to the east of the project site and recorded in 2017 (Occurrence Number 119), suitable habitat consisting of riparian woodland is not present within the project site (CNDDDB 2020).
<i>Lasiurus cinereus</i> hoary bat	G5 S4	Prefers open habitats or habitat mosaics, with access to trees for cover and open areas or habitat edges for feeding. Found in broadleaved upland forest, cismontane woodland, lower montane coniferous forest, and north coast coniferous forest habitats. Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water.	No	Not Expected: Suitable habitat consisting of broadleaved upland forest, cismontane woodland, lower montane coniferous forest, or north coast coniferous forest are not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDDB 2020).
<i>Lasiurus xanthinus</i> western yellow bat	SSC G5 S3	Uncommon in California, known only in Los Angeles and San Bernardino Counties. Occurs in valley foothills, riparian, desert riparian, desert wash, and palm oasis habitats. Prefers to roost and feed in, and near, palm oases and riparian habitats. Commonly found in the southwestern U.S. roosting in the skirt of dead fronds in both native and non-native palm trees.	No	Not Expected: Preferred habitat consisting of valley foothills, riparian, desert wash, and palm oasis habitats are not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDDB 2020).

Table D-1: Potentially Occurring Special-Status Biological Resources

<i>Scientific Name</i> Common Name	Special-Status Rank*	Habitat Preferences and Distribution Affinities	Observed On-site	Potential to Occur
<i>Lepus californicus bennettii</i> San Diego black-tailed jackrabbit	SSC G5T3T4 S3S4	Occupies many diverse habitats, but primarily is found in arid regions supporting short-grass habitats, agricultural fields, or sparse coastal scrub.	No	Not Expected: Suitable habitat consisting of short-grasses, agricultural fields, and sparse coastal scrub are not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDDB 2020).
<i>Nyctinomops femorosaccus</i> pocketed free-tailed bat	SSC G4 S3	Often found in pinyon-juniper woodlands, desert scrub, desert succulent shrub, desert riparian, desert wash, alkali desert scrub, Joshua tree woodland, and palm oasis habitats. Prefers rocky desert areas with high cliffs or rock outcrops, which are used as roosting sites.	No	Not Expected: Suitable habitat consisting of rocky desert areas with high cliffs or rock outcrops are not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDDB 2020).
<i>Nyctinomops macrotis</i> big free-tailed bat	SSC G5 S3	Found in low-lying arid areas in southern California. Needs high cliffs or rocky outcrops for roosting sites. Feeds principally on large moths.	No	Not Expected: Suitable habitat consisting of high cliffs and rocky outcrops are not present on-site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDDB 2020).
<i>Phrynosoma blainvillii</i> coast horned lizard	SSC G3G4 S3S4	Occurs in a wide variety of vegetation types including coastal sage scrub, annual grassland, chaparral, oak woodland, riparian woodland and coniferous forest. Its elevational range extends up to 4,000 feet in the Sierra Nevada foothills and up to 6,000 feet in the mountains of southern California. In inland areas, this species is restricted to areas with pockets of open microhabitat, created by disturbance (e.g. fire, floods, unimproved roads, grazing lands, and fire breaks). The key elements of such habitats are loose, fine soils with a high sand fraction; an abundance of native ants or other insects; and open areas with limited overstory for basking and low, but relatively dense shrubs for refuge.	No	Low: While the nearest documented occurrence is approximately 0.6-mile north of the project site along the San Gabriel River (Occurrence Number 235) with an unknown recorded date, suitable habitat consisting of coastal sage scrub, annual grassland, chaparral, oak woodland, riparian woodland, and coniferous forests are not present within the project site (CNDDDB 2020). Additionally, the Union Pacific Railroad tracks separate the project site from natural habitat along the San Gabriel River.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution Affinities	Observed On-site	Potential to Occur
<i>Polioptila californica californica</i> coastal California gnatcatcher	FT SSC G4G5T2Q S2	Yearlong resident of sage scrub habitats that are dominated by California sagebrush. This species generally occurs below 750 feet amsl in coastal regions and below 1,500 feet amsl inland. Ranges from the Ventura County, south to San Diego County and northern Baja California and it is less common in sage scrub with a high percentage of tall shrubs. Prefers habitat with more low-growing vegetation.	No	Low: While the nearest documented occurrence was recorded in 2017 approximately 1.1 miles east of the project site (Occurrence Number 870), suitable habitat consisting of sage scrub habitat dominated by California sagebrush is not located within the project site (CNDDDB 2020). Additionally, regularly occurring weed abatement on-site precludes this species from utilizing the site's disturbed land.
<i>Riparia riparia</i> bank swallow	G5 ST	Colonial nester in primarily riparian and other lowland habitats. Requires vertical banks/cliffs with fine-textured and sandy soils near streams, rivers, lakes, and oceans to dig nesting holes.	No	Not Expected: Suitable habitat consisting of riparian and lowland habitats with vertical banks/cliffs near water sources are not located within the project site. Additionally, while the nearest documented occurrence is approximately 3.2 miles southeast of the project site (Occurrence Number 110), it was recorded in 1894 (CNDDDB 2020).
<i>Spea hammondi</i> western spadefoot	SSC G3 S3	Prefers open areas with sandy or gravelly soils, in a variety of habitats including mixed woodlands, grasslands, coastal sage scrub, chaparral, sandy washes, lowlands, river floodplains, alluvial fans, playas, alkali flats, foothills, and mountains. Rain pools which do not contain American bullfrogs (<i>Lithobates catesbeianus</i>), predatory fish, or crayfish are necessary for breeding. Estivates in upland habitats adjacent to potential breeding sites in burrows approximating 3 feet in depth.	No	Not Expected: No suitable habitat (mixed woodlands, grasslands, coastal sage scrub, chaparral, sandy washes, etc.) or water sources are located within the project site. Additionally, while the nearest documented occurrence is approximately 2.7 miles west of the project site (Occurrence Number 1051), it was recorded in 1963 (CNDDDB 2020).
<i>Taxidea taxus</i> American badger	SSC G5 S3	Occupies a wide variety of habitats including dry, open grassland, sagebrush, and woodland habitats. Badgers are generally associated with treeless regions, prairies, park lands and cold desert areas. Require dry, friable, often sandy soil to dig burrows for cover, food storage, and giving birth. Occasionally found in riparian zones and open chaparral with less than 50 percent plant cover.	No	Not Expected: Suitable habitat consisting of open grassland, sagebrush, and woodland habitats are not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDDB 2020).

