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Western Riverside County Multiple Species Conservation Plan Consistency Analysis Beaumont Commercial Development Project City of Beaumont, Riverside County, California

Prepared for:
Oak Valley Express, Inc.
102 Heather Mist
Irvine, CA 92618

Contact: Tony Dehbozorgi, Chief Financial Officer

Prepared by:
FirstCarbon Solutions
650 E. Hospitality Lane, Suite 125
San Bernardino, CA 92408
909.884.2255

Contact: Jason Brandman, Project Director
Brian Mayerle, Senior Biologist

Date: April 23, 2019

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EXECUTIVE SUMMARY

The approximately 2.3-acre project site is located in Beaumont, California in Riverside County on two adjacent parcels (Assessor's Parcel Numbers [APN] 400-530-006 and APN 400-530-007). The project site is currently a vacant lot with disturbed, ruderal, and ornamental landscaping (Appendix A, Site Photographs). The project site is zoned by the City of Beaumont as Commercial.

The project is the proposed development of a 5,200-square-foot store/Quality System Regulation (QSR) building, a 4,463-square-foot fueling canopy area, a 2,000-square-foot restaurant building, and a 6,250-square-foot retail building, with approximately 20,047 square feet of landscaping area. The project would include eight fuel pumps with two 20,000-gallon and one 30,000-gallon underground fuel storage tanks. Vehicular access would be available from one point on Oak Valley Parkway and one point on Oak Valley Village Circle. The project will be contained within the two APNs listed, with no off-site improvements.

The project will include both temporary and permanent impacts. Temporary impacts include those associated with construction activity on the site, including the removal of vegetation throughout the entire 2.3-acre site, and the grading of the site. The entirety of the Ruderal/Developed/Disturbed and Urban/Developed vegetation types will be removed from the site. It is unknown at this time whether the existing ornamental vegetation on-site with irrigation infrastructure will be removed as part of the project. Permanent impacts will include those associated with the development and operation of the project on-site. The impacts will be permanent because the site will not be returned to its vacant state at any foreseeable point in the future.

Both APNs are located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Area (Regional Conservation Authority [RCA] 2019). According to the MSHCP in Section 3.2.1, Figure 3-1, The MSHCP Plan Map, the 2.28-acre project site consisting of APN 400-530-006 (1.0 acre) and APN 400-530-007 (1.28 acres) is not depicted as Public Quasi-Public (PQP) land (County of Riverside Transportation and Land Management Agency, 2003). Furthermore, and according to Figure 3-1 of the MSHCP, the project site is not located in an area designated as Rural Mountainous Designation in the MSHCP Area, American Indian Lands, Lake, Pre-existing Conservation Agreements, or San Jacinto Wildlife Area Additional Acquisitions.

Additionally, according to the RCA mapping tool, the site is located "in or adjacent to Criteria Area 940" (RCA 2019). Portions, but not all of each APN are located within Criteria Area 940. A total of 0.93 acre of APN 400-530-006 and 0.62 acre of APN 400-530-007 are located within Criteria Area 940. Table 1 and Table 2 present a summary of each APN in relation to MSHCP requirements:

Table 1: MSHCP Requirements for APN 400-530-006

APN 400-530-006	
Acreage	1.00
Old APN	Previous APN 406400006

Table 1 (cont.): MSHCP Requirements for APN 400-530-006

APN 400-530-006	
Roughstep	2
Habitat Management Unit	San Timoteo
AP Subunit	SU2—Badlands/San Bernardino National Forest
Cellgroup	Not in a Cellgroup
Criteria Cell	In or adjacent to 940
Survey Area—Amphibian	Not in an amphibian survey area
Survey Area—Owls	Not in an owl survey area
Survey Area—Mammals	Not in a mammal survey area
Survey Area—Narrow Endemic Plants	Not in a narrow endemic plant survey area
Survey Area—Criteria Area Species	Not in a criteria area species survey area
Source: Regional Conservation Authority MSHCP Information Tool 2019	

Table 2: MSHCP Requirements for APN 400-530-007

APN 400-530-007	
Acreage	1.28
Old APN	Previous APN 406400007
Roughstep	2
Habitat Management Unit	San Timoteo
AP Subunit	SU2—Badlands/San Bernardino National Forest
Cellgroup	Not in a Cellgroup
Criteria Cell	In or adjacent to 940
Survey Area—Amphibian	Not in an amphibian survey area
Survey Area—Owls	Located within Burrowing Owl Survey Area
Survey Area—Mammals	Not in a mammal survey area
Survey Area—Narrow Endemic Plants	Munz's onion and many-stemmed dudleya
Survey Area—Criteria Area Species	Not in a criteria area species survey area
Source: Regional Conservation Authority MSHCP Information Tool 2019	

FCS Biologist, Vanessa Welsh, conducted the habitat assessment of the project site on October 31, 2018, from 1:00 p.m. to 2:00 p.m. Weather conditions during the habitat assessment were sunny, with clear skies and a temperature of 72°F (degrees Fahrenheit). There were no incidents of rain

near the project site within the past 10 days of the habitat assessment date. The survey included the investigation of a 500-foot buffer surrounding the project site.

The habitat assessment was conducted on foot during daylight hours. The object of the survey was not to extensively search for every species potentially occurring within the project site but to ascertain general site conditions and identify potentially suitable habitat areas for any special-status plant and wildlife species that may be on-site as indicated by the literature review and RCA map. The habitat assessment also ground-truthed any special-status or unusual biological resources identified during the literature review. Special attention was paid to any potential sensitive habitats or areas on-site that could potentially support special-status floral and faunal species, as well as MSHCP species indicated by the RCA map, including burrowing owl (*Athene cunicaria*), Munz's onion (*Allium munzii*), and many-stemmed dudleya (*Dudleya multicaulis*). Additional parameters of investigation included general habitat, soil conditions, and presence of indicator species, slope, aspect, and hydrology.

SECTION 1: INTRODUCTION

The purpose of this Consistency Analysis (Analysis) report is to summarize the biological data for the proposed Beaumont Commercial Development Project (project) and to document the project's consistency with the goals and objectives of the Western Riverside County MSHCP.

1.1 - Project Area

The approximately 2.3-acre project site is vacant land located within Beaumont, California in Riverside County. The project site is adjacent to and north of Interstate 10 (I-10), at Oak Valley Parkway (Exhibit 1, Regional Location Map). The project site is specifically located south of Golf Club Drive, north of I-10, east of Oak Valley Village Circle, and adjacent to and west of Oak Valley Parkway (Exhibit 2, Local Vicinity Map). Access to the site is achieved via I-10. Surrounding land uses include a retail center to the north, vacant land to the east and south, and vacant land to the Oak Valley Golf Club to the west of the site. The 500-foot buffer surrounding the project site is primarily made up of roadways.

1.2 - Project Description

The proposed project consists of the development of a 5,200-square-foot store/QSR building, a 4,463-square-foot fueling canopy area, a 2,000-square-foot restaurant building, and a 6,250-square-foot retail building, with approximately 20,047 square feet of landscaping area. The project would include eight fuel pumps with two 20,000-gallon and one 30,000-gallon underground fuel storage tanks. Vehicular access would be available from one point on Oak Valley Parkway and one point on Oak Valley Village Circle (Exhibit 3, Site Plan).

The proposed project would be contained wholly within the two APNs listed above with no off-site improvements.

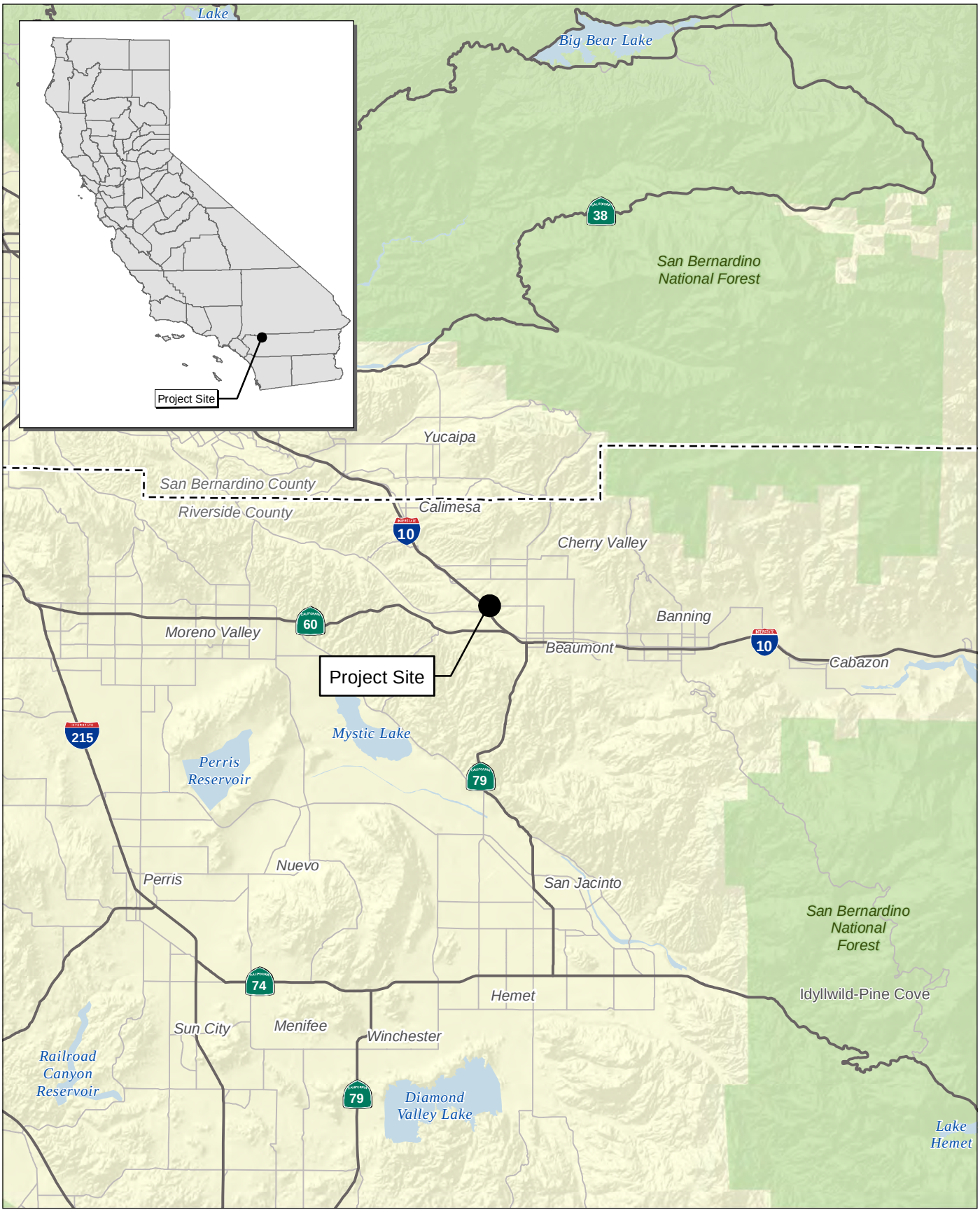
1.3 - Covered Roads

The project does not propose the construction of or improvements to MSHCP Covered Roads.

1.4 - General Setting

The project site and 500-foot buffer area surrounding the site consist of vacant land with minimal vegetation cover and roadways. The project site appears to have been previously graded and is predominantly covered with fill material, which is compacted throughout the site and appears to be inhibiting plant growth. California ground squirrel (*Spermaphilus beecheyi*) are abundant on the site and are utilizing burrows within the fill material.