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution Affinities	Observed On-site	Potential to Occur
<i>Vireo bellii pusillus</i> least Bell's vireo	FE SE G5T2 S2	Summer resident in southern California. Breeding habitat generally consists of dense, low, shrubby vegetation in riparian areas, and mesquite brushlands, often near water in arid regions. Early successional cottonwood-willow riparian groves are preferred for nesting. The most critical structural component of nesting habitat in California is a dense shrub layer that is 2 to 10 feet (0.6 to 3.0 meters) above ground. The presence of water, including ponded surface water or moist soil conditions, may also be a key component for nesting habitat.	No	Low: While the nearest documented occurrence is approximately 1.7 miles north of the project site, it was recorded in 2011 and occurred along the San Gabriel River (Occurrence Number 148) (CNDDDB 2020). Suitable habitat consisting of dense, low, shrubby vegetation in riparian areas and mesquite brushlands near water preferred by this species for foraging and nesting are not present. Additionally, the Union Pacific Railroad track separates the project site from natural habitat along the San Gabriel River.
SPECIAL-STATUS PLANT SPECIES				
<i>Atriplex parishii</i> Parish's brittle scale	1B.1 G1G2 S1	Annual herb. Blooms April through October. Found in alkaline soils within coastal bluff scrub and coastal scrub. Known elevations range from 100 to 1,540 feet amsl.	No	Not Expected: The project site does not provide suitable habitat (coastal bluff scrub) and alkaline soils preferred by this species.
<i>Atriplex serenana var. davidsonii</i> Davidson's salt scale	1B.2 G5T1 S1	Annual herb. Blooms April through October. Occurs in coastal bluff scrub and coastal scrub on alkaline soils. Known elevations range from 30 to 660 feet amsl.	No	Not Expected: The project site does not provide suitable habitat consisting of coastal bluff scrub and alkaline soils preferred by this species.
<i>Berberis nevii</i> Nevin's barberry	1B.1 S1 G1	Perennial evergreen shrub. Found in chaparral, cismontane woodland, coastal scrub, and riparian scrub. Grows on steep, north-facing slopes or in low grade sandy washes. Grows in elevations ranging from 295 to 5,217 feet amsl. Blooming period is from February through June.	No	Not Expected: The project site does not provide suitable habitat consisting of north-facing slopes or low-grade sandy washes preferred by this species.
<i>Calochortus catalinae</i> Catalina mariposa lily	4.2 G3G4 S3S4	Perennial herb (bulb). Habitats include chaparral, cismontane woodland, coastal scrub, valley and foothill grassland. Found at elevations ranging from 49 to 2,297 feet amsl. Blooming period is February through June.	No	Not Expected: The project site does not provide suitable habitat (chaparral, cismontane woodland, coastal scrub, and valley and foothill grasslands) preferred by this species.
<i>Calochortus plummerae</i> Plummer's mariposa-lily	4.2 G4 S4	Perennial bulbiferous herb. Occurs on granitic and rocky soils within chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, and valley/foothill grassland. Grows in elevations ranging from 328 to 5,577 feet amsl. Blooming period is from May to July.	No	Not Expected: The project site is outside of the known elevation range for this species.
<i>Calochortus weedii var. intermedius</i> intermediate mariposa-lily	1B.2 G3G4T2 S2	Perennial bulbiferous herb. Found in chaparral, coastal scrub, and valley and foothill grasslands in rocky or calcareous soils. Found at elevations ranging from 344 to 2,805 feet amsl. Blooming period is May through July.	No	Not Expected: The project site is outside of the known elevation range for this species.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution Affinities	Observed On-site	Potential to Occur
<i>Calystegia felix</i> lucky morning-glory	1B.1 G1Q S1	Annual herb (rhizomatous). Blooms March through September. Found on silty loam and alkaline soils in meadows and seeps and alluvial soils in riparian scrub. Historically associated with wetland and marshy places, but possibly in drier situations as well. Known elevations range from 25 to 710 feet amsl.	No	Not Expected: The project site does not provide suitable habitat consisting of meadows and seeps in silty loam, alkaline, or alluvial soils.
<i>Centromadia parryi ssp. australis</i> southern tarplant	1B.1 G3T2 S2	Annual herb. Occurs in alkaline soils within chenopod scrub, meadows and seeps, playas, riparian woodland, and valley/foothill grassland habitats. Grows in elevation from 0 to 2,100 feet amsl. Blooming period is April through September.	No	Not Expected: The project site does not provide suitable habitat consisting of chenopod scrub, meadows and seeps, playas, riparian woodland, and valley/foothill grassland habitats.
<i>Clinopodium mimuloides</i> monkey-flower savory	4.2 G3 S3	Perennial herb. Grows in north coast coniferous forest and chaparral habitat in streambanks and mesic sites. Grows in elevations ranging from 1,000 to 5,906 feet amsl. Blooming period is from June through October.	No	Not Expected: The project site is outside of the known elevation range for this species.
<i>Convolvulus simulans</i> small-flowered morning-glory	4.2 G4 S4	Annual herb. Found on wet clay and serpentine ridges within chaparral, coastal scrub, and valley and foothill grassland. Found at elevations ranging from 100 to 2820 feet amsl. Blooming period is March through July.	No	Not Expected: Wet clay and serpentine ridges are not present within the project site.
<i>Cuscuta obtusiflora var. glandulosa</i> Peruvian dodder	2B.2 G5T4? SH	Annual vine (parasitic). Found in freshwater marshes and swamps. Grows in elevations ranging from 49 to 919 feet amsl. Blooming period occurs during July through October.	No	Not Expected: Freshwater marshes and swamps are not present within the project site.
<i>Dudleya multicaulis</i> many-stemmed dudleya	1B.2 G2 S2	Perennial herb. Often occurs on clay soils and around granitic outcrops in chaparral, coastal sage scrub, and grasslands. Found at elevations ranging from 0 to 2,592 feet amsl. Blooming period is April through July.	No	Not Expected: Suitable habitat consisting of chaparral, coastal sage scrub, and grasslands are not present within the project site.
<i>Helianthus nuttallii ssp. parishii</i> Los Angeles sunflower	1A G5TH SH	Perennial herb (rhizomatous). Blooms August through October. Occurs in marshes, swamps, and on damp river banks. Believed to be extirpated. Known elevations range from 15 to 5,495 feet amsl.	No	Not Expected: Marshes, swamps, and river banks are not present within the project site.
<i>Hordeum intercedens</i> vernal barley	3.2 G3G4 S3S4	Annual herb. Habitat includes coastal dunes, coastal scrub, vernal pools, and valley/foothill grassland. Grows in elevations ranging from 16 to 3,281 feet amsl. Blooming period is March through June.	No	Not Expected: The project site does not provide suitable habitat consisting of coastal dunes, coastal scrub, vernal pools, and valley/foothill grasslands.
<i>Horkelia cuneata var. puberula</i> mesa horkelia	1B.1 G4T1 S1	Perennial herb. Found in sandy or gravelly soils within chaparral, cismontane woodland, and coastal scrub habitats. Found at elevations ranging from 230 to 2,657 feet amsl. Blooming period is February through September.	No	Not Expected: The project site is outside of the known elevation range for this species.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution Affinities	Observed On-site	Potential to Occur
<i>Juglans californica</i> Southern California black walnut	4.2 G4 S4	Perennial deciduous tree. Found in chaparral, cismontane woodland, coastal scrub, and riparian woodland habitats. Found at elevations ranging from 164 to 2,953 feet amsl. Blooming period is March through August.	No	Not Expected: The project site does not provide suitable habitat consisting of chaparral, cismontane woodland, coastal scrub, or riparian woodland habitats.
<i>Lasthenia glabrata ssp. coulteri</i> Coulter's goldfields	1B.1 G4T2 S2	Annual herb. Blooms February through June. Usually found in alkaline soils in marshes, playas, vernal pools, and valley and foothill grasslands. Known elevations range from 3 to 4,595 feet amsl.	No	Not Expected: Marshes, playas, vernal pools, and valley and foothill grasslands are not present within the project site.
<i>Lepidium virginicum var. robinsonii</i> Robinson's pepper-grass	4.3 G5T3 S3	Annual herb. Dry soils on chaparral and coastal sage scrub. Found at elevations ranging from 66 to 4,396 feet amsl. Blooming period is January through July.	No	Not Expected: Suitable habitat consisting of chaparral and coastal sage scrub are not present within the project site.
<i>Navarretia prostrata</i> prostrate vernal pool navarretia	1B.2 G2 S2	Annual herb. Found in alkaline soils in grassland and vernal pools, along with coastal scrub, meadows, seeps, and mesic, alkaline site. Known elevations range from 65 to 490 feet amsl. Blooms April through July.	No	Not Expected: The project site does not provide suitable habitat consisting of grassland and vernal pools in alkaline soils.
<i>Orcuttia californica</i> California Orcutt grass	1B.1 G1 S1	Annual grass. Blooms April through August. Found in vernal pools. Known elevations range from 460 to 2,200 feet amsl. Blooms from April through August.	No	Not Expected: The project site is outside of the known elevation range for this species.
<i>Phacelia hubbyi</i> Hubby's phacelia	4.2 G4 S4	Annual herb. Occurs in chaparral, coastal scrub, valley and foothill grasslands habitat. Grows on gravelly, rocky areas and talus slopes. Known elevations range from 0 to 3,281 feet amsl. Blooming period is from April through July.	No	Not Expected: Gravelly, rocky areas, and talus slopes are not located within the project site.
<i>Phacelia ramosissima var. Australitoralis</i> south coast branching phacelia	3.2 G5?T3Q S3	Perennial herb. Grows on sandy, sometimes rocky sites in chaparral, coastal scrub, coastal dunes, and coastal salt marsh habitat. Known elevations range from 16 to 984 feet amsl. Blooms from March through August.	No	Not Expected: The project site does not provide suitable habitat consisting of sandy or rocky sites in chaparral, coastal scrub, coastal dunes, or coastal salt marsh habitats.
<i>Phacelia stellaris</i> Brand's star phacelia	1B.1 G1 S1	Annual herb. Occurs in open areas in coastal scrub and coastal dune habitat. Found at elevations ranging from 10 to 1,214 feet amsl. Blooms from March through June.	No	Not Expected: The project site does not provide coastal scrub or coastal dune habitat.
<i>Pseudognaphalium leucocephalum</i> white rabbit-tobacco	2B.2 G4 S2	Perennial herb. Found on sandy and gravelly soils within chaparral, cismontane woodland, coastal scrub, and riparian woodland habitats. Found at elevations ranging from 0 to 6,890 feet amsl. Blooming period is July through December.	No	Not Expected: The project site does not provide suitable habitat consisting of chaparral, cismontane woodland, coastal scrub, or riparian woodland habitats with sandy or gravelly soils.
<i>Quercus engelmannii</i> Engelmann oak	4.2 G3 S3	Perennial deciduous tree. Occurs in cismontane woodland, chaparral, riparian woodland, and valley and foothill grassland habitat. Grows in elevations ranging from 164 to 4,265 feet amsl. Blooming period is from March through June.	No	Not Expected: Cismontane woodland, chaparral, riparian woodland, and valley and foothill grassland habitat are not present within the project site.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution Affinities	Observed On-site	Potential to Occur
<i>Ribes divaricatum</i> var. <i>parishii</i> Parish's gooseberry	1A G5TX SX	Perennial deciduous shrub. Grows in riparian woodland habitat on salix swales. Known elevations range from 213 to 984 feet amsl. Blooms from February through April.	No	Not Expected: The project site is outside of the known elevation range for this species.
<i>Scutellaria bolanderi</i> ssp. <i>austromontana</i> southern mountains skullcap	1B.2 G4T3 S3	Perennial rhizomatous herb. Occurs in gravelly soils on streambanks or in mesic sites in oak or pine woodland. Found in chaparral, cismontane woodland, and lower montane coniferous forest habitat. Grows in elevations ranging from 1,394 to 6,562 feet amsl. Blooming period occurs from June through August.	No	Not Expected: The project site is outside of the known elevation range for this species.
<i>Sidalcea neomexicana</i> salt spring checkerbloom	2B.2 G4 S2	Perennial herb. Found on alkaline and mesic soils within chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub, and playas. Found at elevations ranging from 49 to 5,020 feet amsl. Blooming period is from March to June.	No	Not Expected: Suitable habitat consisting of chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub, or playas are not present within the project site.
<i>Symphotrichum defoliatum</i> San Bernardino aster	1B.2 G2 S2	Perennial rhizomatous herb. Occurs near ditches, streams, and springs within cismontane woodland, coastal scrub, lower montane coniferous forest, meadows, seeps, marshes, and valley/foothill grassland. Grows in elevations ranging from 0 to 6,700 feet amsl. Blooming period is from July to November.	No	Not Expected: The project site does not provide suitable habitat consisting of ditches, streams, or springs.
<i>Symphotrichum greatae</i> Greata's aster	SSC G5 S3	Perennial rhizomatous herb. Found on mesic canyons in chaparral, cismontane woodland, broadleafed upland forest, lower montane coniferous forest, and riparian woodland. Grows in elevations ranging from 1,100 to 6,611 feet amsl. Blooming period is from June through October.	No	Not Expected: The project site is outside of the known elevation range for this species.
SPECIAL-STATUS VEGETATION COMMUNITIES				
<i>California Walnut Woodland</i>	G2 S2.1	Found at elevations ranging from 490 to 2,952 feet amsl in riparian corridors, but most stands cover all hillslopes. Southern California black walnut is dominant or co-dominant in the tree canopy with white alder (<i>Alnus rhombifolia</i>), two petaled ash (<i>Fraxinus dipetala</i>), toyon (<i>Heteromeles arbutifolia</i>), coast live oak (<i>Quercus agrifolia</i>), valley oak (<i>Quercus lobata</i>), polished willow (<i>Salix laevigata</i>), arroyo willow (<i>Salix lasiolepis</i>), black elderberry (<i>Sambucus nigra</i>), and California bay (<i>Umbellularia californica</i>). Trees are less than 50 feet tall; canopy is open to continuous. Shrub layer is sparse to intermittent. Herbaceous layer is sparse or grassy.	No	Absent: This vegetation community does not occur within the survey area.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution Affinities	Observed On-site	Potential to Occur
<i>Riversidian Alluvial Fan Sage Scrub</i>	G1 S1.1	Found at elevations ranging from 164 to 4,922 feet amsl on intermittently or rarely flooded, low-gradient alluvial deposits along streams, washes, and fans. Scalebroom (<i>Lepidospartum squamatum</i>) is dominant, codominant, or conspicuous in the shrub canopy with California sagebrush, mule fat (<i>Baccharis salicifolia</i>), bladderpod (<i>Cleome isomeris</i>), brittlebush (<i>Encelia farinosa</i>), California buckwheat (<i>Eriogonum fasciculatum</i>), chaparral yucca (<i>Hesperoyucca whipplei</i>), deerweed (<i>Acmispon glaber</i>), laurel sumac (<i>Malosma laurina</i>), prickly pear (<i>Opuntia</i> sp.), and lemonade berry (<i>Rhus integrifolia</i>). Emergent trees or tall shrubs may be present at low cover. Shrubs are less than 7 feet tall; canopy is open to continuous, and two tiered. Herbaceous layer is variable and may be grassy.	No	Absent: This vegetation community does not occur within the survey area.
<i>Walnut Forest</i>	G1 S1.1	Found at elevations ranging from 492 to 2,953 feet amsl in riparian corridors, typically covering hillslopes. Dominant species include white alder, two petaled ash, toyon, coast live oak, valley oak, polished willow, arroyo willow, black elderberry, and California bay. Trees are less than 50 feet tall with an open to continuous canopy; shrub layer is sparse to intermittent; and herbaceous layer is sparse or grassy.	No	Absent: This vegetation community does not occur within the survey area.

* U.S. Fish and Wildlife Service (USFWS)

- FE Endangered – any species which is in danger of extinction throughout all or a significant portion of its range.
- FT Threatened – any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

California Department of Fish and Wildlife (CDFW)

- SE Endangered – any native species or subspecies of bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.
- SCE State Candidate for Listing as Endangered – the classification provided to a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the Fish and Game Commission has formally noticed as being under review by the Department of Fish and Wildlife for addition to the list of endangered species, or a species for which the commission has published a notice of proposed regulation to add the species to the list of endangered species.
- ST Threatened – any native species or subspecies of bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required under the California Endangered Species Act.
- SSC Species of Special Concern – any species, subspecies, or distinct population of fish, amphibian, reptile, bird, or mammal native to California that currently satisfies one or more of the following criteria:
 - is extirpated from California or, in the case of birds, in its primary seasonal or breeding role;
 - is listed as Federally-, but not State-, threatened or endangered; meets the State definition of threatened or endangered but has not formally been listed.
 - is experiencing, or formerly experienced, serious (noncyclical) population declines or range retractions (not reversed) that, if continued or resumed, could qualify it for State threatened or endangered status; or
 - has naturally small populations exhibiting high susceptibility to risk from any factor(s), that if realized, could lead to declines that would qualify it for State threatened or endangered status.