Directly north of the site is a small retail center, with a residential community to the northwest of the site. Directly west of the site is a vacant lot and recreational land used as part of the Oak Valley Golf Club. The I-10 is directly south, and a Holiday Inn Express and Suites hotel is located southwest of the site. Vacant land is directly east of the project site on the opposite side of Oak Valley Parkway. The site is bound on three sides by roadways.



Source: Census 2000 Data, The CaSIL

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Exhibit 1
Regional Location Map

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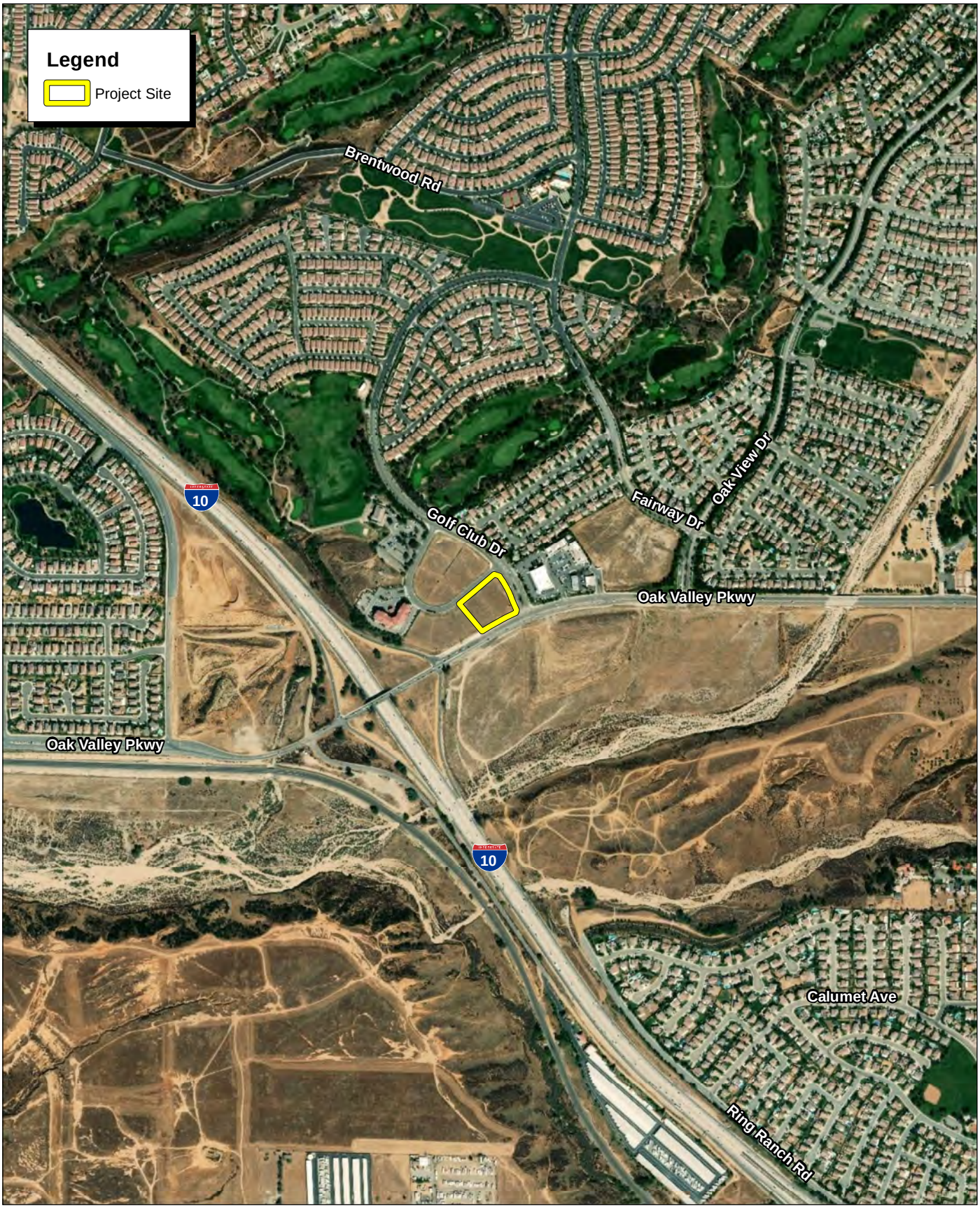
OAK VALLEY EXPRESS INC.
BEAUMONT COMMERCIAL DEVELOPMENT MIXED USE PROJECT
MSHCP CONSISTENCY ANALYSIS



Source: ESRI Aerial Imagery.

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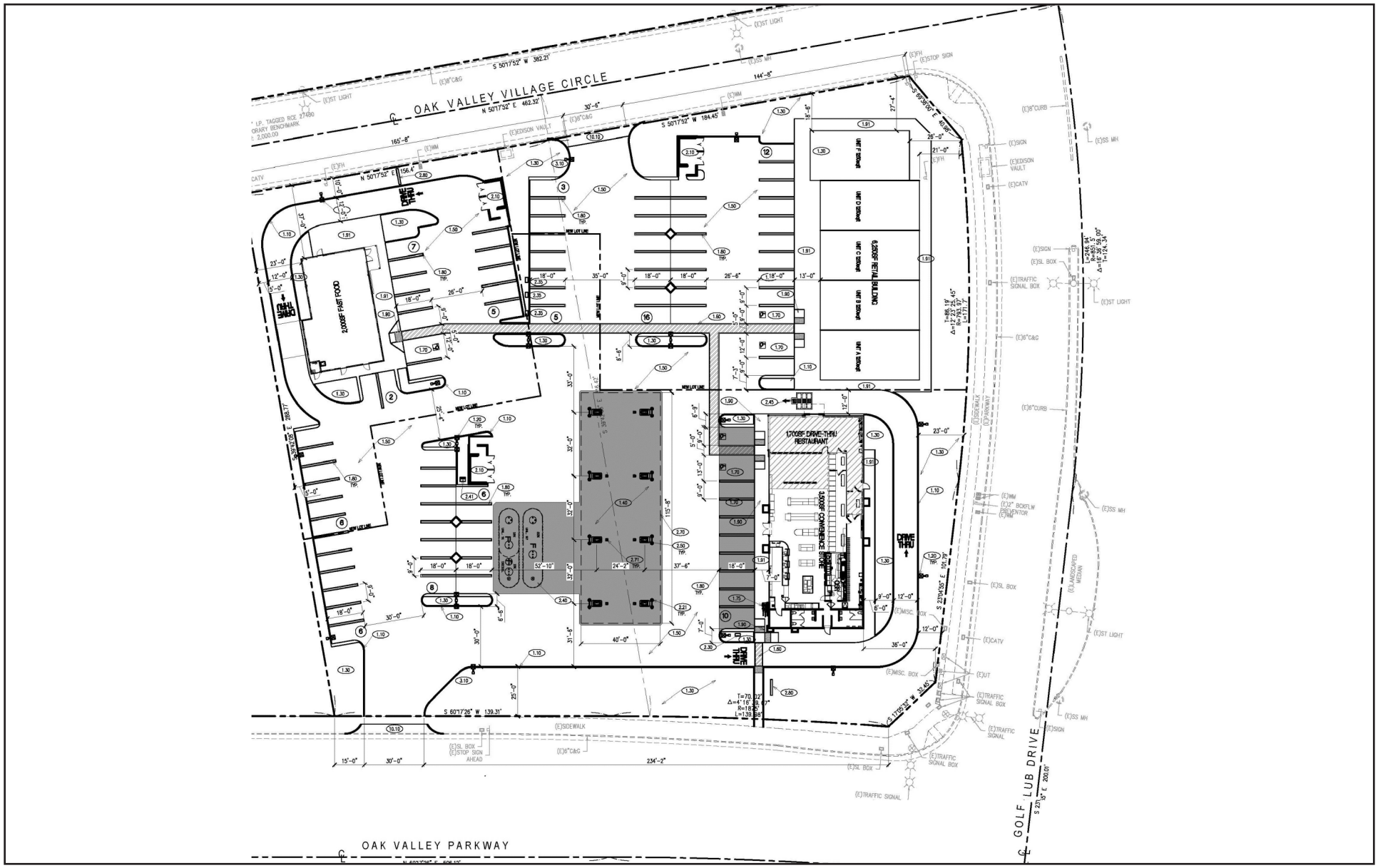
Exhibit 2
Local Vicinity Map
Aerial Base



Source: CJC Design, Inc., December 2018.

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Exhibit 3
Site Plan

SECTION 2: RESERVE ASSEMBLY ANALYSIS

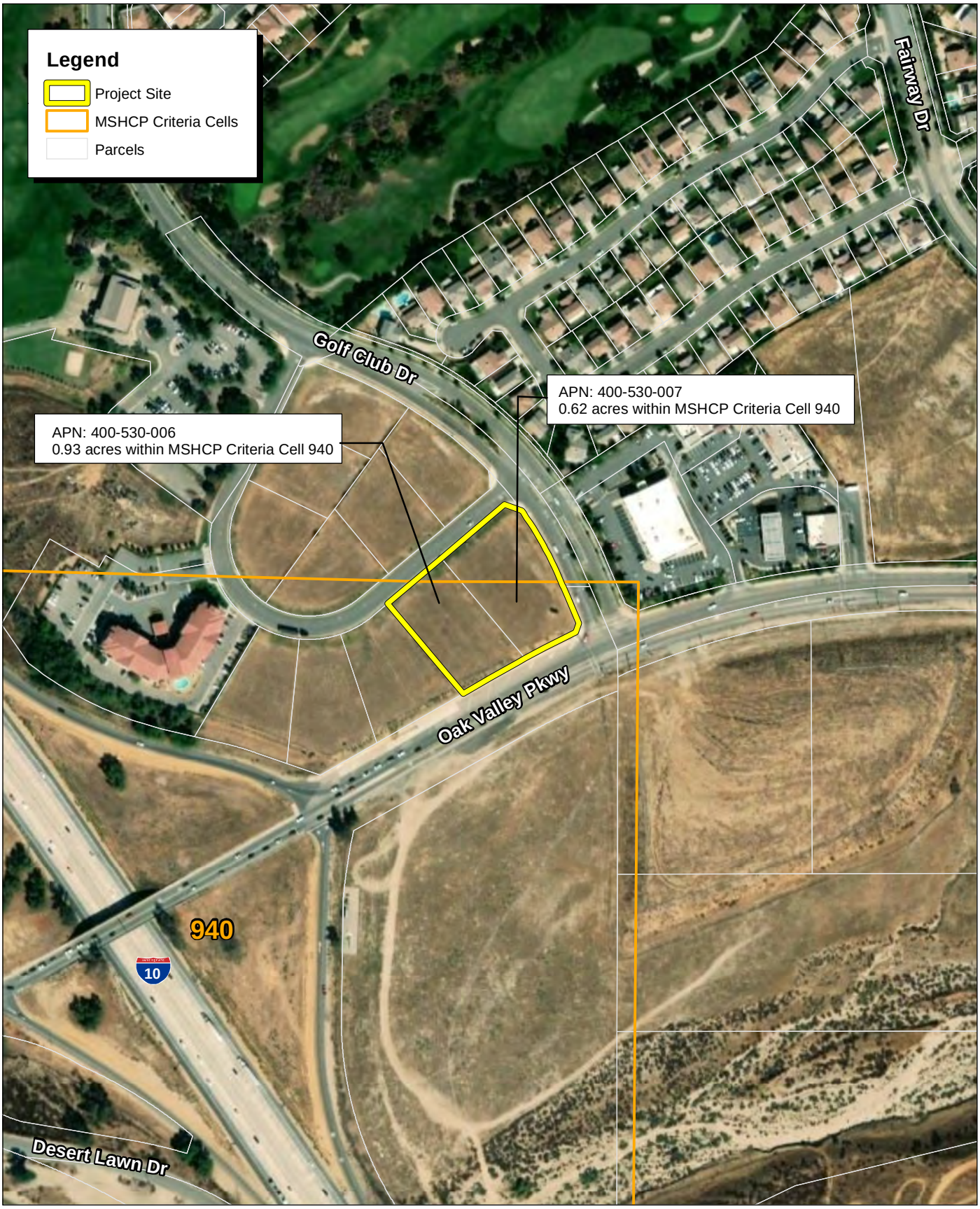
The project site is located within an MSHCP cell. According to the RCA mapping tool, the site is located "in or adjacent to Criteria Area 940" (RCA 2019). Portions, but not all of each APN are located within Criteria Area 940. A total of 0.93 acre of APN 400-530-006 and 0.62 acre of APN 400-530-007 are located within Criteria Area 940 (Exhibit 4, Project Site Location within Criteria Area 940). According to the RCA map, Description and Area Plan Criteria of the MSHCP Conservation Area, the conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 22 (RCA 2019). Conservation within this Cell will focus on grassland, chaparral, and Riversidean alluvial fan sage scrub. Areas conserved within this Cell will be connected to grassland, chaparral, and Riversidean alluvial fan sage scrub habitat proposed for conservation to the west in Cell No. 935 (RCA 2019). The project site does not contain these habitats, as described in Section 3, Vegetation Mapping, of this analysis. The project site, therefore, does not contribute to the conservation of these habitats within the Cell.