WL Watch List - taxa that were previously designated as “Species of Special Concern” but no longer merit that status, or which do not yet meet SSC criteria, but for which there is concern and a need for additional information to clarify status.

California Native Plant Society (CNPS) California Rare Plant Rank

- 1B Plants rare, threatened, or endangered in California and elsewhere.
- 2B Plants rare, threatened, or endangered in California but more common elsewhere.
- 3 Plants about which more information is needed – Review List.
- 4 Plants of limited distribution – Watch List.

Threat Ranks

- .1 Seriously threatened in California (over 80% of occurrences threatened/high degree any immediacy of threat).
- .2 Moderately threatened in California (20 to 80 percent of occurrences threatened/moderate degree and immediacy of threat).
- .3 Not very threatened in California (less than 20 percent of occurrences threatened/low degree and immediacy of threat or no current threats known).

NatureServe Conservation Status Rank

The Global Rank (G#) reflects the overall condition and imperilment of a species throughout its global range. The Intraspecific Taxon Rank (T#) reflects the global situation of just the subspecies or variety. The State Rank (S#) reflects the condition and imperilment of an element throughout its range within California. (G#Q) reflects that the element is very rare but there are taxonomic questions associated with it; the calculated G rank is qualified by adding a Q after the G#. Adding a ? to a rank expresses uncertainty about the rank.

- G1/T1 Critically Imperiled – At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.
- G2/T2 Imperiled— At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.
- G3/T3 Vulnerable— At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.
- G4/T4 Apparently Secure— Uncommon but not rare; some cause for long-term concern due to declines or other factors.
- G5/T5 Secure – Common; widespread and abundant.
- S1 Critically Imperiled – Critically imperiled in the state because of extreme rarity (often 5 or fewer occurrences) or because of some factor(s) such as very steep declines making it especially vulnerable to extirpation from the State.
- S2 Imperiled – Imperiled in the State because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the nation or State.
- S3 Vulnerable – Vulnerable in the State due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation.
- S4 Apparently Secure – Uncommon but not rare; some cause for long-term concern due to declines or other factors.

Attachment E

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July 13, 2020

JN 178797

INSITE PROPERTY GROUPAttn: *Brian Sorensen*811 N. Catalina Avenue, Suite 1306
Redondo Beach, CA 90277**SUBJECT: Delineation of Jurisdictional Waters for the Beverly Boulevard Warehouse Project –
City of Pico Rivera and Whittier, Los Angeles County, California**

Dear Mr. Sorensen,

On behalf of the InSite Property Group (InSite), Michael Baker International (Michael Baker) has prepared this letter report to document the results of the delineation of jurisdictional waters of the U.S. Army Corps of Engineers Los Angeles District (Corps), Los Angeles Regional Water Quality Control Board (Regional Board), and California Department of Fish and Wildlife (CDFW) South Coast Region for the Beverly Boulevard Warehouse Project (project or project site). Specifically, this report has been prepared to describe, map, and quantify aquatic and other hydrological features located within the project site. The fieldwork for this jurisdictional delineation report was conducted on May 13, 2020.

Project Location

The approximate 20.91 acre project site is generally located east of the City of Los Angeles in the Cities of Pico Rivera and Whittier, Los Angeles County, California (refer to Figure 1, *Regional Vicinity*). The project site is depicted in Sections 7 and 18 of Township 2 south, Range 11 west, on the United States Geological Survey's (USGS) *El Monte* and *Whittier, California* 7.5-minute quadrangles (refer to Figure 2, *Project Vicinity*). Specifically, the project site is located immediately west of Interstate 605, north of Whittier Boulevard and south of Beverly Boulevard (refer to Figure 3, *Project Site*). A small portion of the project site extends southeast across Interstate 605 to Pioneer Boulevard.

Project Description

The proposed project involves the development of the existing vacant property with industrial warehouse and office space uses. Specifically, the project would include the construction of a single 386,530-square foot structure comprised of a 376,530-square foot warehouse facility and a 10,000-square foot multi-level office building with 35 adjoining loading docks. Parking facilities include 40 trailer parking spaces and an additional 440 standard parking spaces. Access to the project site would be accommodated by a two-lane (one lane in each direction) road and railway overcrossing extending south from Beverly Boulevard.

Summary of Regulations

There are three key agencies that regulate activities within streams, wetlands, and riparian areas in California. The Corps Regulatory Division regulates activities pursuant to Section 404 of the Clean Water Act (CWA) and Section

10 of the Rivers and Harbors Act. Of the State agencies, the CDFW regulates activities under Sections 1600 *et seq.* of the Fish and Game Code (CFGC), and the Regional Board regulates activities pursuant to Section 401 of the CWA and Section 13263 of the California Porter-Cologne Water Quality Control Act (Porter-Cologne Act).

Literature Review

A thorough review of relevant literature and materials was conducted to obtain a general understanding of the environmental setting and preliminarily identify features/areas that may fall under the jurisdiction of the regulatory agencies. Relevant materials utilized during the literature review is summarized below with references provided in Attachment B.

Watershed

According to the *Water Quality Control Plan for the Los Angeles Region* (Region 4), the project site is located within the Lower San Gabriel Hydrologic Area portion of the San Gabriel River Watershed (Hydrologic Unit Code 18070106). The San Gabriel River Watershed drains a total of 689 square miles. The main channel of the San Gabriel River is approximately 58 miles long with its headwaters originating in the San Gabriel Mountains to the north. The San Gabriel River generally flows south until its confluence with the Pacific Ocean between the cities of Long Beach and Seal Beach. The primary tributaries to the San Gabriel River include Big and Little Dalton Wash, San Dimas Wash, Walnut Creek, San Jose Creek, Fullerton Creek, and Coyote Creek. The upper reaches of the watershed consist of extensive areas of open space transitioning to highly urbanized and developed in the lower portions of the watershed. ¹

Soils

On-site and adjoining soils were reviewed prior to conducting the field delineation using the U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Web Soil Survey (refer to Attachment C). According to the *Custom Soil Resources Report for Los Angeles County, California, Southeastern Part*, the project site is underlain with Urban land-Azuvina-Montebello complex, 0 to 5 percent slopes (1138).

Hydric Soils List of California

Michael Baker then reviewed the USDA NRCS *Hydric Soils List for California* to preliminarily verify whether any of the soils mapped within the project site are considered to be hydric. According to the *Hydric Soils List for California*, no soils within the survey area are listed as hydric.

National Wetlands Inventory

Michael Baker reviewed the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) Mapper. Portions of the project site are mapped as Freshwater Forested/Shrub Wetland (PSSC, PSS/EM1C), Riverine (R4SBAX), and Freshwater Pond (PUSC). These mapped areas were used as reference while documenting all potentially jurisdictional features as observed on-site during the field delineation. Refer to Attachment D for a copy of the USFWS NWI map.