Conservation within this Cell will range from 30 percent to 40 percent focusing on the southern portion of the Cell (RCA 2019). The Cell (Criteria Area 940) is 150 acres in total, with 52.5 acres described for conservation. The RCA mapping tool does not specifically indicate an MSHCP Conservation Feature in this Cell, but according to the RCA, the areas described for conservation in this Cell are focused in the southern portion of the Cell, on the riparian corridor of Noble Creek (Personal Communication with Elizabeth Dionne, RCA Ecological Resources Specialist 2019). According to the Joint Project Review (JPR) data layer provided by the RCA GIS specialist on April 11, 2019, there are three areas identified for JPR review within Criteria Area 940, with a total of 18.42 acres (Exhibit 5, JPR Existing and Approved Pending Development). These areas slated for JPR review are located in the southeastern portion of the Cell and are described within the data layers as follows:

- JPR 07-03-12-02: Proposed Development, 12.45 acres
- JPR 07-03-12-02: Proposed MSHCP Conservation Area, 3.35 acres (Noble Creek)
- JPR 07-03-12-02: Unknown Development, 2.62 acres

The proposed project is not currently slated for JPR review and is not found on the JPR data layer for the Cell. A summary of the conditions existing with Criteria Area 940 is as follows:

- Area in acres of existing roads: 21.88 acres
- Area in acres of "Covered Roads" data layer provided by RCA: 11.16 acres
- Estimate of currently developed acres (including existing roads): 24.51 acres
- Estimate of undeveloped area (including project site): 125.92 acres
- Area of proposed project site (within Criteria Area 940): 1.55 acres
- Area JPR pending development: 18.42 acres (3.35 acres of which are proposed MSHCP Conservation Area)



Source: ESRI Aerial Imagery. Riverside County MSHCP.

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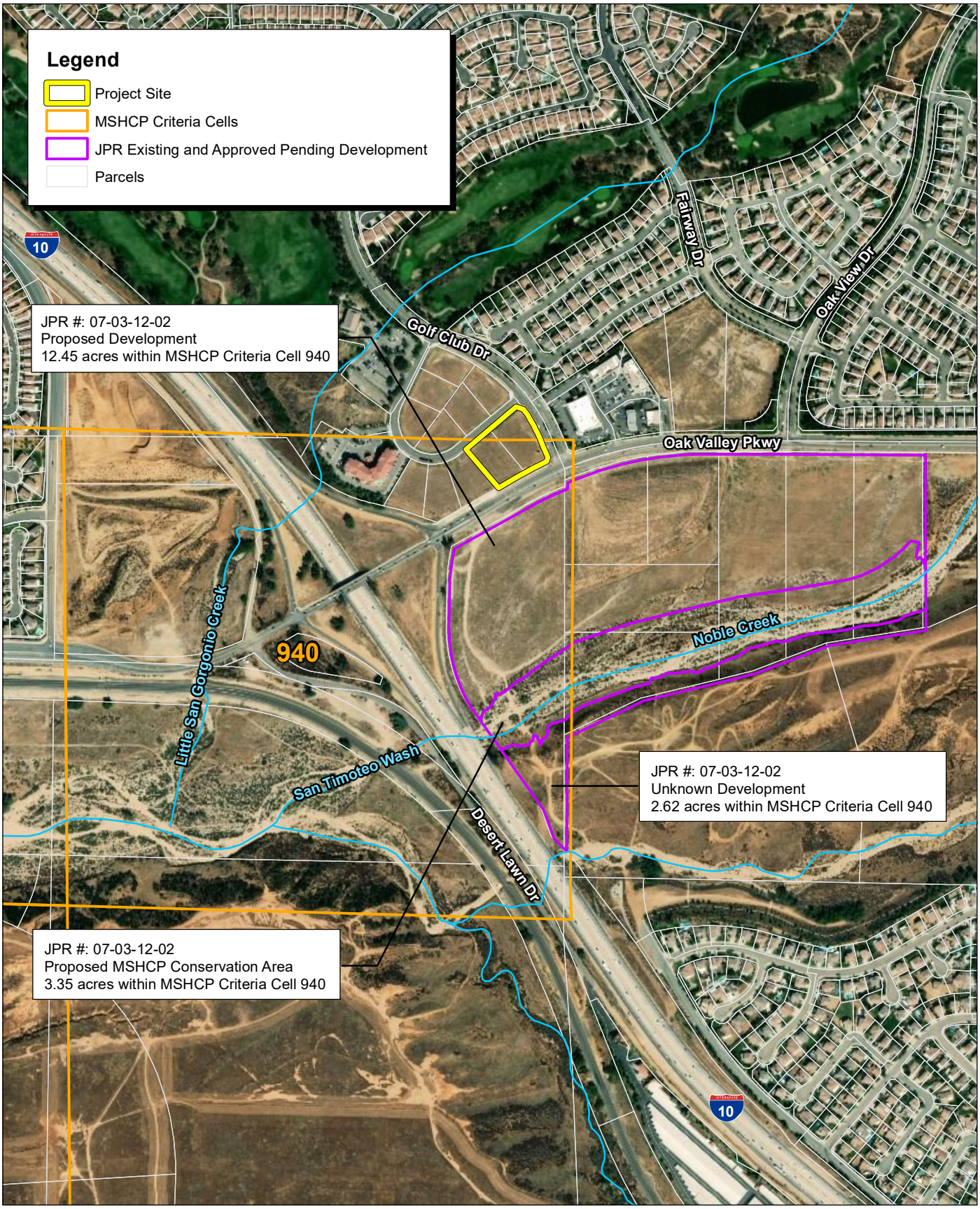
Exhibit 4
Project Site Location Within Criteria Cell 940



Source: ESRI Aerial Imagery. Western Riverside County Regional Conservation Authority (RCA).

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Exhibit 5
JPR Existing and Approved Pending Development

The project site is located in the northeastern corner of Criteria Area 940. The project site is located 1,049 feet to the north of the 3.35 acres proposed as an MSHCP Conservation Area, and is separated from this feature, as well as the Noble Creek drainage by the Oak Valley Parkway and I-10. The project site is upland in nature and does not contain riparian/riverine features, as described in detail in Section 4: Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (MSHCP Section 6.1.2). The project site is not located within the 52.5-acre area currently described for conservation within the Cell. As previously stated, according to the MSHCP, conservation within this Cell will range from 30 percent to 40 percent focusing on the southern portion of the Cell (RCA 2019). The 1.55 acres of the project site located within Criteria Area represents approximately 1 percent of the 125.92 acres of undeveloped area within the Cell, the development of which would allow for the 30-40 percent conservation goal for the Cell. The project site in combination with the JPR data labeled "Proposed Development" with a total of 12.45 acres, and "Unknown Development" with a total of 2.62 acres, would be part of 16.62 acres of land within the Cell currently slated for development. These 16.62 acres represent 13 percent of the undeveloped area within the Cell. The development of these 16.62 acres would allow for the 30-40 percent conservation goal for the Cell. In summary, the project site is not needed for conservation of the cell as it is not located in the southern portion of the Cell, and because the development of the site allows for the conservation goal within the Cell to be met.

According to the RCA map, the 1.28-acre portion of the site within APN 400-530-007 is in a Narrow Endemic Plan survey area for Munz's onion and many-stemmed dudleya, as well as burrowing owl (RCA 2019). There are no MSHCP planning species listed for APN 400-530-006. Additionally, according to data provided by the RCA for Criteria Area 940, the project site itself is not located within the MSHCP Survey Area Map for Burrowing Owl; however, the project site's 500-foot buffer is (Exhibit 6, MSHCP Survey Area Map—Burrowing Owl). The results of the habitat assessment in support of the MSHCP Consistency Analysis with regard to these survey area species are included in this report. In summary, the undeveloped area composing the project site cannot support the planning species identified for the Cell by the MSHCP.

The proposed project consists of the development of a commercial facility with a store, restaurant, and gas station with landscaping. The proposed project does not include road improvements or the addition of new roadways, including covered roads. The project site is specifically located south of Golf Club Drive, north of I-10, east of Oak Valley Village Circle, and adjacent to and west of Oak Valley Parkway (refer to Exhibit 2). The project site is located adjacent to areas defined by the MSHCP as covered roads, but is not located within one (Exhibit 7: RCA MSHCP Covered Roads). The proposed project would utilize publicly maintained roads, including MSHCP Covered Roads to access the project site, but does not propose maintenance or improvements to these roads. According to Section 7.2.1, Existing Roads Within Existing Public/Quasi-Public Lands of the MSHCP, Table 7-1, Existing Roads Within Public/Quasi-Public Lands, there are no existing roads identified for construction in the City of Beaumont or the immediately-surrounding area (County of Riverside Transportation and Land Management Agency 2003). Because the project does not include road improvements or the addition of new roadways, the requirements with regard to Section 7.2.1 do not apply to this project.