¹ Lower San Gabriel River Watershed Management Program, June 2015. Prepared by John L. Hunter and Associates, Inc. for Lower San Gabriel River Watershed Group.

Flood Zone

Michael Baker also reviewed the Federal Emergency Management Agency's (FEMA's) National Flood Hazard Layer. Based on the Flood Insurance Rate Maps No. 06037C1664F and No. 06037C1803F, the project site is located in Zone X. Flood Zone X is described as areas of 0.2% annual chance of flood hazard or areas of 1% annual chance of flood with average depth less than one foot or areas of minimal flood hazard. Refer to Attachment E for a copy of the FEMA flood zone map.

Methodology

Michael Baker certified wetland delineators and regulatory specialists Josephine Lim, PWS, and Tim Tidwell conducted a formal jurisdictional delineation of the project site on May 13, 2020 using the most recent, agency-approved methodologies, to identify and map jurisdictional limits within the project site. The delineation was conducted to determine the jurisdictional limits of waters of the U.S. (WoUS), including potential wetlands, and waters of the State located within the boundaries of the project site. For this location, potential wetlands were delineated using the methods outlined in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region, Version 2.0* (Arid West Regional Supplement; Corps, 2008).

For evaluation of wetland waters of the State, methods were modified so that the lack of vegetation does not preclude the determination of such an area that meets the definition of a State wetland in accordance with the recently implemented (May 2020) State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State.

While in the field, jurisdictional features were recorded on an aerial base map at a scale of approximately 1" = 200' using topographic contours and visible landmarks as guidelines. Data points were obtained with a Garmin GPSMap62 Global Positioning System receiver to record and identify specific widths for ordinary high water mark (OHWM) indicators and the locations of photographs, soil points, data sheets, and other pertinent jurisdictional features, if present. These data were then transferred as a .shp file and added to the project's jurisdictional figures. The jurisdictional figures were prepared using ESRI ArcMap Version 10.6 software.

Site Conditions

Refer to Attachment F for representative photographs taken within the project site during the jurisdictional delineation.

Drainage 1

Drainage 1 is an ephemeral concrete trapezoidal channel located in the northeastern portion of the project site. Flows within Drainage 1 originate as surface runoff from the adjacent land, surrounding developments, and nearby roadways including Interstate 605 and residential neighborhoods to the east. Drainage 1 enters the eastern boundary of the project site as a concrete trapezoidal channel and proceeds northwest before entering two 3-foot underground concrete pipes in the central portion of the project site. No surface water was present within Drainage 1 during the May 13, 2020 site visit. Evidence of an OHWM within Drainage 1 was observed including a clear line impressed on the channel wall and the presence of litter and debris. Vegetation associated with Drainage 1 consisted of sparse mule fat (*Baccharis salicifolia*, FAC), black mustard (*Brassica nigra*, not indicated [NI]) and castor bean (*Ricinus communis* [FACU]). Within the project site, Drainage 1 measures approximately

337 linear feet in length. Drainage 1 measures approximately 6 feet in width for the Corps/Regional Board and 15 feet in width for CDFW.

Drainage 2

Drainage 2 is an ephemeral concrete trapezoidal channel located in the northern portion of the project site. Flows within Drainage 2 originate as surface runoff from the adjacent land, surrounding developments, and nearby roadways including Beverly Boulevard and the on-ramp to Interstate 605 South. Drainage 2 enters the northern boundary of the project site and generally flows west towards the adjacent railway. Drainage 2 exits the project site as a concrete trapezoidal channel and continues to convey flows west until its terminus with a small concrete detention pond outside of project boundaries. No surface water was present within Drainage 2 during the May 13, 2020 site visit. Evidence of an OHWM within Drainage 2 was observed including a clear line impressed on the channel bank and the presence of litter and debris. Vegetation associated with Drainage 2 consisted of castor bean (FACU), tree tobacco (*Nicotiana Glauca* [FAC]), blue gum (*Eucalyptus globulus* [NI]), pine tree (*pinus sp.* [NI]), and elderberry (*Sambucus nigra* [FACU]). Within the project site, Drainage 2 measures approximately 45 linear feet in length. Drainage 2 measures approximately 2 feet in width for the Corps/Regional Board and 5 feet in width for CDFW. Table 1, *Jurisdictional Limits within the Project Site*, provides a summary of the jurisdictional limits for each onsite drainage feature.

Table 1: Jurisdictional Limits within the Project Site

Feature	Location Lat/Long	Cowardin Type (Code)	Linear Feet (Width Min/Max)	Jurisdictional Limits (acres)	
				Corps/Regional Board Non-Wetland Waters of the U.S.	CDFW Jurisdictional Streambed
Drainage 1	34.003°/ -118.066°	Riverine (R4SBAX)	337 (6/15)	0.048	0.18
Drainage 2	34.004°/ -118.065	Riverine (N/A)	45 (2/5)	0.002	0.006
TOTAL			382	0.05	0.19

*Total acreage may not equal sum due to rounding.

Wetland Features

Based on the results of the field delineation, no wetland features were noted within the boundaries of the survey area. Within the project site, Drainage 1 and 2 are concrete ephemeral drainages. No other locations within the project site displayed evidence of potential wetland characteristics. As such, no soil pits were performed.

Findings

U.S. Army Corps of Engineers

Drainage 1 and Drainage 2 exhibited evidence of OHWM, which totaled to approximately 0.05 acre. Refer to Figure 4, *Corps/Regional Board Jurisdictional Map*, provided in Attachment A. Based on a review of project design plans, the proposed project would permanently impact approximately 0.05 acre (382 linear feet) of Corps jurisdiction (non-wetland WoUS) as a result of construction activities. Refer to Figure 6, *Corps/Regional Board*

Jurisdictional Impacts Map, for a depiction of impacts to Corps jurisdiction. The drainage features are not associated with interstate or foreign commerce.

Regional Water Quality Control Board

The Regional Board regulates discharges of fill and dredged material to surface waters under Section 401 of the CWA, and the Porter-Cologne Act for those that do not. No isolated or Rapanos conditions were observed within the boundaries of the project site. Therefore, the jurisdiction of the Regional Board reflects that of the Corps and totals approximately 0.05 acre (382 linear feet) of non-wetland WoUS. Refer to Figure 4, *Corps/Regional Board Jurisdictional Map* provided in Attachment A. Based on a review of project design plans, the proposed project would permanently impact approximately 0.05 acre (382 linear feet) of non-wetland WoUS as a result of construction activities. Refer to Figure 6, *Corps/Regional Board Jurisdictional Impacts Map*.

California Department of Fish and Wildlife

Drainage 1 and Drainage 2 exhibited a bed and bank and is considered CDFW jurisdictional streambed. Based on the results of the field delineation, it was determined that approximately 0.19 acre (382 linear feet) of CDFW jurisdictional streambed is located within the boundaries of the project site. Refer to Figure 5, *CDFW Jurisdictional Map*, provided in Attachment A. Based on a review of project design plans, the proposed project would permanently impact approximately 0.19 acre (382 linear feet) of CDFW jurisdictional streambed. Refer to Figure 7, *CDFW Jurisdictional Impacts Map*.

Regulatory Approval Process

This report has been prepared for InSite Property Group to document the jurisdictional authority of the Corps, Regional Board, and CDFW within the project site. The following sections provide a general summary of the various permits, certifications, and agreements that would be required prior to any temporary or permanent impacts occurring to jurisdictional areas within the project site.

U.S. Army Corps of Engineers

On January 23, 2020, the EPA and the Corps finalized the Navigable Waters Protection Rule to define WoUS. On April 21, 2020, the EPA and the Corps published the Navigable Waters Protection Rule in the Federal Register which became effective on June 22, 2020. Under the Navigable Waters Protection Rule, ephemeral features such as those identified within the project site, do not meet the definition of a WoUS and are not subject to regulation under Section 404 of the CWA.

However, based on the Corps Regional Guidance Letter No.16-01, dated October 2016, the Corps retains the authority to specify what geographic areas will be treated as subject to regulation by the Corps under Section 404 of the CWA, including potentially ephemeral features. This determination from the Corps is issued via an Approved Jurisdictional Determination (AJD) or a Preliminary Jurisdictional Determination (PJD). It is our professional opinion that InSite request a PJD from the Corps and receive a Section 404 Permit prior to construction activities within potential WoUS. Since the proposed project will result in the permanent loss of less than ½-acre of Corps jurisdiction, it is anticipated that the proposed project can be authorized via a Nationwide Permit (NWP), specifically NWP No. 39: *Commercial and Institutional Developments*.

Regional Water Quality Control Board

The Regional Board regulates discharges to surface waters pursuant to Section 401 of the CWA and the Porter-Cologne Act. Therefore, a CWA Section 401 WQC issued from the Regional Board would be required prior to commencement of any construction activities within the Regional Board jurisdictional areas. In the absence of a Section 404 permit issued from the Corps, a Waste Discharge Requirements (WDR) issued from the Regional Board would be required prior to commencement of any construction activities within jurisdictional waters of the State. The Regional Board also requires that California Environmental Quality Act (CEQA) compliance be obtained prior to issuance of the final WQC. Further, an application fee is required, which is calculated based on both the total temporary and permanent impact acreages (as applicable).

California Department of Fish and Wildlife

Pursuant to Sections 1600 et seq. of the CFGC, the CDFW regulates any activity that would divert or obstruct the natural flow or alter the bed, channel, or bank of a lake or streambed; this would also include any impacts to associated riparian vegetation. Therefore, formal notification to, and subsequent authorization from CDFW, would be required prior to commencement of any construction activities within the CDFW jurisdictional areas. The CDFW also requires that CEQA compliance be obtained prior to issuing the final Lake or Streambed Alteration Agreement (LSAA). Further, a notification fee is required, which is calculated based on project costs.

Please contact me at (949) 330-4208 or Timothy.tidwell@mbakerintl.com or Josephine Lim at (949) 330-4110 or Josephine.lim@mbakerintl.com with any questions you may have regarding the information presented in this report.

Sincerely,



Tim Tidwell
Regulatory Specialist
Natural Resources and Regulatory Permitting



Josephine Lim, PWS
Regulatory Analyst
Natural Resources and Regulatory Permitting

Attachments:

- A. *Project Figures*
- B. *References*
- C. *USDA Custom Soil Resources Report*
- D. *USFWS National Wetlands Inventory Map*
- E. *FEMA Flood Zone Maps*
- F. *Site Photographs*
- G. *Ordinary High Water Mark Datasheet*

Attachment A

Project Figures



5/28/2020, JN.H:\padata\178797\Admin\Reports\Environmental\Tech Studies\GIS\MXD\Fig 01 Regional Vicinity.mxd.RP

BEVERLY BOULEVARD WAREHOUSE PROJECT
 DELINEATION OF STATE AND FEDERAL JURISDICTIONAL RESOURCES

Regional Vicinity

Figure 1






Source: ArcGIS Online, 2018



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Legend

	Project Site		Reference Point
	Photograph Point and Direction		

BEVERLY BOULEVARD WAREHOUSE PROJECT
 DELINEATION OF STATE AND FEDERAL JURISDICTIONAL RESOURCES
Project Site










Source: Eagle Aerial, 2014

Figure 3



Legend

	Project Site		OHW M Datasheet Location
	Non-Wetland WoUS (0.05 acre)		Culvert
	Flow Direction		Reference Point




Source: Eagle Aerial, 2014






BEVERLY BOULEVARD WAREHOUSE PROJECT
 DELINEATION OF STATE AND FEDERAL JURISDICTIONAL RESOURCES
 Corps/Regional Board Jurisdictional Map


Figure 4



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Legend

	Project Site		Culvert
	Non-Vegetated Streambed (0.19 acre)		Reference Point
	Flow Direction		




Source: Eagle Aerial, 2014

BEVERLY BOULEVARD WAREHOUSE PROJECT
 DELINEATION OF STATE AND FEDERAL JURISDICTIONAL RESOURCES
CDFW Jurisdictional Map

Figure 5









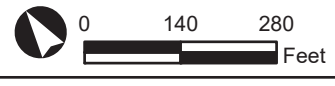
6/9/2020 10:11:17 AM \\data\178797\GIS\MXD\Fig_06_Corps_Regional_Board_Jurisdictional_Impacts_Map.mxd RP

34.003384
-118.062389

34.001777
-118.07109

Legend

	Project Site		Flow Direction
	Non-Wetland WoUS (0.05 acre)		Culvert
	Permanent Impacts (0.05 acre)		Reference Point



Source: Eagle Aerial, 2014







BEVERLY BOULEVARD WAREHOUSE PROJECT
 DELINEATION OF STATE AND FEDERAL JURISDICTIONAL RESOURCES
 Corps/Regional Board Jurisdictional Impacts Map


Figure 6



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Legend

	Project Site		Flow Direction
	Non-Vegetated Streambed (0.19 acre)		Culvert
	Permanent Impacts (0.19 acre)		Reference Point




Source: Eagle Aerial, 2014

BEVERLY BOULEVARD WAREHOUSE PROJECT
 DELINEATION OF STATE AND FEDERAL JURISDICTIONAL RESOURCES
CDFW Jurisdictional Impacts Map