Source: ESRI Aerial Imagery. Western Riverside County Regional Conservation Authority (RCA).
http://data-wrcrca.opendata.arcgis.com/datasets/burrowing-owls

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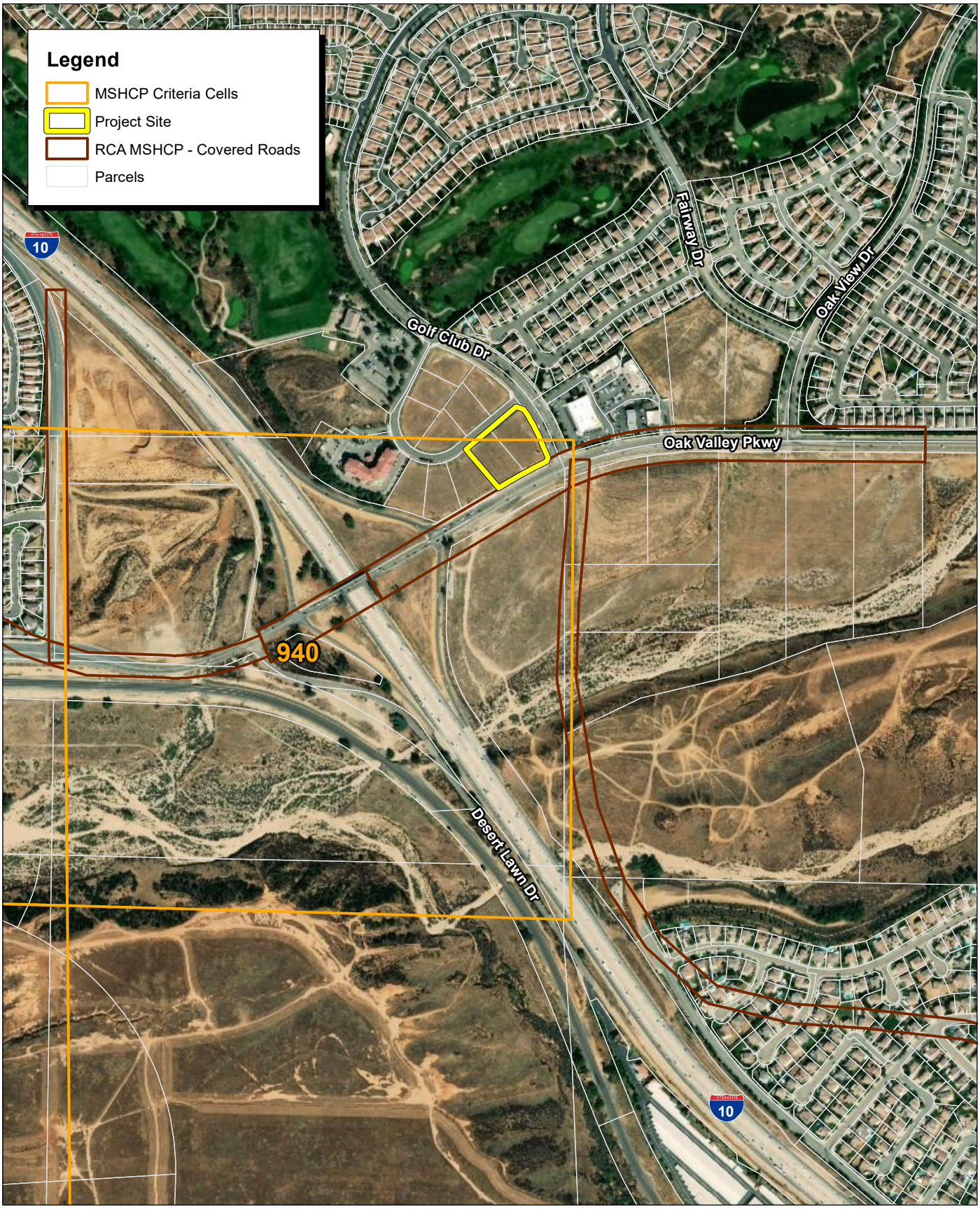
Exhibit 6
MSHCP Survey Area Map
Burrowing Owl



Source: ESRI Aerial Imagery. Western Riverside County Regional Conservation Authority (RCA).

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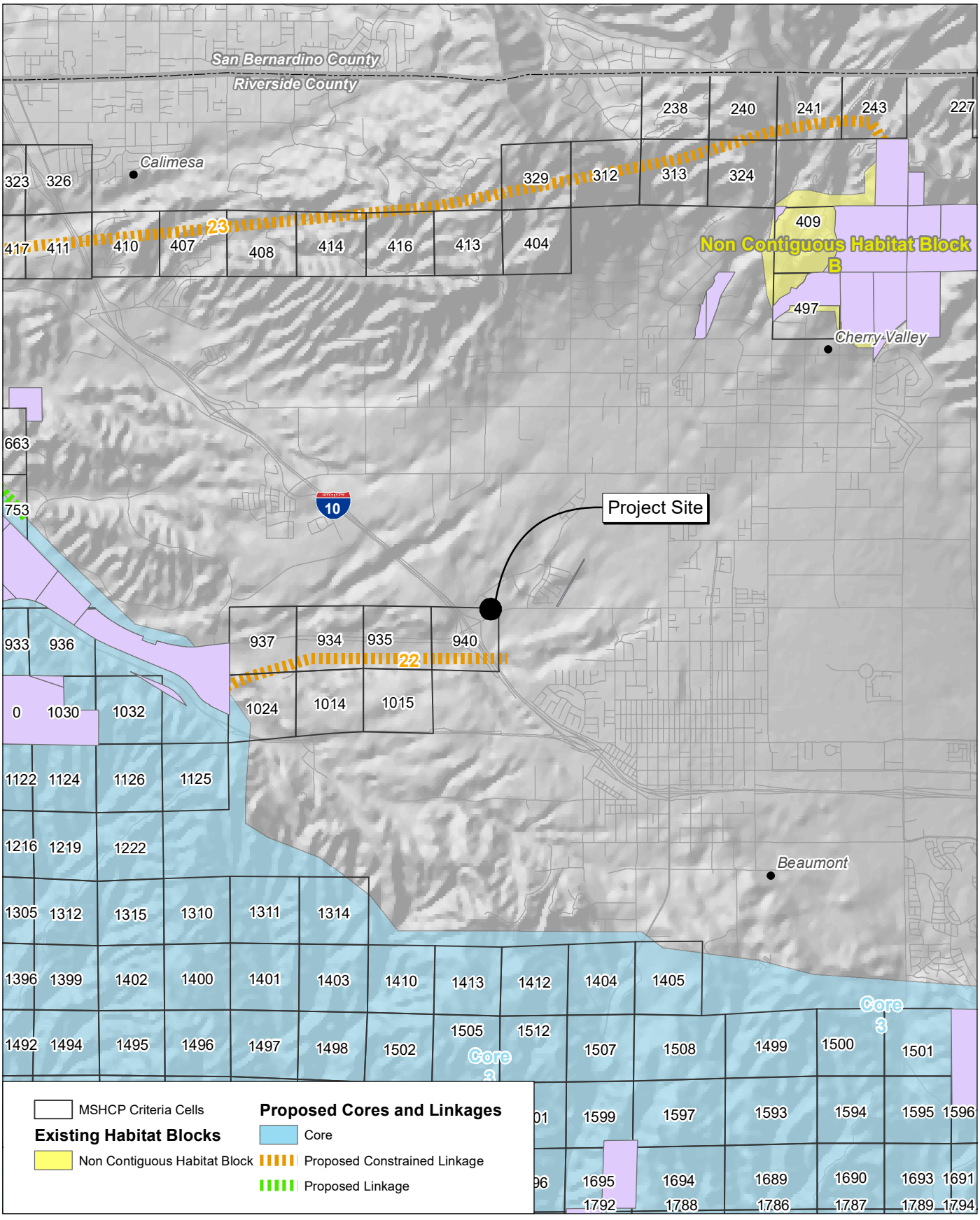
Exhibit 7
RCA MSHCP Covered Roads

According to MSHCP Section 3.2.2., the MSHCP Conservation Area, in addition to the features incorporated in the MSHCP Area map (RCA map), the MSHCP Conservation Area may be described in terms of several specific analysis factors considered during the conservation planning process. These include bioregions, vegetation, soils, patch size, and edge affected lands (County of Riverside Transportation and Land Management Agency 2003). The MSHCP Conservation Area may also be described in terms of Cores and Linkages. According to MSHCP Section 3.2.3, Cores and Linkages within the MSHCP Conservation Area, a Core is block of habitat of appropriate size, configuration, and vegetation characteristics to generally support the life history requirements of one or more MSHCP covered species. A Linkage is connection between Core Areas with adequate size, configuration and vegetation characteristics to generally provide for "Live-In" Habitat and/or provide for genetic flow for identified Planning Species.

As previously discussed, a portion of the project site is located within Criteria Area 940, which according to the RCA map, Description and Area Plan Criteria of the MSHCP Conservation Area, the conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 22 (Exhibit 8, MSHCP Criteria Areas Map). However, the project site is not located within 100 feet of an MSHCP Conservation Area as described in MSHCP Section 3.2.2, including a bioregion, vegetation, or soils, nor is it located in or within 100 feet of a Core Area or the defined proximity to an Edge Affected Land After Completion of Reserve Assembly (please refer to MSHCP Section 3.2.2.). Proposed Constrained Linkage 22 is described in detail below for the purposes of this analysis.

According to MSHCP Section 3.2.3, Proposed Constrained Linkage 22 is comprised of the portion of San Timoteo Creek extending west from I-10 to De Anza Cycle Park. This Linkage provides habitat for certain species and a connection to Core Area in the Badlands. This Linkage is constrained by I-10 to the east, San Timoteo Canyon Road and railroad tracks to the north, State Route 60 (SR-60) to the south, and by existing agricultural land uses within the City of Beaumont. Planning Species for which Habitat is provided for within this Linkage include least Bell's vireo and Los Angeles pocket mouse. In addition to maintenance of habitat quality, maintenance of floodplain processes along the San Timoteo Creek is important. This Linkage likely provides for movement of common mammals such as bobcat. I-10, SR-60, and San Timoteo Canyon Road are major activities listed as potentially affecting this Linkage. Due to the project site's almost immediate vicinity to I-10, and location at the northern edge of Criteria Area 940, it is likely that the site is included within the 140 acres defined as an edge area for the Linkage.

The project site is zoned by the City of Beaumont as Commercial. The project site is not located within an area slated for "Existing or Pending Conservation" (RCA 2019). Additionally, the project site does not feature "Avoidance Areas," areas that must be protected by, or proposed to be protected by, deed restriction. Additionally, the proposed project's development of the entire 2.28-acre site will therefore not contribute to "Undeveloped Areas Potentially Available for Future Conservation."



Source: USGS NED, Riverside County MSHCP, Census 2000 data.

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Exhibit 8
MSHCP Criteria Areas Map

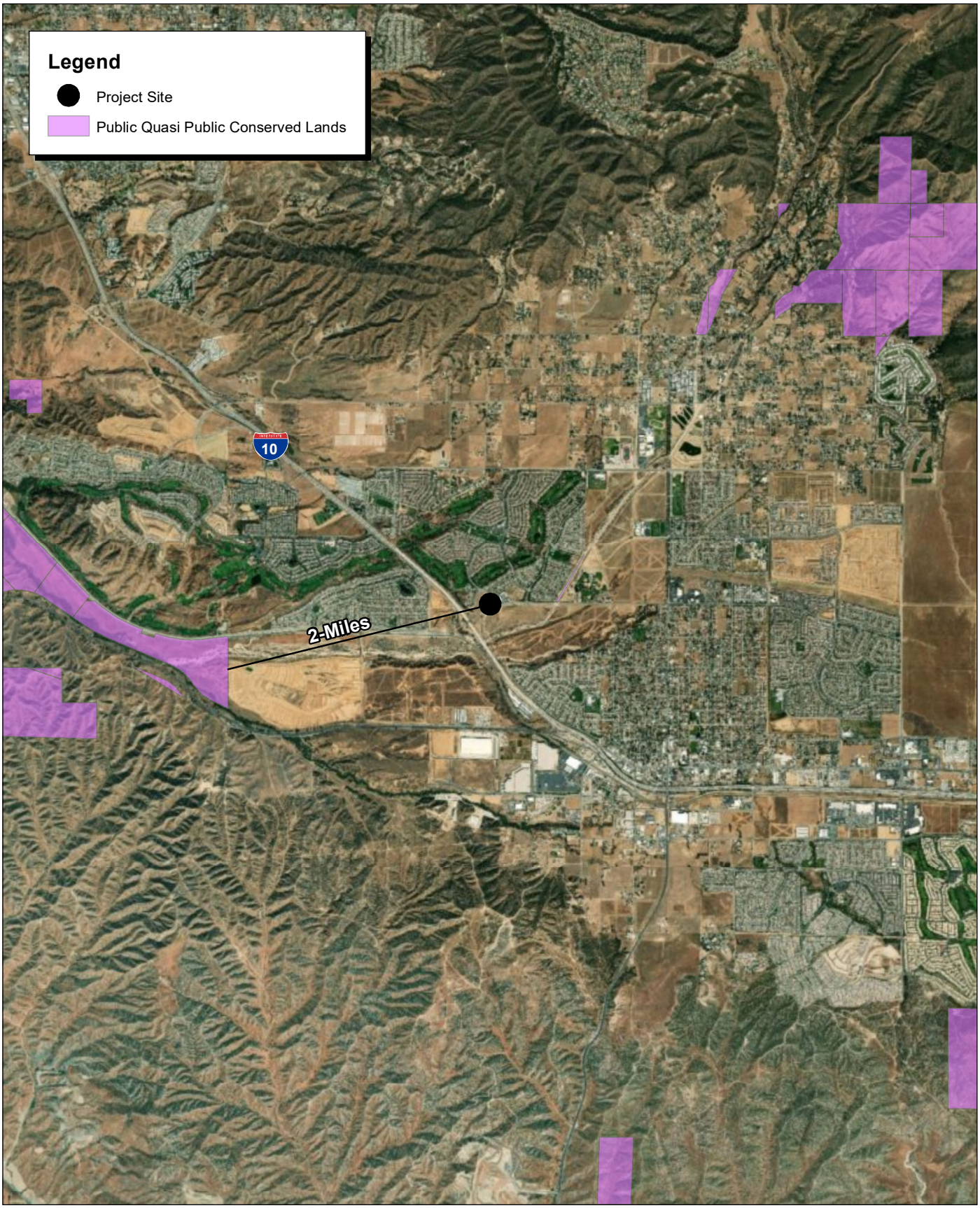
2.1 - Public Quasi-Public Lands

2.1.1 - Public Quasi-Public Lands in Reserve Assemble Analysis

According to the MSHCP in Section 3.2.1, Figure 3-1, The MSHCP Plan Map, the 2.28-acre project site consisting of APNs 400-530-006 (1.0 acre) and APN 400-530-007 (1.28 acres) is not depicted as PQP land (County of Riverside Transportation and Land Management Agency 2003) (Exhibit 9, Public Quasi Public Conserved Lands). Furthermore, and according to Figure 3-1, the project site is not located in an area designated as Rural Mountainous Designation in the MSHCP Area, American Indian Lands, Lake, Preexisting Conservation Agreements, or San Jacinto Wildlife Area Additional Acquisitions.

2.1.2 - Project Impacts to Public Quasi-Public Lands

The project site is not located within, or adjacent to an area designated as Public/Quasi-Public Conserved Lands. The project would therefore not have impacts to PQP designated lands.



Source: ESRI Aerial Imagery. Western Riverside County Regional Conservation Authority (RCA).

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Exhibit 9
Public Quasi Public Conserved Lands

SECTION 3: VEGETATION MAPPING

3.1 - Methods

Prior to performing the habitat assessment, a literature review was conducted of the environmental setting of the project site. This included a review of the most recent records of the California Natural Diversity Database (CNDDB) managed by the California Department of Fish and Wildlife (CDFW 2015) and the CNPS Electronic Inventory (CNPSEI) of Rare and Endangered Vascular Plants of California (2015) for the Beaumont, California United States Geological Survey (USGS) 7.5-minute topographic quadrangle map (1978). The literature reviewed also included the United States Department of Agriculture (USDA 1971) Soil Survey for the project site (Exhibit10, Soils Map. Federal Register listings, survey protocols, and species data published by the United States Fish and Wildlife Service (USFWS 1993) and CDFW (2015) were reviewed in conjunction with anticipated federal and State listed species potentially occurring in the vicinity. The Regional Conservation Authority MSHCP Information Map was reviewed for the project's APNs to determine if the project site falls within a required survey area for the Western Riverside County MSHCP (RCA 2019). The results of the literature review are provided in Appendix B to this report.

An FCS biologist reviewed current USGS 7.5-minute topographic quadrangle maps and aerial photographs as a preliminary analysis of the existing conditions within the project site and immediate vicinity. Information obtained from the review of the topographic maps included elevation range, general watershed information, and potential drainage feature locations (USGS 1986). Aerial photographs provide a perspective of the most current site conditions relative to on-site and off-site land use, plant community locations, and potential locations of wildlife movement corridors.

The habitat assessment of the project site was conducted on October 31, 2018, from 1:00 p.m. to 2:00 p.m. Weather conditions during the habitat assessment were sunny, with clear skies and a temperature of 72°F. There were no incidents of rain near the project site within the past 10 days of the habitat assessment date. The survey included the investigation of a 500-foot buffer surrounding the project site. The habitat assessment was conducted on foot during daylight hours. Vegetation on-site was mapped using 20-meter transects.

3.2 - Existing Conditions and Results

The bulk of the project site is barren and appears to be covered with fill dirt. The soils on-site appear to be made up primarily of fill material. According to the literature search, three types of soils are found on the project site. The majority of the site consists of Terrace escarpments (TeG) throughout the center, with smaller sections of Tujunga loamy sand (TvC) on the western portion of the site near Oak Valley Village Circle, and Hanford coarse sandy loam (HeC2) on the eastern portion of the site near Oak Valley Parkway (please refer to Exhibit 10).

Source: ESRI Aerial Imagery. USDA Soils Data, Western Riverside County.

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Exhibit 10
Soils Map

The site's eastern and western borders both have an approximately 10-foot landscaped buffer consisting of ornamental shrubs and irrigation infrastructure. The remainder of the site has a sparse cover of annual grasses, native annual forbs, and invasive species including Russian thistle (*Salsola tragus*) and yellow starthistle (*Centaurea solstitialis*). There are no trees on the site. The project site is predominantly composed of the Ruderal/Developed/Disturbed land cover type, which is described in detail below. The 500-foot buffer area surrounding the project site is largely composed of paved roadways, development, and ornamental landscaping associated with surrounding development. The 500-foot buffer area is composed of the Ruderal/Developed/Disturbed Land as well as Urban/Developed vegetation types, also described below.

The vegetation communities on site include Ruderal/Developed/Disturbed Land (2.0 acres) and Urban/Developed (0.28 acre). The proposed project will remove all of the vegetation on-site, with the possible exception of the ornamental landscaping included in the Urban/Developed vegetation community for the purposes of this analysis ("landscaped areas that often require irrigation"). A complete description of the community or land cover type is based on Holland (1986), and the extent to which it occurs on and within the project and 500-foot buffer area is provided below (Exhibit 11, Plant Communities).

3.3 - Ruderal/Developed/Disturbed Land (2.0 acres)

Ruderal/Developed/Disturbed Land is classified as areas that have been physically disturbed (by previous legal human activity) and are no longer recognizable as a native or naturalized vegetation association, but continues to retain a soil substrate. Typically, vegetation, if present, is nearly exclusively composed of non-native plant species such as ornamentals or ruderal exotic species that take advantage of disturbance, or shows signs of past or present animals usage that removes any capacity of providing viable natural habitat for uses other than dispersal. Examples of disturbed land include areas that have been graded, repeatedly cleared for fuel management purposes, and/or experienced repeated use that prevents natural vegetation, recently graded firebreaks, graded construction pads, construction staging areas, off-road vehicle trails, and old home sites. Vegetation within this plant community varies based on the type and frequency of disturbance.

The dominant plant species observed within the project site includes soft chess (*Bromus hordeaceus*), wild oat (*Avena fatua*), and barley (*Hordeum* sp.) in association with scattered mustard (*Brassica* sp.), sweet fennel (*Foeniculum vulgare*), and California buckwheat (*Eriogonum fasciculatum*), among others, including Russian thistle, yellow starthistle, and telegraph weed (*Heterotheca grandiflora*).

The proposed project would permanently remove the entirety of the 2.0 acres of the Ruderal/Developed/Disturbed Land vegetation type from the project site during construction and will not replace it. There would be no temporary vegetation impacts.

Source: ESRI Aerial Imagery.

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Exhibit 11
Plant Communities

3.4 - Urban/Developed (0.28 acre)

Developed land characterized by permanent or semi-permanent structures, pavement, or hardscape, and landscaped areas that often require irrigation. The urban/developed vegetation community includes land that has been constructed upon or otherwise covered with a permanent man-made surface. Areas where no natural land is evident, or because large amounts of debris or other materials have been placed upon it, may also be considered. Vegetation within the urban/developed land consists only of ornamental landscape vegetation with little to no native species observed, as is consistent with what was found within the project site's 500-foot buffer.

The site is considered to be disturbed land, and as such, it offers no habitat for both special-status wildlife and plants. Habitat for sensitive plants and MSHCP narrow endemic species does not exist on the site.

The proposed project may remove the 0.28 acre of Urban/Developed vegetation type from the project site during construction. The 0.28 acre is represented by the landscaped area with ornamental plants and irrigation infrastructure on the site.

SECTION 4: PROTECTION OF SPECIES ASSOCIATED WITH RIPARIAN/RIVERINE AREAS AND VERNAL POOLS (MSHCP SECTION 6.1.2)

4.1 - Riparian Riverine

4.1.1 - Methods

Prior to conducting the habitat assessment, FCS biologists reviewed USGS topographic maps, USFWS "blue line maps," and aerial photography to identify any potential natural drainage features and water bodies. In general, all surface drainage features identified as blue-line streams on USGS and USFWS maps and linear patches of vegetation are expected to exhibit evidence of flows and considered potentially subject to State and federal regulatory authority as "waters of the United States and/or State." A preliminary assessment was conducted to determine the location of any existing drainages and limits of project-related grading activities, to aid in determining if a formal delineation of waters of the United States or State is necessary (Exhibit 12, USFWS National Wetlands Inventory Map).

The RCA map did not indicate MSHCP riparian or riverine features as part of the information provided for each parcel. An assessment of MSHCP riparian and riverine features was conducted as part of the habitat assessment.

The habitat assessment of the project site was conducted on October 31, 2018, from 1:00 p.m. to 2:00 p.m. Weather conditions during the habitat assessment were sunny, with clear skies and a temperature of 72°F. There were no incidents of rain near the project site within the past 10 days of the habitat assessment date. The survey included the investigation of a 500-foot buffer surrounding the project site. The habitat assessment was conducted on foot during daylight hours. Because the literature search revealed that no riparian or riverine features are located on the project site, a comprehensive protocol-level survey for such features was not warranted.

4.1.2 - Existing Conditions and Results

The USFWS National Wetlands Inventory Map of the project site indicates that the project site contains no wetlands or other hydrological features that meet criteria as waters of the United States (please refer to Exhibit 12). Further, no hydrologic features or MSHCP riparian/riverine features were observed within the proposed project site or overall survey area during the habitat assessment. The indicators of hydrologic and riparian/riverine habitat include bed and bank features, drainage features, riparian vegetation, hydrophytic vegetation, hydric soils, or wetland hydrology. Further, the project site is predominantly barren of vegetation and does not contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year that would be indicative of riparian/riverine areas. The project site does not contain natural or man-made features on site that may have drainage/connectivity to downstream existing or future Conservation Areas that may be MSHCP resources. There is no indication that any area of the project site may have a hydrologic connection to a Conserved Area.

Source: ESRI Aerial Imagery. USFWS NWI Data.

FIRSTCARBON SOLUTIONS™

1,000 500 0 1,000
Feet

Exhibit 12
USFWS National Wetlands Inventory Map

Irrigation lines were observed on-site along the eastern and western borders of the project site to sustain ornamental plantings on the edge of the site.

There are no MSHCP riparian/riverine features on-site, or within the 500-foot buffer area. The proposed project will not affect MSHCP riparian/riverine features.

4.1.3 - Impacts

The proposed project will not affect jurisdictional, riparian, or riverine features as none are located on-site.

4.1.4 - Mitigation

The proposed project will not affect jurisdictional, riparian, or riverine features as none are located on-site. No mitigation is required.

4.2 - Vernal Pools

4.2.1 - Methods

As previously discussed, prior to conducting the habitat assessment, FCS biologists reviewed USGS topographic maps, USFWS "blue line maps," and aerial photography to identify any potential natural drainage features and water bodies, including vernal pools. Aerial photographs and digital map imagery were extensively researched for vernal pools prior to visiting the site. No vernal pools were indicated on photographs or digital map imagery. The literature reviewed also included the USDA Soil Survey (USDA 1971) for the project site (please refer to Exhibit 10).

The habitat assessment of the project site was conducted on October 31, 2018, from 1:00 p.m. to 2:00 p.m. Weather conditions during the habitat assessment were sunny, with clear skies and a temperature of 72°F. There were no incidents of rain near the project site within the past 10 days of the habitat assessment date. The survey included the investigation of a 500-foot buffer surrounding the project site. The habitat assessment was conducted on foot during daylight hours. Although the likelihood of vernal pools existing on-site was low, as indicated by the literature review, a cursory assessment of potentially jurisdictional features, including vernal pools, was conducted as part of the habitat assessment.

4.2.2 - Existing Conditions

The USFWS National Wetlands Inventory Map of the project site indicates that the project site contains no vernal pools or other hydrological features that meet criteria as waters of the United States. Further, no vernal pools or indicators of vernal pools (appropriate soil, vegetation, and hydrology) were observed within the proposed project site or overall survey area during the habitat assessment.

The soils on-site appear to be made up primarily of fill material. According to the literature search, three types of soils are found on the project site. The majority of the site consists of Terrace escarpments (TeG) throughout the center, with smaller sections of Tujunga loamy sand (TvC) on the

western portion of the site near Oak Valley Village Circle, and Hanford coarse sandy loam (HeC2) on the eastern portion of the site near Oak Valley Parkway (please refer to Exhibit 10).

Hanford coarse sandy loam has slopes of 2 to 8 percent, and Tujunga loamy sand has a 0 to 8 percent slope. Hanford and Tujunga are both formed from granitic sources. Terrace escarpments are made up of Cowlitz soils, consisting of deep, excessively drained soils with rapid permeability. Hanford and Tujunga form from alluvial fans and floodplains, while Terrace escarpments form in gravelly debris flow or dredge material. Tujunga sandy loam is made up of deep, somewhat excessively drained soils with low runoff.

Terrace escarpments have rapid permeability, while Hanford soils have rapid permeability, and Tujunga has high-saturated hydraulic conductivity.

None of these soil types is considered by the National Resource Conservation Service (NRCS) to be hydric soils that would be representative of vernal pools or other riparian features.

The project site has been highly modified in the past by the incorporation of fill dirt. The project site is currently vacant and predominantly barren of vegetation.

There are no vernal pools or features indicative of the historic presence of vernal pools on-site, or within the 500-foot buffer area. The proposed project will not affect vernal pools.

4.2.3 - Impacts

The proposed project will not affect vernal pools as none are located on site.

4.2.4 - Mitigation

The proposed project will not affect vernal pools as none are located on site. No mitigation is required.

4.3 - Fairy Shrimp

4.3.1 - Methods

As previously discussed, prior to conducting the habitat assessment, FCS biologists reviewed USGS topographic maps, USFWS “blue line maps,” and aerial photography to identify any potential natural drainage features and water bodies, including vernal pools.

The habitat assessment of the project site was conducted on October 31, 2018, from 1:00 p.m. to 2:00 p.m. Weather conditions during the habitat assessment were sunny, with clear skies and a temperature of 72°F. There were no incidents of rain near the project site within the past 10 days of the habitat assessment date. The survey included the investigation of a 500-foot buffer surrounding the project site. The habitat assessment was conducted on foot during daylight hours. Because vernal pools do not exist on the project site, a survey for fairy shrimp was not warranted.

4.3.2 - Existing Conditions

The USFWS National Wetlands Inventory Map of the project site indicates that the project site contains no vernal pools or other hydrological features that meet criteria as waters of the United States. Further, no vernal pools or indicators of vernal pools were observed within the proposed project site or overall survey area during the habitat assessment.

As previously discussed, there are no vernal pools or features indicative of the historic presence of vernal pools on-site, or within the 500-foot buffer area. Due to a lack of vernal pool habitat on-site, it was concluded that fairy shrimp cannot exist on the site.

4.3.3 - Impacts

Because no vernal pools, vernal pool features, or fairy shrimp exist on the project site, there will be no impacts to fairy shrimp.

4.3.4 - Mitigation

Because no vernal pools, vernal pool features, or fairy shrimp exist on the project site, there will be no impacts to fairy shrimp. Mitigation is not necessary for fairy shrimp.

4.4 - Riparian Birds

4.4.1 - Methods

A literature search for the site was conducted to prior to the habitat assessment. As part of the literature search, an FCS biologist compiled a list of threatened, endangered, and otherwise special-status species previously recorded within the general project vicinity. The list was based on a search of the CDFW CNDDB (2018), a special-status species and plant community account database, and the CNPSEI of Rare and Endangered Vascular Plants of California database (CNPS 2018) for the Beaumont USGS 7.5-minute topographic quadrangle map. The CNDDB Biogeographic Information and Observation System database (BIOS 5) was used to determine the distance between known recorded occurrences of special-status species and the project site (CDFW 2005).

The habitat assessment of the project site was conducted on October 31, 2018 from 1:00 p.m. to 2:00 p.m. Weather conditions during the habitat assessment were sunny, with clear skies and a temperature of 72°F. There were no incidents of rain near the project site within the past 10 days of the habitat assessment date. The survey included the investigation of a 500-foot buffer surrounding the project site. The habitat assessment was conducted on foot during daylight hours. An assessment of potentially jurisdictional features, including riparian and riverine features, habitat assessment, and riparian birds were conducted as part of the habitat assessment.

4.4.2 - Existing Conditions and Results

The vegetation community and land cover types discussed above provide habitat for a limited number of local wildlife species. The vegetation communities on-site include Ruderal/Developed/Disturbed Land and Urban/Developed (irrigated landscaping), as discussed in

Section 4, Vegetation Mapping, of this report. There are no riparian vegetation species on the project site that would provide nesting, breeding, or foraging habitat for riparian birds.

The wildlife species observed on and near the site during the habitat assessment were common species typically found in urban and rural areas within Riverside County. Wildlife activity was moderate during the habitat assessment. Common birds observed on-site during the habitat assessment were common raven (*Corvus corax*), northern mockingbird (*Mimus polyglottos*), and black phoebe (*Sayornis nigricans*). No riparian birds were observed on site during the field study.

The project site does not contain riverine or riparian habitat, nor is it located near an area containing suitable habitat for riparian birds. The project site does not have nesting or foraging habitat for riparian bird species.

4.4.3 - Impacts

The project site and surrounding area do not contain riverine or riparian habitat, and no riparian birds were observed on site. According to the literature search, the project site does not contain habitat for or habitat potential for riparian birds. The construction and operation of the proposed project would not impact riparian birds.

4.4.4 - Mitigation

The project site does not contain riparian birds, nor does it have habitat or habitat potential for riparian birds. The project would not impact riparian birds and no mitigation is required.

SECTION 5: PROTECTION OF NARROW ENDEMIC PLANT SPECIES (MSHCP SECTION 6.1.3)

5.1.1 - Methods

An FCS biologist compiled a list of threatened, endangered, and otherwise special-status plant species previously recorded within the general project vicinity. The list was based on a search of the CDFW CNDDB (2018), a special-status species and plant community account database, and the CNPSEI of Rare and Endangered Vascular Plants of California database (CNPS 2018) for the Beaumont USGS 7.5-minute topographic quadrangle map.

The CNDDB BIOS 5 was used to determine the distance between known recorded occurrences of special-status species and the project site (CDFW 2005).

According to the RCA map, the 1.28-acre portion of the site within APN 400-530-007 is in a Narrow Endemic Plan survey area for Munz's onion and many-stemmed dudleya (RCA 2019). During the habitat assessment, the project site was inspected for the presence of and habitat potential for these two species.

The habitat assessment of the project site was conducted on October 31, 2018 from 1:00 p.m. to 2:00 p.m. Weather conditions during the habitat assessment were sunny, with clear skies and a temperature of 72°F. There were no incidents of rain near the project site within the past 10 days of the habitat assessment date. The survey included the investigation of a 500-foot buffer surrounding the project site. The habitat assessment was conducted on foot during daylight hours. Special attention was paid to any potential sensitive habitats or areas on-site that could potentially support special-status floral and faunal species, as well as MSHCP species indicated by the RCA map, including burrowing owl, Munz's onion, and many-stemmed dudleya. Additional parameters of investigation included general habitat, soil conditions, and presence of indicator species, slope, aspect, and hydrology. The habitat assessment was conducted outside of the March to May survey period for Munz's onion, and the May–June survey period for many-stemmed dudleya.

5.1.2 - Existing Conditions and Results

As described in Section 4, Vegetation Mapping of this Consistency Analysis, the bulk of the project site and 500-foot buffer area is barren. The majority of the project site is covered with fill dirt and the surrounding area is predominantly roadways. The site's eastern and western borders both have an approximately 10-foot landscaped buffer consisting of ornamental shrubs and irrigation infrastructure. The remainder of the site has a sparse cover of annual grasses, native annual forbs, and invasive species including Russian thistle and yellow starthistle. There are no trees on the site. The project site is composed of the Ruderal/Developed/Disturbed land cover type, as previously described in Section 4, Vegetation Mapping, of this report.

Thread-leaved brodiaea (*Brodiaea filifolia*), slender-horned spineflower (*Dodecahema leptoceras*), Santa Ana River woollystar (*Eriastrum densifolium*), many-stemmed dudleya, and Munz's onion were

not found on-site during the habitat assessment. However, the habitat assessment conducted for the MSHCP Habitat Assessment is a general survey of the site, and not a focused survey for narrow endemic species. The site was not investigated in season for these species using protocol for focused surveys of the species.

Munz's onion is a California Threatened Plant species, which means that killing or possessing the plant is prohibited by the California Endangered Species Act (CESA). It is also listed as endangered under the federal Endangered Species Act (FESA). Munz's onion is a bulb-forming perennial herb that grows in wet clay soils within grassland and sage scrub habitats. Munz's onion is endemic to western Riverside County in grassland, sage scrub, or juniper woodland communities (CDFW 2019). There are no grassland, sage scrub, or juniper woodland communities on the project site. Habitat for Munz's onion therefore does not exist on the project site.

Many-stemmed dudleya is an MSHCP narrow endemic species found in heavy, often clay soils, coastal plains, and sandstone outcrops (UC Berkeley 2019). The project site lacks these soil and habitat features. The project site is also highly disturbed. Habitat for many-stemmed dudleya therefore does not exist on the project site.

The existing conditions on-site do not provide habitat for the MSHCP narrow endemic species identified for APN 400-530-007. The site is considered to be disturbed land, and as such, it offers no suitable habitat for both special-status and MSHCP narrow endemic plant species. Habitat for the narrow endemic plant species listed by the MSHCP does not exist on site.

5.1.3 - Impacts

The site is considered to be disturbed land, and as such, it offers no suitable habitat for both special-status wildlife and plants. No sensitive, threatened, or endangered plant species were found on the site during the field survey.

5.1.4 - Mitigation

Habitat for the narrow endemic plant species listed by the MSHCP does not exist on site. Focused surveys for the species are not required.

SECTION 6: ADDITIONAL SURVEY NEEDS AND PROCEDURES (MSHCP 6.3.2)

A total of 0.93 acre of APN 400-530-006 and 0.62 acre of APN 400-530-007 are located within Criteria Area 940 (please refer to Exhibit 4).

6.1 - Criteria Area Plant Species

APN 400-530-006 and APN 400-530-007 are not located in criteria area plant species survey area (RCA 2019).

6.2 - Amphibians

APN 400-530-006 and APN 400-530-007 are not located in an amphibian survey area (RCA 2019).

6.2.1 - Methods

Because APN 400-530-006 and APN 400-530-007 are not located in an amphibian survey area, the site was not analyzed for amphibians.

6.2.2 - Existing Conditions and Results

Not applicable.

6.2.3 - Impacts

Not applicable.

6.3 - Burrowing Owl

APN 400-530-007 is located within a survey area for burrowing owl; APN 400-530-006 is not.

6.3.1 - Methods

Habitat potential for burrowing owl was determined using "Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area" (dated March 29, 2006) (RCA 2005).

The burrowing owl is a California Species of Special Concern due to their decline in the State of California over the past 30 years. The species inhabits short-grass prairies, grasslands, lowland scrub, agricultural lands (particularly rangelands), prairies, coastal dunes, and desert floors (RCA 2005). The burrowing owl may also use golf courses, cemeteries, road allowances within cities, airports, vacant lots in residential areas, university campuses, fairgrounds, abandoned buildings, and irrigation ditches (RCA 2005). The presence of recently excavated burrows is the primary habitat requirement for nesting (RCA 2005). They may also use pipes, culverts, and nest boxes where burrows are scarce.

One burrow is typically selected for use as the nest; however, satellite burrows are usually found in the immediate vicinity of the nest burrow within the defended territory of the owl (RCA 2005).

The habitat assessment of the project site was conducted on October 31, 2018, from 1:00 p.m. to 2:00 p.m. Weather conditions during the habitat assessment were sunny, with clear skies and a temperature of 72°F. There were no incidents of rain near the project site within the past 10 days of the habitat assessment date. The survey included the investigation of a 500-foot buffer surrounding the project site. The habitat assessment was conducted on foot during daylight hours. The study area was surveyed for the burrowing owl as part of the habitat assessment habitat assessment using the 2005 Burrowing Owl Survey Instructions for the Western Riverside County MSHCP Area (RCA 2005). The entire project site (not just the relevant portion of APN 400-530-007) was walked to identify if the presence of burrowing owl habitat existed on site, per Step I: Habitat Assessment of the aforementioned protocol.

Burrowing owls typically use burrows made by fossorial (adapted for burrowing or digging) mammals, such as California ground squirrels or badgers (*Taxidea taxus*), and they often utilize man-made structures, such as earthen berms (RCA 2005). Because California ground squirrel burrows were found within the project site, the 500-foot buffer area surrounding the site was inspected for burrowing owl habitat potential, as is required by protocol.

6.3.2 - Existing Conditions and Results

The project site appears to have been graded at some point and is predominantly covered with piles of fill dirt and is compacted throughout. California ground squirrel and their burrows were observed within areas of the project site and 500-foot buffer area during the Step I: Habitat Assessment portion of the survey. While the project site is not located in an MSHCP Survey Area for burrowing owl, the 500-foot buffer area is (please refer to Exhibit 6). The California ground squirrel burrows on site and within the buffer area were inspected for any sign of burrowing owl habitat or signs that burrowing owl are using the site or buffer area (i.e. whitewash, feathers, or castings). It was concluded that the burrows present were currently occupied by California ground squirrels only. No indicators of the presence of burrowing owls utilizing the burrows, or of burrowing owl were detected on-site. Due to extensive soil compaction on the site and limited vegetation, vast areas of the site and buffer area do not have California ground squirrel burrows. In particular, the 0.62-acre portion of APN 400-530-007 within Criteria Area 940 and adjacent to Oak Valley Parkway contains larger fill dirt mounds that could feasibly provide California ground squirrel habitat but do not have burrows. It was concluded that the project site's likelihood of providing even low-quality habitat for burrowing owl does not currently exist, and is unlikely to exist in the future.

6.3.3 - Impacts

Due to a complete lack of habitat on the site for burrowing owl, Step II of the MSHCP survey instructions (Locating Burrows and Burrowing Owls) was not conducted. However, pre-construction burrowing owl surveys are recommended due to the project site's location immediately adjacent to an MSHCP Survey Area for burrowing owl (please refer to Exhibit 6). Construction and operation of the proposed project is unlikely to have impacts to burrowing owl habitat or burrowing owls within

APN 400-530-007 within Criteria Area 940, nor the remainder of the project site. The implementation of Mitigation Measure BIO-1 will further ensure that the species, if found on-site, are not harmed.

6.3.4 - Mitigation

Pre-construction surveys for burrowing owl are recommended to further reduce any potential for impacts to burrowing owl. Pre-construction surveys for burrowing owl should be conducted not more than 30 days prior to the initiation of ground disturbance.

BIO-1 MSHCP Protocol and Preconstruction Surveys for Burrowing Owl: To minimize impacts and to adhere to the Western Riverside MSHCP mitigation requirements regarding burrowing owl, it is recommended that:

- Conduct Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (protocol dated March 29, 2006).
- No more than 30 days prior to the first ground-disturbing activities, the project applicant shall retain a qualified biologist to conduct a preconstruction survey on the project site. The survey shall establish the presence or absence of western burrowing owl and/or habitat features and evaluate use by owls in accordance with CDFW survey guidelines.
- On the parcel where the activity is proposed, the biologist shall survey the proposed disturbance footprint and a 500-foot radius from the perimeter of the proposed footprint to identify burrows and owls. Adjacent parcels under different land ownership need not be surveyed. The survey shall take place near the sunrise or sunset in accordance with CDFW guidelines. All burrows or burrowing owls shall be identified and mapped. During the breeding season (February 1–August 31), surveys shall document whether burrowing owls are nesting on or directly adjacent to disturbance areas. During the non-breeding season (September 1–January 31), surveys shall document whether burrowing owls are using habitat on or directly adjacent to any disturbance area. Survey results will be valid only for the season during which the survey is conducted.
- If burrowing owls are not discovered, further mitigation is not required. If burrowing owls are observed during the pre-construction surveys, the applicant shall perform the following measures to limit the impact on the burrowing owls:
    1. Avoidance shall include establishment of a 160-foot non-disturbance buffer zone. Construction may occur during the breeding season if a qualified biologist monitors the nest and determines that the birds have not begun egg laying and incubation, or that the juveniles from the occupied burrows have fledged. During the non-breeding season (September 1-January 31), the project proponent shall avoid the owls and the burrows they are using, if possible. Avoidance shall include the establishment of a 160-foot nondisturbance buffer zone.

2. If it is not possible to avoid occupied burrows, passive relocation shall be implemented. Owls shall be excluded from burrows in the immediate impact zone and within a 160-foot buffer zone by installing one-way doors in burrow entrances. These doors shall be in place for 48 hours prior to excavation. The project area shall be monitored daily for 1 week to confirm that the owl has abandoned the burrow. Whenever possible, burrows should be excavated using hand tools and refilled to prevent re-occupation. Plastic tubing or a similar structure shall be inserted in the tunnels during excavation to maintain an escape route for any owls inside the burrow.

BIO-2 Procedures if Burrowing Owl is found on-site: Focused burrow survey that includes natural burrows or suitable man-made structures needs to be conducted as described below.

- A systematic survey for burrows including burrowing owl sign should be conducted by walking through suitable habitat over the entire survey area (i.e. the project site and within 150 meters). Pedestrian survey transects need to be spaced to allow 100percent visual coverage of the ground surface.
- The distance between transect center lines should be no more than 30 meters (approximately 100 feet) and should be reduced to account for differences in terrain, vegetation density, and ground surface visibility. To efficiently survey projects larger than 100 acres, it is recommended that two or more qualified surveyors conduct concurrent surveys.
- The location of all suitable burrowing owl habitat, potential owl burrows, burrowing owl sign, and any owls observed should be recorded and mapped, including GPS coordinates. If the survey area contains natural or man-made structures that could potentially support burrowing owls, or owls are observed during the burrow surveys, the systematic surveys should continue as prescribed in Part B. If no potential burrows are detected, no further surveys are required. A written report including photographs of the project site, location of burrowing owl habitat surveyed, location of transects, and burrow survey methods should be prepared. If the report indicates further surveys are not required, then the report should state the reason(s) why further focused burrowing owl surveys are not necessary.
- Focused Burrowing Owl Surveys will consist of site visits on four separate days. The first one may be conducted concurrent with the Focused Burrow Survey.
  1. Upon arrival at the survey area and prior to initiating the walking surveys, surveyors using binoculars and/or spotting scopes should scan all suitable habitat, location of mapped burrows, owl sign, and owls, including perch locations to ascertain owl presence. This is particularly important if access has not been granted for adjacent areas with suitable habitat.
  2. A survey for owls and owl sign should then be conducted by walking through suitable habitat over the entire project site and within the adjacent 150

meters (approximately 500 feet). These "pedestrian surveys" should follow transects (i.e. Survey transects that are spaced to allow 100 percent visual coverage of the ground surface. The distance between transect centerlines should be no more than 30 meters (approximately 100 feet) and should be reduced to account for differences in terrain, vegetation density, and ground surface visibility. To efficiently survey projects larger than 100 acres, it is recommended that two or more qualified surveyors conduct concurrent surveys. It is important to minimize disturbance near occupied burrows during all seasons.

3. If access is not obtained, then the area adjacent to the project site shall also be surveyed using binoculars and/or spotting scopes to determine if owls are present in areas adjacent to the project site. This 150-meter buffer zone is included to fully characterize the population. If the site is determined not to be occupied, no further surveys are required until 30 days prior to grading (see Pre-construction Surveys below).

After completion of appropriate surveys, a final report shall be submitted to the Riverside County Environmental Programs Department and the RCA Monitoring Program Administrator, which discusses the survey methodology, transect width, duration, conditions, and results of the survey. Appropriate maps showing burrow locations shall be included.

6.4 - Mammals

APN 400-530-006 and APN 400-530-007 are not located in a mammal survey area (RCA 2019).

6.4.1 - Methods

Because APN 400-530-006 and APN 400-530-007 are not located in a mammal survey area, the site was not analyzed specifically for mammals.

6.4.2 - Existing Conditions and Results

Not applicable.

6.4.3 - Impacts

Not applicable.

SECTION 7: INFORMATION ON OTHER SPECIES

7.1 - Delhi Sands Flower Loving Fly

7.1.1 - Methods

Survey areas for Delhi sands flower loving fly (*Rhaphiomidas terminatus abdominalis*) are not identified by the MSHCP. Therefore, the project site was inspected for habitat potential for the fly as part of the MSHCP Habitat Assessment conducted on October 31, 2018.

Prior to visiting the site, a literature search was conducted. Prior to performing the habitat assessment, a literature review was conducted of the environmental setting of the project site. This included a review of the most recent records of the CNDDB (CDFW 2015) and the CNPSEI of Rare and Endangered Vascular Plants of California (2015) for the Beaumont, California USGS 7.5-minute topographic quadrangle map (1978). The literature reviewed also included the USDA Soil Survey for the project site (USDA 1971).

7.1.2 - Existing Conditions and Results

The project site appears to have been graded at some point and is predominantly covered with piles of compacted fill dirt throughout.

According to the literature search, three types of soils are found on the project site. The majority of the site consists of Terrace escarpments (TeG) throughout the center, with smaller sections of Tujunga loamy sand (TvC) on the western portion of the site near Oak Valley Village Circle, and Hanford coarse sandy loam (HeC2) on the eastern portion of the site near Oak Valley Parkway (please refer to Exhibit 10). None of these soil types are known to be the Delhi soils necessary for Delhi sands flower loving fly.

Due to a lack of Delhi soils, the compacted nature of the soils, and the abundance of fill dirt on site, it was determined that habitat for Delhi sands flower loving fly does not exist on site. No further surveys are recommended.

7.1.3 - Impacts

Construction and operation of the proposed project would not have impacts to Delhi sands flower loving fly or their habitat on the project site.

7.1.4 - Mitigation

None required.

7.2 - Species Not Adequately Conserved

The wildlife species observed on and near the site during the habitat assessment were common species typically found in urban and rural areas within Riverside County. Wildlife activity was moderate during the habitat assessment. While avian activity was low, California ground squirrel

activity was high with numerous sightings during the habitat assessment. Common birds observed on-site during the habitat assessment were common raven, northern mockingbird, and black phoebe. None of the MSHCP Table 9-3 species occurs on the site, and no further analysis is required.

SECTION 8: GUIDELINES PERTAINING TO THE URBAN/WILDLANDS INTERFACE (MSHCP SECTION 6.1.4)

MSHCP Section 6.1.4, Guidelines Pertaining to the Urban/Wildlands Interface, discusses guidelines to address indirect effects associated with locating development in proximity to MSHCP Conservation Areas. MSHCP Conservation Areas, as defined in the MSHCP, are approximately 500,000 acres comprised of roughly 347,000 acres of PQP Lands and 153,000 acres of Additional Reserves Lands within western Riverside County. The Urban/Wildland Interface is defined as a zone (less than 100 feet) between the project site and the MSHCP Conservation Area. If a project is located adjacent to a Conservation Area, avoidance measures must be implemented.

As discussed in detail in Section 2, Reserve Assembly Analysis, a 1.55-acre portion of the project site is located within Criteria Area 940, which according to the RCA map, Description and Area Plan Criteria of the MSHCP Conservation Area, the conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 22 (please refer to Exhibit 8, MSHCP Criteria Areas Map). However, the project site is not located within 100 feet of an MSHCP Conservation Area as described in MSHCP Section 3.2.2, including a bioregion, vegetation, or soils, nor is it located in or within 100 feet of a Core Area or the defined proximity to an Edge Affected Land After Completion of Reserve Assembly (please refer to MSHCP Section 3.2.2). The project site is located in the northeastern corner of Criteria Area 940. The project site is located 1,049 feet to the north of a 3.35-acre site proposed as an MSHCP Conservation Area, as discussed in Section 2, and is separated from this feature, as well as the Noble Creek drainage by the Oak Valley Parkway and I-10. The project site is upland in nature and does not contain riparian/riverine features, as described in detail in Section 4, Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (MSHCP Section 6.1.2). Because the project site is not located adjacent to an existing or proposed MSHCP Conservation Area, consistency with MSHCP Section 6.1.4 is not required.

SECTION 9: BEST MANAGEMENT PRACTICES (VOLUME I, APPENDIX C)

The proposed project shall comply with the Standard BMPs of the MSHCP (Volume I, Appendix C), as follows:

1. A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.
2. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.
3. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.
4. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.
5. Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.
6. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7.
7. When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing of other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments off-site. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.
8. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city,

FWS, and CDFG, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.

9. Erodible fill material shall not be deposited into watercourses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.
10. The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.
11. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.
12. Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.
13. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).
14. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.
15. The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.

SECTION 10: REFERENCES

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Appendix A: Site Photographs

Photograph 1: View from project site southern boundary, looking northwest across the project site.

Photograph 2: View from project site southern boundary, looking southeast at the vacant lot adjacent to the project site, and southeast toward the Holiday Inn hotel.

Photograph 3: View from the southwest corner of the project site, looking northeast toward the intersection of Golf Club Drive and Oak Valley Parkway.

Photograph 4: Photo of the northeast corner of the project site, showing a portion of the project site, as well as a portion of the intersection of Golf Club Drive and Oak Valley Parkway and the retail center located north of the project site.

Photograph 5: Photo of the northeast corner of the project site, demonstrating the site's 500-foot buffer including the intersection of Golf Club Drive and Oak Valley Parkway.

Photograph 6: Photo from the northern boundary of the project site looking west, demonstrating the adjacent vacant lot and residential area to the northwest of the site.

Photograph 7: Photo taken at the southeastern boundary of the project site looking northeast, showing the ornamental, landscaped buffer on the project site's eastern boundary, adjacent lot, and residential housing to the northeast.

Photograph 8: Photo taken at the southern end of the site, looking southeast across the vacant lot to the south of the site, and the I-10 freeway.

Appendix B: Literature Review

Selected Elements by Common Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Beaumont (3311688))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
American badger *Taxidea taxus*	AMAJF04010	None	None	G5	S3	SSC
chaparral sand-verbena *Abronia villosa var. aurita*	PDNYC010P1	None	None	G5T2?	S2	1B.1
Coachella Valley milk-vetch *Astragalus lentiginosus var. coachellae*	PDFAB0FB97	Endangered	None	G5T1	S1	1B.2
coast horned lizard *Phrynosoma blainvillii*	ARACF12100	None	None	G3G4	S3S4	SSC
coastal whiptail *Aspidoscelis tigris stejnegeri*	ARACJ02143	None	None	G5T5	S3	SSC
Crotch bumble bee *Bombus crotchii*	IIHYM24480	None	None	G3G4	S1S2	
Dulzura pocket mouse *Chaetodipus californicus femoralis*	AMAFD05021	None	None	G5T3	S3	SSC
Jaeger's milk-vetch *Astragalus pachypus var. jaegeri*	PDFAB0F6G1	None	None	G4T2	S2	1B.1
least Bell's vireo *Vireo bellii pusillus*	ABPBW01114	Endangered	Endangered	G5T2	S2	
loggerhead shrike *Lanius ludovicianus*	ABPBR01030	None	None	G4	S4	SSC
Los Angeles pocket mouse *Perognathus longimembris brevinasus*	AMAFD01041	None	None	G5T1T2	S1S2	SSC
mesa horkelia *Horkelia cuneata var. puberula*	PDROS0W045	None	None	G4T1	S1	1B.1
Mojave tarplant *Deinandra mohavensis*	PDAST4R0K0	None	Endangered	G2	S2	1B.3
narrow-leaf sandpaper-plant *Petalonyx linearis*	PDLOA04010	None	None	G4	S3?	2B.3
northwestern San Diego pocket mouse *Chaetodipus fallax fallax*	AMAFD05031	None	None	G5T3T4	S3S4	SSC
orange-throated whiptail *Aspidoscelis hyperythra*	ARACJ02060	None	None	G5	S2S3	WL
Palmer's mariposa-lily *Calochortus palmeri var. palmeri*	PMLIL0D122	None	None	G3T2	S2	1B.2
Parry's spineflower *Chorizanthe parryi var. parryi*	PDPGN040J2	None	None	G3T2	S2	1B.1
Payson's jewelflower *Caulanthus simulans*	PDBRA0M0H0	None	None	G4	S4	4.2
Plummer's mariposa-lily *Calochortus plummerae*	PMLIL0D150	None	None	G4	S4	4.2

Selected Elements by Common Name

California Department of Fish and Wildlife

California Natural Diversity Database

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
purple martin *Progne subis*	ABPAU01010	None	None	G5	S3	SSC
San Diego desert woodrat *Neotoma lepida intermedia*	AMAFF08041	None	None	G5T3T4	S3S4	SSC
smooth tarplant *Centromadia pungens ssp. laevis*	PDAST4R0R4	None	None	G3G4T2	S2	1B.1
southern California rufous-crowned sparrow *Aimophila ruficeps canescens*	ABPBX91091	None	None	G5T3	S3	WL
Southern Cottonwood Willow Riparian Forest *Southern Cottonwood Willow Riparian Forest*	CTT61330CA	None	None	G3	S3.2	
spiny-hair blazing star *Mentzelia tricuspis*	PDLOA031T0	None	None	G4	S2	2B.1
Stephens' kangaroo rat *Dipodomys stephensi*	AMAFD03100	Endangered	Threatened	G2	S2	
western spadefoot *Spea hammondii*	AAABF02020	None	None	G3	S3	SSC
western yellow bat *Lasiurus xanthinus*	AMACC05070	None	None	G5	S3	SSC
yellow warbler *Setophaga petechia*	ABPBX03010	None	None	G5	S3S4	SSC
Yucaipa onion *Allium marvinii*	PMLIL02330	None	None	G1	S1	1B.2

Record Count: 31

CNPS California Native Plant Society

Plant List

Inventory of Rare and Endangered Plants

3 matches found. *Click on scientific name for details*

Search Criteria

California Rare Plant Rank is one of [1B, 2B], FESA is one of [Endangered, Threatened], CESA is one of [Endangered, Threatened, Rare], Found in Quads 3411711, 3411618, 3411617, 3311781, 3311688, 3311687, 3311771 3311678 and 3311677;

Modify Search Criteria | Export to Excel | Modify Columns | Modify Sort | Display Photos

Scientific Name	Common Name	Family	Lifeform	Blooming Period	CA Rare Plant Rank	State Rank	Global Rank
Brodiaea filifolia	thread-leaved brodiaea	Themidaceae	perennial bulbiferous herb	Mar-Jun	1B.1	S2	G2
Dodecahema leptoceras	slender-horned spineflower	Polygonaceae	annual herb	Apr-Jun	1B.1	S1	G1
Eriastrum densifolium ssp. sanctorum	Santa Ana River woollystar	Polemoniaceae	perennial herb	Apr-Sep	1B.1	S1	G4T1

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