Figure 7

Attachment B

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Attachment C

USDA Custom Soil Resources Report



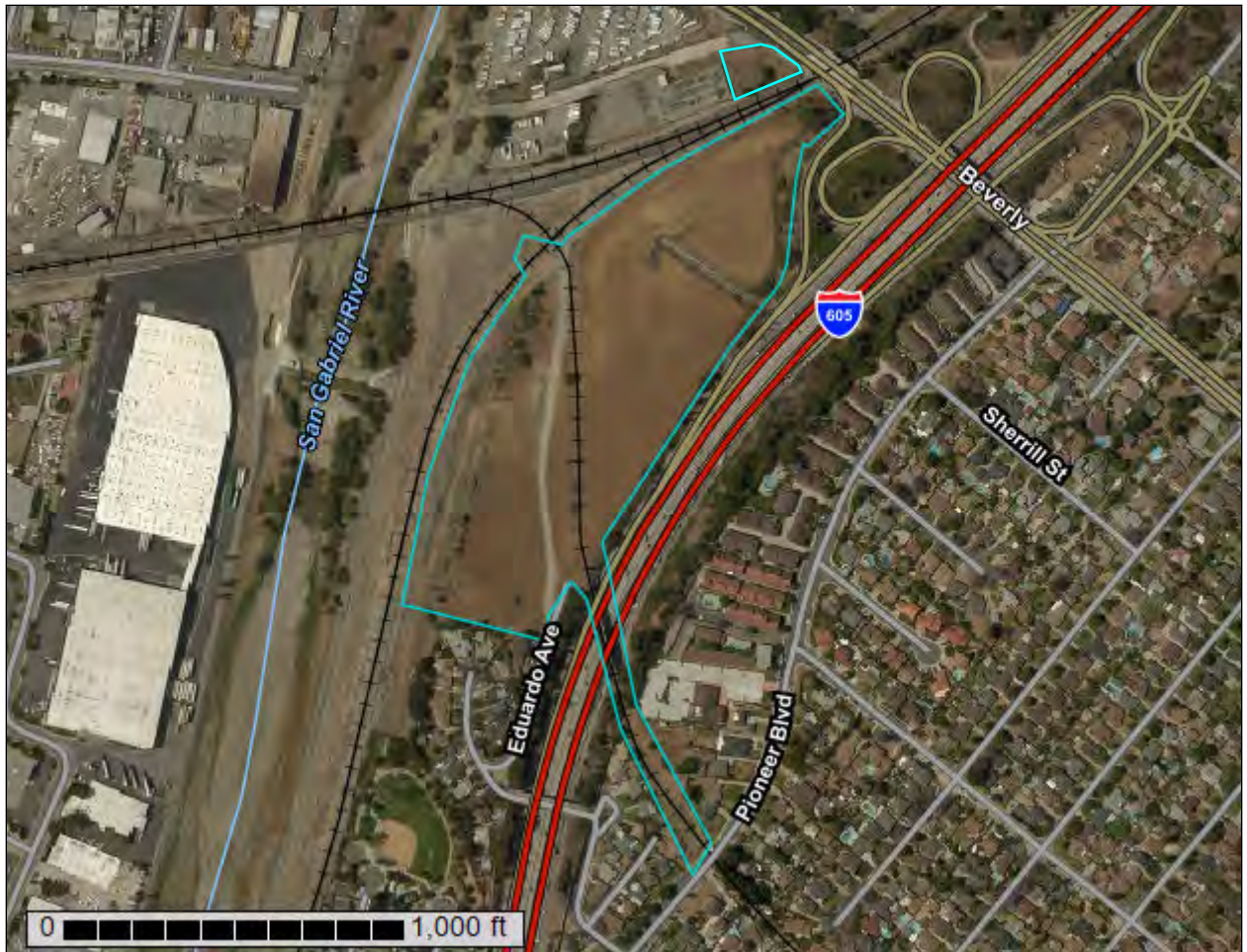
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Los Angeles County, California, Southeastern Part



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

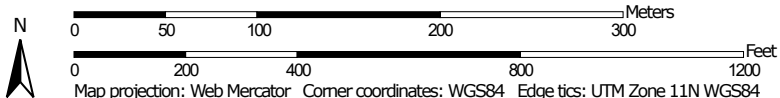
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Map Scale: 1:4,130 if printed on A portrait (8.5" x 11") sheet.



Custom Soil Resource Report Soil Map




Map Scale: 1:394 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Los Angeles County, California, Southeastern Part
 Survey Area Data: Version 6, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 16, 2014—Jul 2, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1138	Urban land-Azuvina-Montebello complex, 0 to 5 percent slopes	23.0	100.0%
Totals for Area of Interest		23.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Los Angeles County, California, Southeastern Part

1138—Urban land-Azuvina-Montebello complex, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2pt42
Elevation: 70 to 1,420 feet
Mean annual precipitation: 14 to 23 inches
Mean annual air temperature: 64 to 66 degrees F
Frost-free period: 355 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Urban land: 45 percent
Azuvina and similar soils: 25 percent
Montebello and similar soils: 20 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform: Fan remnants

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: 0 inches to manufactured layer
Runoff class: Very high

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydric soil rating: No

Description of Azuvina

Setting

Landform: Fan remnants
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Discontinuous human-transported material over old alluvium derived from granite

Typical profile

^A1 - 0 to 5 inches: loam
^A2 - 5 to 14 inches: loam
2Bt1 - 14 to 24 inches: clay loam
2Bt2 - 24 to 43 inches: sandy clay loam
2BCt1 - 43 to 57 inches: loam
2BCt2 - 57 to 79 inches: fine sandy loam

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained

Custom Soil Resource Report

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 8.0

Available water storage in profile: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: C

Hydric soil rating: No

Description of Montebello

Setting

Landform: Fan remnants

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Human-transported material over alluvium derived from granite

Typical profile

^A - 0 to 4 inches: silt loam

^C - 4 to 34 inches: clay loam

2Bt1 - 34 to 53 inches: loam

2Bt2 - 53 to 79 inches: loam

Properties and qualities

Slope: 0 to 8 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 2 percent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 5.0

Available water storage in profile: High (about 10.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: C

Hydric soil rating: No

Minor Components

Pachic argixerolls, fine

Percent of map unit: 5 percent

Landform: Fan remnants

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Palmview

Percent of map unit: 5 percent

Landform: Fan remnants

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

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United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

Attachment D

USFWS National Wetlands Inventory Map



U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

May 15, 2020

Wetlands

- | | | |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland |  Lake |
|  Estuarine and Marine Wetland |  Freshwater Forested/Shrub Wetland |  Other |
| |  Freshwater Pond |  Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

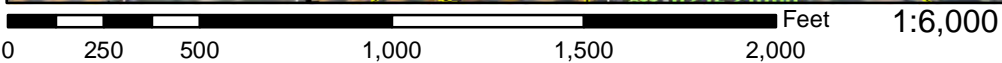
Attachment E

FEMA Flood Zone Maps

National Flood Hazard Layer FIRMette



34°0'24.58"N



33°59'54.76"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/15/2020 at 1:39:25 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



118°3'43.86"W

Attachment F

Site Photographs



Photo 1: View looking east at Drainage 2 in the northern portion of the project site.



Photo 2: View looking east at Drainage 1 in the northern portion of the project site.



Photo 3: View looking west at Drainage 1 in the northern portion of the project site.



Photo 4: View looking south of non-jurisdictional upland areas in the central portion of the project site.



Photo 5: View looking north of non-jurisdictional upland areas in the eastern portion of the project site.

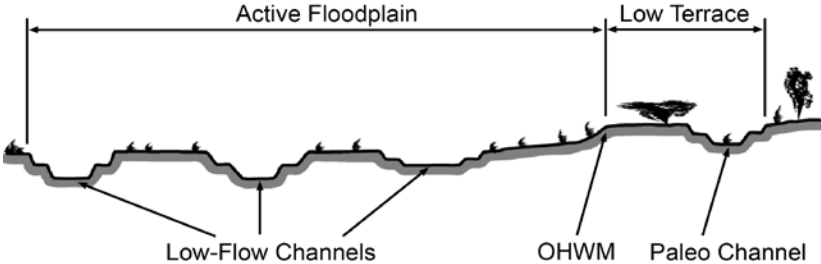


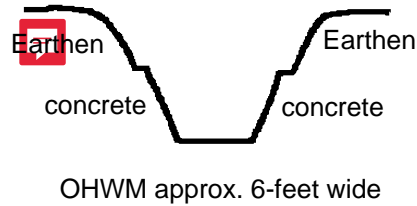
Photo 6: View looking north of non-jurisdictional upland areas in the southern portion of the project site.

Attachment G

Ordinary High Water Mark Datasheets

Arid West Ephemeral and Intermittent Streams OHWM Datasheet

Project: Pico Rivera Office Building Project Project Number: Stream: Drainage 1 (unnamed) Investigator(s): Tim Tidwell, Josephine Lim	Date: May 13, 2020 Town: Pico Rivera Photo begin file#: Time: 10:43 am State: CA Photo end file#: DSCN5346				
Y <input checked="" type="checkbox"/> / N <input type="checkbox"/> Do normal circumstances exist on the site? Y <input checked="" type="checkbox"/> / N <input type="checkbox"/> Is the site significantly disturbed?	Location Details: Drainage 1 Channel (concrete) Projection: Datum: Coordinates: 34.003714°, -118.066422°				
Potential anthropogenic influences on the channel system: Drainage 1 is a constructed concrete channel accepting storm flows from developments and roadways to the east. Significant amount of trash in Drainage 1. Homeless encampments at eastern edge of drainage.					
Brief site description: Site is significantly disturbed with invasive species, evidence of mowing, and homeless encampments. Drainage 1 is a constructed concrete drainage flowing in a northwest direction before entering 2 underground pipes.					
Checklist of resources (if available): <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> Aerial photography Dates: Google Earth 3-28-18 <input type="checkbox"/> Topographic maps <input type="checkbox"/> Geologic maps <input type="checkbox"/> Vegetation maps <input checked="" type="checkbox"/> Soils maps <input type="checkbox"/> Rainfall/precipitation maps <input type="checkbox"/> Existing delineation(s) for site <input checked="" type="checkbox"/> Global positioning system (GPS) <input type="checkbox"/> Other studies </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Stream gage data Gage number: Period of record: <input type="checkbox"/> History of recent effective discharges <input type="checkbox"/> Results of flood frequency analysis <input type="checkbox"/> Most recent shift-adjusted rating <input type="checkbox"/> Gage heights for 2-, 5-, 10-, and 25-year events and the most recent event exceeding a 5-year event </td> </tr> </table>		<input checked="" type="checkbox"/> Aerial photography Dates: Google Earth 3-28-18 <input type="checkbox"/> Topographic maps <input type="checkbox"/> Geologic maps <input type="checkbox"/> Vegetation maps <input checked="" type="checkbox"/> Soils maps <input type="checkbox"/> Rainfall/precipitation maps <input type="checkbox"/> Existing delineation(s) for site <input checked="" type="checkbox"/> Global positioning system (GPS) <input type="checkbox"/> Other studies	<input type="checkbox"/> Stream gage data Gage number: Period of record: <input type="checkbox"/> History of recent effective discharges <input type="checkbox"/> Results of flood frequency analysis <input type="checkbox"/> Most recent shift-adjusted rating <input type="checkbox"/> Gage heights for 2-, 5-, 10-, and 25-year events and the most recent event exceeding a 5-year event		
<input checked="" type="checkbox"/> Aerial photography Dates: Google Earth 3-28-18 <input type="checkbox"/> Topographic maps <input type="checkbox"/> Geologic maps <input type="checkbox"/> Vegetation maps <input checked="" type="checkbox"/> Soils maps <input type="checkbox"/> Rainfall/precipitation maps <input type="checkbox"/> Existing delineation(s) for site <input checked="" type="checkbox"/> Global positioning system (GPS) <input type="checkbox"/> Other studies	<input type="checkbox"/> Stream gage data Gage number: Period of record: <input type="checkbox"/> History of recent effective discharges <input type="checkbox"/> Results of flood frequency analysis <input type="checkbox"/> Most recent shift-adjusted rating <input type="checkbox"/> Gage heights for 2-, 5-, 10-, and 25-year events and the most recent event exceeding a 5-year event				
Hydrogeomorphic Floodplain Units 					
Procedure for identifying and characterizing the floodplain units to assist in identifying the OHW: <ol style="list-style-type: none"> 1. Walk the channel and floodplain within the study area to get an impression of the geomorphology and vegetation present at the site. 2. Select a representative cross section across the channel. Draw the cross section and label the floodplain units. 3. Determine a point on the cross section that is characteristic of one of the hydrogeomorphic floodplain units. <ol style="list-style-type: none"> a) Record the floodplain unit and GPS position. b) Describe the sediment texture (using the Wentworth class size) and the vegetation characteristics of the floodplain unit. c) Identify any indicators present at the location. 4. Repeat for other points in different hydrogeomorphic floodplain units across the cross section. 5. Identify the OHW and record the indicators. Record the OHW position via: <table style="width: 100%; border: none; margin-top: 5px;"> <tr> <td style="width: 50%;"><input checked="" type="checkbox"/> Mapping on aerial photograph</td> <td style="width: 50%;"><input checked="" type="checkbox"/> GPS</td> </tr> <tr> <td><input type="checkbox"/> Digitized on computer</td> <td><input checked="" type="checkbox"/> Other: Nikon Camera with GPS</td> </tr> </table> 		<input checked="" type="checkbox"/> Mapping on aerial photograph	<input checked="" type="checkbox"/> GPS	<input type="checkbox"/> Digitized on computer	<input checked="" type="checkbox"/> Other: Nikon Camera with GPS
<input checked="" type="checkbox"/> Mapping on aerial photograph	<input checked="" type="checkbox"/> GPS				
<input type="checkbox"/> Digitized on computer	<input checked="" type="checkbox"/> Other: Nikon Camera with GPS				

Cross section drawing:

Looking upstream

OHWMGPS point: DS-1**Indicators:**

- | | |
|--|---|
| <input checked="" type="checkbox"/> Change in average sediment texture | <input type="checkbox"/> Break in bank slope |
| <input type="checkbox"/> Change in vegetation species | <input checked="" type="checkbox"/> Other: <u>Sediment line impressed on channel wall</u> |
| <input type="checkbox"/> Change in vegetation cover | <input type="checkbox"/> Other: <u>Drift and debris</u> |

Comments:

Fine sand/sediment located in channel below OHWM and sediment line impressed on the bank.

Floodplain unit: Low-Flow Channel Active Floodplain Low TerraceGPS point: Same as DS-1**Characteristics of the floodplain unit:**Average sediment texture: Fine sand (over concrete)Total veg cover: 0 % Tree: 0 % Shrub: 10 % Herb: 0 %

Community successional stage:

- | | |
|--|--|
| <input type="checkbox"/> NA | <input type="checkbox"/> Mid (herbaceous, shrubs, saplings) |
| <input checked="" type="checkbox"/> Early (herbaceous & seedlings) | <input type="checkbox"/> Late (herbaceous, shrubs, mature trees) |

Indicators:

- | | |
|--|--|
| <input type="checkbox"/> Mudcracks | <input type="checkbox"/> Soil development |
| <input type="checkbox"/> Ripples | <input type="checkbox"/> Surface relief |
| <input checked="" type="checkbox"/> Drift and/or debris | <input checked="" type="checkbox"/> Other: <u>Sediment line impressed on the bank.</u> |
| <input checked="" type="checkbox"/> Presence of bed and bank | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Benches | <input type="checkbox"/> Other: _____ |

Comments:

Constructed concrete channel. Low-flow channel and active floodplain essentially the same with no varying topography due to concrete construction. No Low terrace present.

Project ID:

Cross section ID:

Date:

Time:

Floodplain unit:

Low-Flow Channel

Active Floodplain

Low Terrace

GPS point: _____

Characteristics of the floodplain unit:

Average sediment texture: _____

Total veg cover: _____ % Tree: _____ % Shrub: _____ % Herb: _____ %

Community successional stage:

NA

Mid (herbaceous, shrubs, saplings)

Early (herbaceous & seedlings)

Late (herbaceous, shrubs, mature trees)

Indicators:

Mudcracks

Soil development

Ripples

Surface relief

Drift and/or debris

Other: _____

Presence of bed and bank

Other: _____

Benches

Other: _____

Comments:

Floodplain unit:

Low-Flow Channel

Active Floodplain

Low Terrace

GPS point: _____

Characteristics of the floodplain unit:

Average sediment texture: _____

Total veg cover: _____ % Tree: _____ % Shrub: _____ % Herb: _____ %

Community successional stage:

NA

Mid (herbaceous, shrubs, saplings)

Early (herbaceous & seedlings)

Late (herbaceous, shrubs, mature trees)

Indicators:

Mudcracks

Soil development

Ripples

Surface relief

Drift and/or debris

Other: _____

Presence of bed and bank

Other: _____

Benches

Other: _____

Comments: