11.2 Biological Resources Reports

Biological Resources Technical Report

Beaumont Heights Business Centre Project
Unincorporated Riverside County, California

FINAL REPORT



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GLOSSARY

AMSL	Above Mean Sea Level
APN	Assessor's Parcel Number
BMPs	Best Management Practices
CAPSA	Criteria Area Plant Survey Areas
CDFG	California Department of Fish and Game (CDFW effective Jan 1st 2013)
CDFW	California Department of Fish and Wildlife
CESA	California Endangered Species Act
CEQA	California Environmental Quality Act
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CRPR	California Rare Plant Ranks
CWA	Clean Water Act
DBESP	Determination of Biological Equivalent or Superior Preservation
EIR	Environmental Impact Report
EPA	United States Environmental Protection Agency
FACU	Facultative Upland
FACW	Facultative Wetland
FESA	federal Endangered Species Act
GIS	Geographic Information System
HANS	Habitat Acquisition and Negotiation Strategy
JPR	Joint Project Review
MBTA	Migratory Bird Treaty Act
MSHCP	Multiple Species Habitat Conservation Plan
NCCP	Natural Communities Conservation Plan
NEPS	Narrow Endemic Plant Species
NPDES	National Pollutant Discharge Elimination System
NPPA	Native Plant Protection Act
OHWM	Ordinary High Water Mark
RCA	Western Riverside County Regional Conservation Authority
RCIP	Riverside County Integrated Project
ROW	Right of Way
RPW	Relatively Permanent Waters
RWQCB	Regional Water Quality Control Board
SAA	Streambed Alteration Agreement
SDAM	Streamflow Duration Assessment Method
SF	Square Feet
SR79	State Route 79
SSC	California Species of Special Concern
TNW	Traditional Navigable Water
UPL	Upland
USACE	United States Army Corps of Engineers
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
WOTUS	Waters of the United States
WDR	Waste Discharge Requirements

INTRODUCTION

The following biological technical report describes a detailed assessment of potential sensitive natural resources located within and immediately adjacent to the Beaumont Heights Business Centre Project Site. Specifically, the report has been prepared to support the California Environmental Quality Act (CEQA), Environmental Impact Report (EIR) and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) documentation, compliance, and review process conducted by the City of Beaumont. As discussed below, the assessment includes a thorough literature review, site reconnaissance characterizing baseline conditions (including floral and faunal and dominant vegetation communities), focused sensitive species surveys, impact analysis, and proposed mitigation/conservation measures.

PROJECT LOCATION & DESCRIPTION

The 385.60-acre onsite (Development Site) and 243.67-acre offsite (Construction Staging/Earthwork Balance Areas) portions of the project site (Project Site, 629.27-acres total) is located within Assessor's Parcel Numbers (APNs) APNs Development Site: 424-090-007, -008, 424-110-007 to -010, 424-130-001 to -003, 424-140-001, and 428-020-001, APNs Offsite: 424-130-004 to -009, 424-140-010, portions of 428-010-019, 428-020-002, 424-140-012, and State Route 79, California Avenue and East 1st Street right-of-way's (ROW). The Project Site is located within United States Geological Survey (USGS) 7.5' Series Beaumont Quadrangle, Township 3 South, Range 1 West, extending east of State Route 79 (SR-79), south of Laird Road, north of Potrero Reserve, and bisected by the Southern California Edison Easement, as shown Figure 1, *Regional Location Map,* and Figure 2, *Project Site Map.*

The Project Site is located within the Western Riverside County MSHCP The Pass Plan Area, Subunit 1 – Potrero/Badlands and Proposed Core 3. The Project Site is located almost completely within MSHCP Criteria Cells 1404, 1405, 1507, 1508, 1599, and 1597, Cell Group B, as shown in Figure 3, *MSHCP Relationship Map* (Western Riverside County Regional Conservation Authority (RCA) Geographic Information System (GIS) Data Downloads 2024). Portions of the Project Site including 375.96-acres of the Development Site and 222.32-acres of the Offsite regions (598.28-acres total) are located within Cell Group B.

The Project Site slopes from the northeast corner at 2,700 feet height above mean sea level (AMSL) in a southwest direction to 2,300 feet AMSL in the southwestern region. The northern region of Project Site is dominated by generally flat non-native grassland/ruderal vegetation and extends south toward an area of increased topographic relief characterized by several ridgelines and valleys of chamise chaparral and southern mixed chaparral.

The project proposes to develop four (4) industrial buildings (totaling 5,146,891 square feet) and associated improvements within 385.60-acres. However, the Environmental Impact Report (EIR) prepared for the project conservatively analyzes the project at a maximum buildout of 5,700,000 square feet. Each of the four (4) industrial buildings could be constructed to a maximum height of 50 feet and could operate up to 24 hours a day, seven days a week, and employ up to approximately 6,250 employees in total. It is

anticipated that a portion of the proposed industrial space would accommodate cold storage uses. Automobile and trailer parking stalls would be provided on all sides of each building, and landscaping would be installed throughout the Development Site in accordance with City standards. Nighttime parking lot, vehicular access, and building security lighting are proposed on-site.

The southern 182.14-acres of the Project Site are proposed solely for limited temporary construction staging and earthwork balance activities; no permanent development is proposed in this portion of the Project Site. The remaining approximately 61.53-acres of the Project Site involves transportation improvements along SR-79 and utility installation (water, reclaimed water, wastewater, electrical) along California Avenue and east of the Project Site within the Harmony Haven Children and Youth Center.

The Project Site is proposed to be annexed into the City of Beaumont's jurisdiction, which would require Riverside County Local Agency Formation Commission (LAFCO) approval.

All fuel modification zones (if required) will occur entirely within the permanent development footprint.

METHODOLOGY

LITERATURE REVIEW

Existing biological resource conditions within and adjacent to the Project Site were initially investigated through review of pertinent scientific literature. Federal register listings, protocols, and species data provided by the United States Fish and Wildlife Service (USFWS) were reviewed in conjunction with anticipated federally listed species potentially occurring within the Project Site. The California Natural Diversity Database (CNDDB 2024a), a California Department of Fish and Wildlife (CDFW) Natural Heritage Division species account database, was also reviewed for all pertinent information regarding the locations of known occurrences of sensitive species within the Beaumont and Eight (8) surrounding quadrangles including Yucaipa, Forest Falls, San Gorgonio Mountain, Cabazon, Lake Fulmar, San Jacinto, Lakeview, and El Casco. In addition, numerous regional floral and faunal field guides were utilized in the identification of species and suitable habitats. Combined, the sources reviewed provided an excellent baseline from which to inventory the biological resources potentially occurring in the area. Other sources of information included the review of unpublished biological resource letter reports and assessments. Other CDFW reports and publications consulted include the following:

- Special Animals (CDFW 2024b);
- State and Federally Listed Endangered and Threatened Animals of California (CDFW 2024c);
- Endangered, Threatened, and Rare Plants of California (CDFW 2024d);
- Special Vascular Plants and Bryophytes List (CDFW 2024e).



APNs Development Site: 424-090-007, -008, 424-110-007 to -010, 424-130-001 to -003, 424-140-001, and 428-020-001, APNs Offsite: 424-130-004 to -009, 424-140-010, ROWs, Portions of 428-010-019, 428-020-002, and 424-140-012

Figure 1 - Regional Location Map

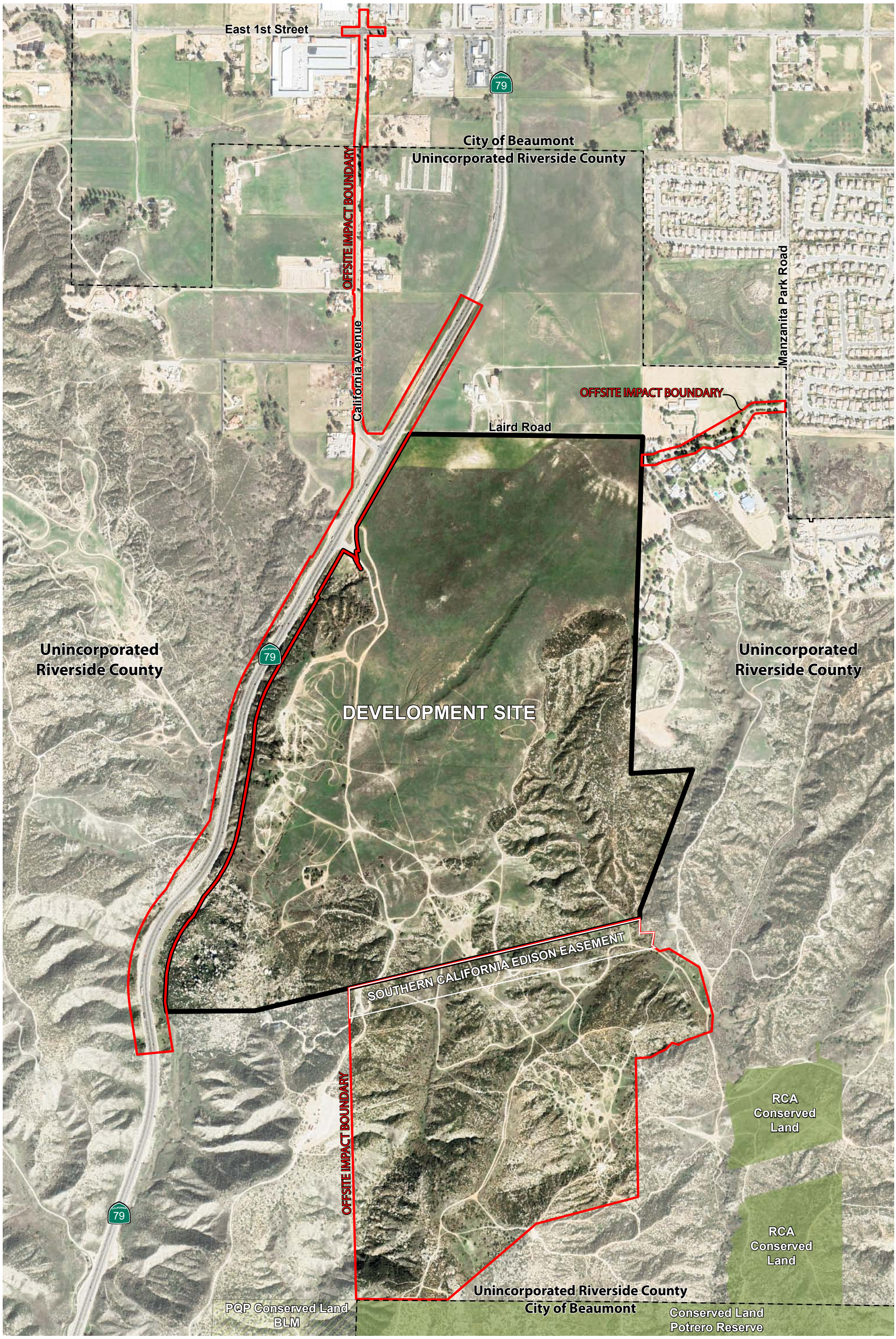
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N

not to scale



APNs Development Site: 424-090-007, -008, 424-110-007 to -010, 424-130-001 to -003, 424-140-001, and 428-020-001, APNs Offsite: 424-130-004 to -009, 424-140-010, ROWs, Portions of 428-010-019, 428-020-002, and 424-140-012

Figure 2 - Project Site Map

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N

1 inch = 800 feet

East 1st Street

79

City of Beaumont
Unincorporated Riverside County

OFFSITE IMPACT BOUNDARY

California Avenue

Manzanita Park Road

OFFSITE IMPACT BOUNDARY

Laird Road

DEVELOPMENT SITE

CELL 1412

CELL 1404
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1405
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

Unincorporated
Riverside County

79

MSHCP Narrow Endemic Plant
Survey Area
(orange hatch)

Unincorporated
Riverside County

MSHCP Burrowing Owl
Survey Area
(entire Project Site)

CELL 1512

CELL 1507
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1508
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1499

SOUTHERN CALIFORNIA EDISON EASEMENT

OFFSITE IMPACT BOUNDARY

RCA
Conserved
Land

CELL 1601

CELL 1599
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

79

CELL 1597
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1593

RCA
Conserved
Land

PQP Conserved Land
BLM

Unincorporated Riverside County
City of Beaumont

Conserved Land
Potrero Reserve

CELL 1695

CELL 1694

CELL 1689

Figure 3 - MSHCP Relationship Map

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N

1 inch = 800 feet

FIELD SURVEYS

An initial reconnaissance survey of the Project Site was conducted by Ruben Ramirez, Cadre Environmental during the winter of 2021 and spring of 2024 in order to characterize and identify potential wildlife habitats, sensitive resources, and to establish the accuracy of the data identified in the literature search and previous surveys.

Geologic and soil maps were examined to identify local soil types that may support sensitive taxa. Aerial photograph, topographic maps, and vegetation and rare plant maps prepared by previous studies in the region were used to determine community types and other physical features that may support sensitive plants/wildlife, uncommon taxa, or rare communities that occur within the Project Site.

The MSHCP has determined that all of the sensitive species potentially occurring within the Project Site have been adequately covered (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). However, additional surveys may be required for narrow endemic plant, criteria area, and specific wildlife species if suitable habitat is documented onsite and/or if the property is located within a predetermined "Survey Area" (MSHCP 2004). Based on the initial MSHCP review of predetermined Survey Areas, habitat assessments and focused surveys (as warranted) were conducted for the following six (6) species.

<u>Narrow Endemic Species</u>

- Yucaipa (Marvin's) onion (*Allium marvinii)* [California Rare Plant Ranks (CRPR) 1B.2];
- many-stemmed dudleya (*Dudleya multicaulis)* [CRPR 1B.2];

<u>Section 6.1.2 Riparian, Riverine, Vernal Pool Species</u>

- least Bell's vireo (*Vireo bellii pusillus*) [Federal Endangered (FE)/State Endangered (SE)];
- southwestern willow flycatcher (*Empidonax traillii extimus*) [FE/SE];
- western yellow-billed cuckoo (*Coccyzus americanus occidentalis*) [SE].

<u>Wildlife Species</u>

- burrowing owl (*Athene cunicularia*) [State Candidate Endangered (SCE)].

Vegetation Communities/Habitat Classification Mapping

Natural community names and hierarchical structure follow the CDFW "List of California Terrestrial Natural Communities" and/or Holland (1986) classification systems, which have been refined and augmented where appropriate to better characterize the habitat types observed onsite when not addressed by the MSHCP classification system.

Floristic Plant Inventory

A general plant survey was conducted throughout the Project Site during the initial reconnaissance in a collective effort to identify all species occurring onsite.

All plants observed during the survey efforts were either identified in the field or collected and later identified using taxonomic keys. Plant taxonomy follows Hickman (1993). Scientific nomenclature and common names used in this report generally follow Roberts et al. (2004) or Baldwin et al. (2012) for updated taxonomy. Scientific names are included only at the first mention of a species; thereafter, common names alone are used.

Wildlife Resources Inventory

All animals identified during the reconnaissance survey by sight, call, tracks, scat, or other characteristic sign were recorded onto a 1:200 scale orthorectified color aerial photograph or documented using a global positioning system (GPS). In addition to species actually detected, expected use of the site by other wildlife was derived from the analysis of habitats on the site, combined with known habitat preferences of regionally occurring wildlife species.

Vertebrate taxonomy followed in this report is according to the Center for North American Herpetology (2024 for amphibians and reptiles), the American Ornithologists' Union (1988 and supplemental) for birds, and Baker et al. (2003) for mammals. Both common and scientific names are used during the first mention of a species; common names only are used in the remainder of the text.

Regional Connectivity/Wildlife Movement Corridors

The analysis of wildlife movement corridors associated with the Project Site is based on information compiled from literature, analysis of the aerial photograph and direct observations made in the field during the reconnaissance site visit.

A literature review was conducted that includes documents on island biogeography (studies of fragmented and isolated habitat "islands"), reports on wildlife home range sizes and migration patterns, and studies on wildlife dispersal. Wildlife movement studies conducted in southern California were also reviewed. Use of field-verified digital data, in conjunction with the GIS database, allowed proper identification of regional vegetation communities and drainage features. This information was crucial to assessing the relationship of the Project Site to adjacent large open space areas and was also evaluated in terms of connectivity and habitat linkages. Relative to corridor issues, the discussions in this report are intended to focus on wildlife movement associated within the Project Site and adjacent open space lands.

MSHCP Narrow Endemic Sensitive Plant Surveys

The Project Site lies partially within a predetermined Survey Area for two (2) MSHCP narrow endemic sensitive plant species which include: Yucaipa (Marvin's) onion and many-stemmed dudleya. According to the MSHCP guidelines, focused surveys are required during the appropriate flowering season to identify and document the presence/absence of target sensitive plant species if suitable habitat is present and if the property is located within a predetermined Survey Area (MSHCP 2004). Although the Yucaipa (Marvin's) onion and many-stemmed dudleya are not expected to occur onsite based on a lack of clay substrates, focused spring surveys for both MSHCP Narrow

Endemic Plant Species (NEPS) were conducted during the spring of 2024 to determine presence/absence.

A site-specific survey program was developed to achieve the following goals: (1) characterize the vegetation; (2) prepare a detailed floristic compendium; (3) conduct focused surveys to document the distribution and abundance, or absence, of MSHCP narrow endemic plant species at the site; and 4) prepare botanical resource maps showing the distribution of vegetation communities and the location of the MSHCP target species observed onsite. The project surveys also proposed to document other California Native Plant Society (CNPS) sensitive plants or species of local concern onsite, if present. The methodology and focus of the survey program are consistent with the MSHCP guidelines, but also conforms to scientific and technical standards listed by USFWS (1996), CNPS (2001), and CDFW (2009) for sensitive plant species surveys.

Literature Review

Existing biological resources within and adjacent to the Project Site were initially investigated through a review of pertinent literature and online data including the CNDDB (CNDDB 2024a) and CNPS Inventory Online (2024). In addition, soil, local floras, and consultation with local experts were utilized in the identification of species, soils, or habitats that could support the target MSHCP sensitive plants within or adjacent to the Project Site. Prior to conducting fieldwork, a thorough archival review was conducted using the following baseline resources:

- California Native Plant Society 8th Inventory Online (2024);
- California Natural Diversity Data Base for the USGS 7.5' Beaumont and Surrounding Quadrangles including Yucaipa, Forest Falls, San Gorgonio Mountain, Cabazon, Lake Fulmar, San Jacinto, Lakeview, El Casco (CNDDB 2024a);
- Soil Survey of Western Riverside Area (Knecht 1971; USDA-NRCS 2024);
- Vegetation Alliances of Western Riverside County, CA (Klein and Evens 2005);
- Vascular Flora of Western Riverside County (Roberts et al. 2004); and
- Reports prepared by the Regional Conservation Authority, Western Riverside County (http://www.wrc-rca.org/about-rca/monitoring/monitoring-surveys/);

Focused Survey Program Developed for MSHCP Target Plants

Floristic and focused plant surveys were conducted in order to identify all species observed on the Project Site. Additionally, program goals would also locate, census, and map the target MSHCP plants, and other CNPS or species of local concern, if present, occurring onsite.

Field notes and site photographs were taken during each field survey. These notes recorded the date, location, plant species observed, and general habitat characteristics of each area of the project and habitats examined that day. All plant species encountered during the field surveys were identified and recorded in the field notes, including any special-status plants occurring on the Project Site. Surveys were performed in a manner consistent with the MSHCP and other applicable survey protocol requirements as outlined by USFWS (1996), CNPS (2001), and CDFW (2009).

Fieldwork was coordinated throughout the spring and blooming periods, site-specific habitat conditions, and vegetation-soil associations of the target species. Accordingly, two (2) survey areas were established and three (3) surveys were conducted within each survey area on March 17th, April 22nd, 27th, May 19th, June 16th and 23rd 2024 as shown in Figure 3, *MSHCP Relationship Map* (Cadre Environmental 2024a). All portions of the Project Site were surveyed on-foot by walking slowly and methodically across each habitat type. Scientific nomenclature and common names used in this report generally follow Roberts et al. (2004) and Baldwin et al. (2012), or Jepson Project eFlora (2024) for updated taxonomy.

MSHCP Focused Burrowing Owl Surveys

The MSHCP has determined that all of the sensitive species potentially occurring onsite have been adequately covered (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). However, additional surveys may be required for wildlife species if suitable habitat is documented onsite and/or if the property is located within a predetermined MSHCP "Survey Area" (MSHCP 2004).

The Project Site occurs within a predetermined Survey Area for the burrowing owl. Suitable burrowing owl burrows potentially utilized for refugia and/or nesting were documented within and adjacent to the property including foraging habitat documented throughout the Project Site Therefore, focused surveys were conducted by Cadre Environmental during the spring of 2024. In accordance with the MSHCP Burrowing Owl Survey Instructions (2006), survey protocol consists of two steps, Step I – Habitat Assessment and Step II – Locating Burrows and Burrowing Owls. Step II is comprised of two parts, Part A: Focused Burrow Surveys and Part B: Focused Burrowing Owl Surveys. Each step is briefly outlined below, followed by the methodology and results of each survey conducted within the Project Site. All initial habitat assessment, burrow and focused surveys were conducted by Ruben Ramirez, Cadre Environmental. Surveys were conducted during weather that is conducive to observing owls outside their burrows and detecting burrowing owl sign. Surveys were not conducted during rain, high winds (> 20 mph), dense fog, or temperatures over 90 °F. None of the surveys were conducted within five (5) days of measurable precipitation. In addition to the MSHCP guidelines, field notes were taken daily. These notes recorded the date, location, animal species observed, and general habitat characteristics of each area and habitat examined that day.

Step I – Habitat Assessment

Step 1 of the MSHCP habitat assessment for burrowing owl consists of a walking survey to determine if suitable habitat is present onsite. Cadre Environmental conducted the initial habitat assessment during the winter of 2021 and spring of 2024. Upon arrival at the Project Site, and prior to initiating the assessment survey, Cadre Environmental used binoculars to scan all suitable habitats on and adjacent to the property, including perch locations, to ascertain owl presence.

All suitable areas of the Project Site were surveyed on foot by walking slowly and methodically while recording/mapping areas that may represent suitable owl habitat onsite. Primary indicators of suitable burrowing owl habitat in western Riverside County include, but are not limited to, native and non-native grassland, interstitial grassland within

shrub lands, shrub lands with low density shrub cover, golf courses, drainage ditches, earthen berms, unpaved airfields, pastureland, dairies, fallow fields, and agricultural use areas. Burrowing owls typically use burrows made by fossorial mammals, such as ground squirrels (*Otospermophilus beecheyi*) or badgers (*Taxidea taxus*), but they often utilize man-made structures, such as earthen berms, cement culverts, cement, asphalt, rock, or wood debris piles, or openings beneath cement or asphalt pavement. Burrowing owls are often found within, under, or in close proximity to man-made structures.

According to the MSHCP guidelines, if suitable habitat is present the biologist should also walk the perimeter of the property, which consists of a 150-meter (approximately 500 feet) buffer zone around the Project Site boundary. If permission to access the buffer area cannot be obtained, the biologist shall not trespass, but visually inspect adjacent habitats with binoculars. Results from the habitat assessment indicated that suitable burrowing owl burrows potentially utilized for refugia and/or nesting were documented within the property including foraging habitat within the disturbed and non-native grassland vegetation. Accordingly, if suitable habitat is documented onsite, both Step II surveys and the 30-day pre-construction surveys are required in order to comply with the MSHCP guidelines.

Step II – Locating Burrows and Burrowing Owls

Concurrent with the habitat assessment, a detailed focused burrow survey was conducted and included documentation of appropriately sized natural burrows or suitable man-made structures that may be utilized by burrowing owl - as part of the MSHCP protocol, which is described below under Part A. Focused Burrow Survey. The MSHCP protocol indicates that no more than 100 acres should be surveyed per day/per biologist. A total of 223-acres of suitable habitat was documented within the Project Site. Therefore, three (3) separate burrowing owl survey areas were established.

Part A: Focused Burrow Survey

A systematic survey for burrows, including burrowing owl sign, was conducted by walking across all suitable habitats mapped within the Project Site on January 2021 and March 10th, 2024. Pedestrian survey transects were spaced to allow 100% visual coverage of the ground surface. The distances between transect centerlines were no more than 20 meters (approximately 66 ft.) apart, and owing to the terrain, often much smaller. Transect routes were also adjusted to account for topography and in general ground surface visibility. All observations of suitable burrows or dens, natural or man-made, or sightings of burrowing owl, were recorded and mapped during the survey.

Part B: Focused Burrowing Owl Surveys

Twelve (12) focused burrowing owl surveys were conducted on March 10th, 18th, 19th, 29th, April 28th, 30th, May 2nd, 4th, June 1st, 2nd, 9th, and 11th, 2024 from one hour before sunrise to two hours after sunrise or in the early evening two hours before sunset to one hour after sunset (Cadre Environmental 2024b). During visual surveys, all potentially suitable burrow or structure entrances were investigated for signs of owl occupation, such as feathers, tracks, or pellets, and carefully observed to determine if burrowing owls utilize these features, when present. All burrows are monitored at a short distance from the

entrance, and at a location that would not interfere with potential owl behavior, when present. In addition to monitoring potential burrow locations, all suitable habitats in the Project Site were walked along travel routes which allowed for visual assessments of all suitable habitats.

Jurisdictional Delineation

A formal jurisdictional delineation was conducted by Michael Baker International in 2024. The delineations determined the boundaries or absence of potential wetland and non-wetland waters of the U.S. subject to the regulatory jurisdiction of the U.S. Army Corps of Engineers (USACE) pursuant to Clean Water Act (CWA) Section 404; wetland and non-wetland waters of the State subject to the regulatory jurisdiction of the RWQCB pursuant to CWA Section 401 and State Porter-Cologne Water Quality Control Act (Porter-Cologne); and streambed and riparian habitat subject to the regulatory jurisdiction of the CDFW pursuant Sections 1600 *et seq*. of the California Fish and Game Code (CFG Code). Wetlands are identified by the presence of three characteristics: hydrophytic vegetation, wetland hydrology, and hydric soils. If any of these criteria were met, one or more transects were run to determine the extent of the wetland. Specifically, the presence of wetland hydrology was evaluated throughout the Project Site by recording the extent of observed surface flows, depth of inundation, depth to saturated soils, and depth to free water in the soil pits, where applicable. In addition, indicators of wetland or riverine hydrology were recorded, including water marks, drift lines, rack, debris, and sediment deposits, as warranted. Any indicators of hydric soils, such as redoximorphic features, buried organic matter, organic streaking, reduced soil conditions, gleyed or low-chroma soils, or sulfidic odor were also recorded.

Regulated activities within inland streams, wetlands and riparian areas in Western Riverside County California fall under the jurisdiction of the MSHCP Section 6.1.2. The MSHCP requires, among other things, assessments for riparian/riverine and vernal pool resources. As projects are proposed within the MSHCP Plan Area, an assessment of the potentially significant effects of those projects on riparian/riverine areas, and vernal pools are required, as currently mandated by CEQA, using available information augmented by project-specific mapping provided to and reviewed by the permittee's biologist(s). Riparian/riverine areas and vernal pools are defined for this section as follows in accordance with Section 6.1.2, Vol. I, of the Final MSHCP Plan:

> "*Riparian/Riverine Areas are lands which contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year*." (MSHCP 2004)

It is assumed the first part of the definition defines riparian habitat, and the second part defines riverine areas. Vernal pools are defined as:

> "…*seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the*

growing season. Obligate hydrophytes and facultative wetlands plant species are normally dominant during the wetter portion of the growing season, while upland species (annuals) may be dominant during the drier portion of the growing season". (MSHCP 2004)

All resources delineated as CDFW jurisdictional features were also defined as Western Riverside County MSHCP Section 6.1.2 resources.

EXISTING ENVIRONMENTAL SETTING

SURROUNDING LAND USES/TOPOGRAPHY/SOILS

The Project Site slopes from the northeast corner at 2,700 feet height AMSL in a southwest direction to 2,300 feet AMSL in the southwestern region. The northern region of Project Site is dominated by generally flat non-native grassland/ruderal vegetation and extends south toward an area of increased topographic relief characterized by several ridgelines and valleys of chamise chaparral and southern mixed chaparral as shown in Figure 4, *Vegetation Communities Map*, and Figures 5 to 12, *Current Project Site Photographs*.

The Soil Survey of Western Riverside Area has the following soils mapped within the boundary of the Project Site as shown on Figure 13, *Soils Association Map*:

BaG Badland
CkF2 Cieneba rocky sandy loam, 15 to 50 percent slopes, eroded
GyC2 Greenfield sandy loam, 2 to 8 percent slopes, eroded
HcC Hanford course sandy loam, 2 to 8 percent slopes
MeD Metz loamy sand, channeled, 0 to 15 precent slopes
RaB2 Ramona sandy loam, 2 to 5 percent slopes, eroded
RaB3 Ramona sandy loam, 0 to 5 percent slopes, eroded
RaC3 Ramona sandy loam, 5 to 8 percent slopes, severely eroded
RaD2 Ramona sandy loam, 8 to 15 percent slopes, eroded
RaD3 Ramona sandy loam, 8 to 15 percent slopes, eroded, severely eroded
RdD2 Ramona sandy loam, moderately deep, 8 to 15 percent slopes, eroded
ReC2 Ramona very fine sandy loam, 0 to 8 percent slopes, eroded
RfC2 Ramona very fine sandy loam, moderately deep, 0 to 8 percent slopes, eroded
SeC2 San Emigdio fine sandy loam, 2 to 8 percent slopes, eroded
SeD2 San Emigdio fine sandy loam, 8 to 15 percent slopes, eroded
SgC San Emigdio loam, 2 to 8 percent slopes
SmE2 San Timoteo loam, 8 to 25 percent slopes, eroded
SmF2 San Timoteo loam, 25 to 50 percent slopes, eroded

Consistent with conditions documented onsite and as previously stated, the Project Site is characterized as sandy loam, all possessing well drained substrates (drainage class). No indication of clay substrates or hydric soils were documented within the Project Site

Vegetation Communities

- NNG — Non-Native Grassland/Ruderal
- CC — Chamise Chaparral
- CBS — California Buckwheat Scrub
- ORN — Exotic
- RSS — Riversidean Sage Scrub
- SMC — Southern Mixed Chaparral
- DIS — Disturbed
- DEV — Developed

Source: Cadre Environmental 2021, 2024

East 1st Street
79
DEV
OFFSITE IMPACT BOUNDARY
City of Beaumont
Unincorporated Riverside County
California Avenue
Manzanita Park Road
NNG
OFFSITE IMPACT BOUNDARY
ORN
DEV
DIS
ORN
Laird Road
DEV
DIS
NNG
CELL 1412
CELL 1404
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
CELL 1405
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
Unincorporated
Riverside County
SMC
SMC
79
NNG
NNG
CC
CC
DEVELOPMENT SITE
ORN
Unincorporated
Riverside County
DIS
CC
ORN
NNG
RSS
SMC
CELL 1512
CELL 1507
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
CELL 1508
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
CELL 1499
RSS
ORN
CC
CBS
SMC
CC
CC
DIS
CC
SOUTHERN CALIFORNIA EDISON EASEMENT
NNG
RSS
NNG
CC
NNG
SMC
RSS
OFFSITE IMPACT BOUNDARY
CC
CC
ORN
DIS
CBS
RCA
Conserved
Land
NNG
CC
CELL 1601
CELL 1599
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
CELL 1597
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
CELL 1593
RCA
Conserved
Land
79
CC
NNG
Unincorporated Riverside County
City of Beaumont
PQP Conserved Land
BLM
Conserved Land
Potrero Reserve
CELL 1695
CELL 1694
CELL 1689

Figure 4 - Vegetation Communities Map
Biological Resources Technical Report
Beaumont Heights Business Centre

CADRE Environmental

N
1 inch = 800 feet



PHOTOGRAPH 1 - Northward view of northern region of Project Site - Non-native grassland.



PHOTOGRAPH 2 - Northwest view of northern region of Project Site.

Figure 5 - Current Project Site Photographs
Biological Resources Technical Report
Beaumont Heights Business Centre

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PHOTOGRAPH 3 - Chamise chaparral vegetation community.



PHOTOGRAPH 4 - Chamise chaparral vegetation community.

Figure 6 - Current Project Site Photographs
Biological Resources Technical Report
Beaumont Heights Business Centre

CADRE Environmental



PHOTOGRAPH 5 - Southwest view of northern region of Project Site.



PHOTOGRAPH 6 - Northwest view of Project Site.

Figure 7 - Current Project Site Photographs
Biological Resources Technical Report
Beaumont Heights Business Centre

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PHOTOGRAPH 7 - Northward view of central region of Project Site.



PHOTOGRAPH 8 - Eastern view of southern region of Project Site.

Figure 8 - Current Project Site Photographs
Biological Resources Technical Report
Beaumont Heights Business Centre

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PHOTOGRAPH 9 - Disturbed/non-native grassland vegetation community.



PHOTOGRAPH 10 - Disturbed/non-native grassland vegetation community.

Figure 9 - Current Project Site Photographs
Biological Resources Technical Report
Beaumont Heights Business Centre

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PHOTOGRAPH 11 - Northward view from southern region of Project Site.



PHOTOGRAPH 12 - Northward view of southern offsite impact area adjacent to SR79 - southern mixed chaparral in background.

Figure 10 - Current Project Site Photographs
Biological Resources Technical Report
Beaumont Heights Business Centre

CADRE Environmental



PHOTOGRAPH 13 - Southward view of offsite impact area within SR79 right-of-way.



PHOTOGRAPH 14 - Northward view of offsite impact area at SR79/California Avenue intersection.

Figure 11 - Current Project Site Photographs
Biological Resources Technical Report
Beaumont Heights Business Centre

CADRE Environmental



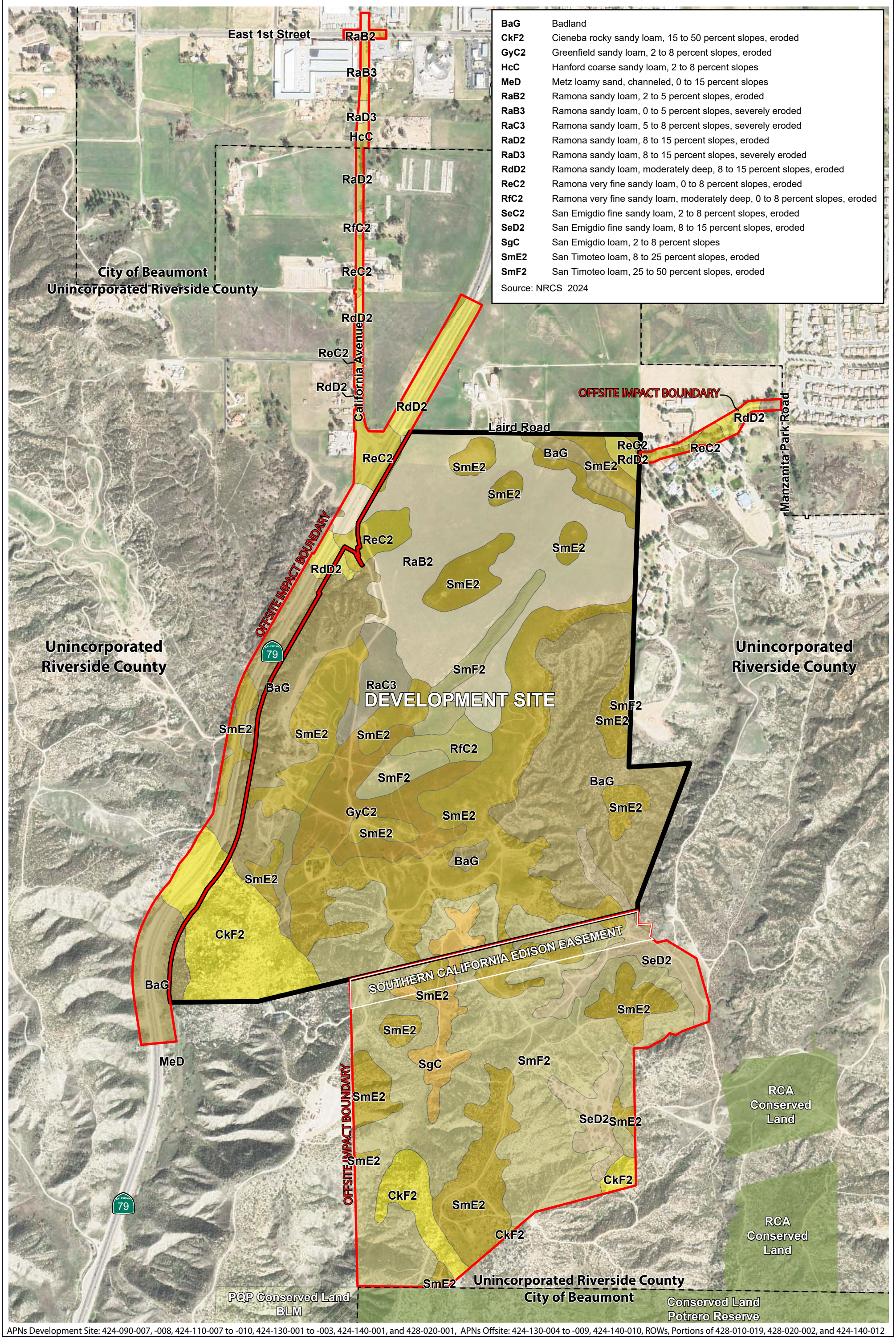
PHOTOGRAPH 15 - Northward view of offsite impact area within California Avenue right-of-way.



PHOTOGRAPH 16 - Southward view of offsite impact area from California Avenue/East 1st Street intersection right-of-way.

Figure 12 - Current Project Site Photographs
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Beaumont Heights Business Centre

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BaG	Badland
CkF2	Cieneba rocky sandy loam, 15 to 50 percent slopes, eroded
GyC2	Greenfield sandy loam, 2 to 8 percent slopes, eroded
HcC	Hanford coarse sandy loam, 2 to 8 percent slopes
MeD	Metz loamy sand, channeled, 0 to 15 percent slopes
RaB2	Ramona sandy loam, 2 to 5 percent slopes, eroded
RaB3	Ramona sandy loam, 0 to 5 percent slopes, severely eroded
RaC3	Ramona sandy loam, 5 to 8 percent slopes, severely eroded
RaD2	Ramona sandy loam, 8 to 15 percent slopes, eroded
RaD3	Ramona sandy loam, 8 to 15 percent slopes, severely eroded
RdD2	Ramona sandy loam, moderately deep, 8 to 15 percent slopes, eroded
ReC2	Ramona very fine sandy loam, 0 to 8 percent slopes, eroded
RfC2	Ramona very fine sandy loam, moderately deep, 0 to 8 percent slopes, eroded
SeC2	San Emigdio fine sandy loam, 2 to 8 percent slopes, eroded
SeD2	San Emigdio fine sandy loam, 8 to 15 percent slopes, eroded
SgC	San Emigdio loam, 2 to 8 percent slopes
SmE2	San Timoteo loam, 8 to 25 percent slopes, eroded
SmF2	San Timoteo loam, 25 to 50 percent slopes, eroded

Source: NRCS 2024

APNs Development Site: 424-090-007, -008, 424-110-007 to -010, 424-130-001 to -003, 424-140-001, and 428-020-001, APNs Offsite: 424-130-004 to -009, 424-140-010, ROWs, Portions of 428-010-019, 428-020-002, and 424-140-012

Figure 13 - Soils Association Map

Biological Resources Technical Report
Beaumont Heights Business Centre

CADRE Environmental

N

1 inch = 800 feet

VEGETATION COMMUNITIES

Natural community names follow the CDFW "List of California Terrestrial Natural Communities" and/or Holland (1986) classification system, which have been refined and where appropriate to better characterize the habitat types onsite when not addressed by the MSHCP classification system. Acreage totals for vegetation communities documented within the Development Site and Offsite are listed in Table 1. *Vegetation Communities Acreages*.

Table 1.
Vegetation Communities Acreages

*Vegetation Type	Development Site Acres	Offsite Acres	Project Site Total Acres
Non-native Grassland/Ruderal	223.02	30.49	253.51
Chamise Chaparral	97.07	148.10	245.17
Southern Mixed Chaparral	33.22	13.84	47.06
Disturbed	13.72	25.05	38.77
Developed	0.00	19.51	19.51
Riversidean Sage Scrub	10.38	1.46	11.84
California Buckwheat Scrub	4.72	2.33	7.05
Exotic	3.47	2.89	6.36
TOTALS	**385.60**	**243.67**	**629.27**

Source: Cadre Environmental 2024.

Chamise Chaparral

The majority of the Project Site including the southern and eastern regions are dominated by chamise chaparral. Species documented within this vegetation community include chamise (*Adenostoma fasciculatum*) with scattered sugar bush (*Rhus ovata*), laurel sumac (*Malosma laurina*), toyon (*Heteromeles arbutifolia*), Mojave yucca (*Yucca schidigera*), chaparral honeysuckle (*Lonicera interrupta*), and patches of black sage (*Salvia mellifera*). Rock outcrops are scattered within the western region of the Project Site where this vegetation community is present.

Non-native Grassland/Ruderal

The northern region of the Development Site is generally flat with a slight southwestern slope. This region is dominated by non-native grassland/ruderal vegetation. Species documented within this vegetation community include wild oat (*Avena fatua*), slim oat (*Avena barbata*), ripgut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), foxtail brome (*Bromus madritensis* ssp. *rubens*), goldentop (*Lamarckia aurea*), and ruderal invasive species. Other species scattered throughout this vegetation community include stinknet (*Oncosiphon piluliferum*), black mustard (*Brassica nigra*), tocalote (*Centaurea melitensis*), red-stemmed filaree (*Erodium cicutarium*), white-stemmed filaree (*Erodium moschatum*), prickly lettuce (*Lactuca serriola*), Russian thistle (*Salsola tragus*), annual sunflower (*Helianthus annuus*), telegraph weed (*Heterotheca grandiflora*),

clustered tarweed (*Deinandra fasciculata*), field bindweed (*Convolvulus arvensis*), turkey mullein (*Croton setigerus*), white horse-nettle (*Solanum elaeagnifolium*), tree tobacco (*Nicotiana glauca*), four-spot clarkia (*Clarkia purpurea*), California poppy (*Eschscholzia californica*), vinegarweed (*Trichostema lanceolatum*), and slender buckwheat (*Eriogonum gracile*).

Southern Mixed Chaparral

Southern mixed chaparral is located along the western boundary of the Project Site and within the rock outcrops. Dominant plant species documented within this vegetation community include hoaryleaf ceanothus (*Ceanothus crassifolius*), chamise, sugar bush, inland scrub oak (*Quercus berberidifolia*), four wing saltbush (*Atriplex canescens*), blue elderberry (*Sambucus cerulea*), skunkbush (*Rhus trilobata*), birch leaf mountain mahogany (*Cercocarpus betuloides*), spiny redberry (*Rhamnus crocea*), and hollyleaf cherry (*Prunus ilicifolia*). Rock outcrops are scattered within the western region of the Project Site where this vegetation community is present.

Disturbed

Disturbed regions of the Project Site include dirt roads and off-road vehicle recreational paths devoid of vegetation.

Riversidean Sage Scrub

A few isolated patches of Riversidean sage scrub are located within the western region of the Project Site. Dominant plant species documented within this vegetation community include brittlebush (*Encelia farinosa*), California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), pinebush (*Ericameria pinifolia*), cotton-thorn (*Tetradymia comosa*), black sage, horehound (*Marrubium vulgare*), coast goldenbush (*Isocoma menziesii* var. *menziesii*), white sage (*Salvia apiana*), and slender buckwheat. Rock outcrops are scattered within the western region of the Project Site where this vegetation community is present.

California Buckwheat Scrub,

A few isolated patches of California buckwheat scrub are located within the western region of the Project Site. Dominant plant species documented within this vegetation community include California buckwheat, common sandaster (*Corethrogyne filaginifolia* var. *filaginifolia*), deerweed (*Acmispon glaber*), California match weed (*Gutierrezia californica*), and beavertail cactus (*Opuntia basilaris*).

Exotic

Several patches of ornamental exotic vegetation were documented within the Project Site including Eucalyptus (*Eucalyptus* sp.), Peruvian pepper tree (*Schinus molle*), chinaberry (*Melia azedarach*), olive (*Olea europaea*), and pine (*Pinus* sp.)

GENERAL WILDLIFE SPECIES

General wildlife species documented on site include but are not limited to red-tailed hawk (*Buteo jamaicensis*), turkey vulture (*Cathartes aura*), rock dove (*Columba livia*), American kestrel (*Falco sparverius*), Anna's hummingbird (*Calypte anna*), bushtit (*Psaltriparus minimus*), white-crowned sparrow (*Zonotrichia leucophrys*), song sparrow (*Melospiza melodia*), western meadowlark (*Sturnella neglecta*), northern flicker (*Colaptes auratus*), California quail (*Callipepla californica*), blue-grey gnatcatcher (*Polioptila caerulea*), mourning dove (*Zenaida macroura*), Cassin's kingbird (*Tyrannus vociferans*), black phoebe (*Sayornis nigricans*), Say's phoebe (*Sayornis saya*), cliff swallow (*Petrochelidon pyrrhonota*), American crow (*Corvus brachyrhynchos*), wrentit (*Chamaea fasciata*), California towhee (*Pipilo crissalis*), spotted towhee (*Pipilo maculatus*), European starling (*Sturnus vulgaris*), house finch (*Haemorhous mexicanus*), lesser goldfinch (*Spinus psaltria*), house sparrow (*Passer domesticus*), desert cottontail rabbit (*Sylvilagus audubonii*), and California ground squirrel.

JURISDICTIONAL RESOURCES

The following section is excerpted and/or summarized directly from the document prepared by Michael Baker International "*Aquatic Resources Delineation of State and Federal Jurisdictional Waters for the Beaumont Heights Business Centre Project – City of Beaumont, Riverside County, California"* (Michael Baker International 2024).

The Project Site is located within the Laborde Canyon-San Jacinto River Subwatershed (HUC 180702020202) and Potrero Creek Subwatershed (HUC 180702020201) within the larger the San Jacinto River Watershed (HUC 18070102). Both subwatersheds consist of numerous small ephemeral drainages originating in the foothills of the San Jacinto Mountains which ultimately drain southwest towards the San Jacinto River. The Potrero Creek Subwatershed includes Potrero Creek which occurs east of the Project Site and flows generally south/southwest before connecting to the San Jacinto River downstream. The North Fork of the San Jacinto River, located approximately 14 miles from the Project Site, is designated as a Wild and Scenic River under the National Wild and Scenic Rivers Act. The San Jacinto River is an intermittent river which is ultimately tributary to Lake Elsinore, a perennial lake.

Non-Wetland Features

A total of seven (7) ephemeral drainage features were identified within the Project Site during the April, May and October 2024 site visits. The RWQCB mapped jurisdiction generally aligns with the OHWM limits, while CDFW jurisdiction extends to the top-of-bank or the dripline of associated riparian vegetation. Hydrophytic vegetation is classified into categories based on the likelihood of plants occurring in wetlands, according to the National Wetland Plant List and the USACE. These categories include:

- Obligate Wetland (OBL): Plants that are nearly always found in wetlands (>99% probability). Examples are duckweed, water lilies, and cattails.
- Facultative Wetland (FACW): Plants that usually occur in wetlands (67%–99% probability).

- Facultative (FAC): Plants with an equal chance of occurring in wetlands or non-wetlands (34%–66% probability), such as red maple and poison ivy.
- Facultative Upland (FACU): Plants that typically occur in non-wetlands (67%–99% probability) but can be in wetlands (1%–33% probability).
- Obligate Upland (UPL): Plants that are almost always found in non-wetlands (>99% probability) in a given region.

Aquatic Feature 1

Aquatic Feature 1 (AF-1) is an earthen ephemeral channel that enters the Project Site as a large erosional rill south of South California Avenue and flows generally southwest for and converges with several tributaries, enters a culvert, and crosses underneath SR-79. AF-1 exits the culvert west of SR-79 and continues flowing southwest, briefly overlaps the western project boundary, and exits the Project Site just north of David Mountain Road. AF-1 continues offsite for approximately 1,000 feet, then re-enters the western project boundary, and crosses back to the east side of SR-79 via a culvert. AF-1 then flows generally south before exiting the southwestern Project Site boundary and continuing offsite. At the time of the surveys, the downstream portion of AF-1 where it re-enters the east side of SR-79 exhibited small, localized pockets of saturated soils and/or ponded water within the large rock outcroppings associated with stormwater inlets located along SR-79. However, the majority of AF-1 was dry and did not contain flowing or standing water.

Portions of the channel invert were unvegetated, but generally the bed and lower banks were vegetated with patchily distributed herbs such as cheeseweed (*Malva parviflora*, UPL), fiddleneck (*Amsinckia* sp., UPL), sweetclover (*Melilotus indicus*, FACU), caterpillar phacelia (*Phacelia cicutaria*, UPL), tocalote (UPL), jimsonweed (UPL), and non-native grasses including foxtail brome (UPL), ripgut brome (UPL), downy chess (*Bromus tectorum*, UPL), and wild oats (UPL). Vegetation transitions to chamise (UPL), laurel sumac (UPL), California buckwheat (UPL), scrub oak (UPL), elderberry (FACU), and toyon (UPL) on the upper banks. Occasional single or small groupings of mature riparian trees such as Fremont cottonwood (*Populus fremontii*, FACW) and Goodding's black willow (*Salix gooddingii*, FACW) were observed throughout AF-1, generally rooted within the channel bed and with the canopy contained within the top of bank. Portions of AF-1 and the surrounding area along SR-79 showed evidence of recent wildfires, as most of the woody shrubs on the slopes were charred with evidence of recent regrowth at the base. AF-1 is generally confined by steep slopes on both banks due to the presence of SR-79 and the surrounding hills; the upstream portion of AF-1 is notably wider where it converges with multiple ephemeral features described below. An OHWM is present within AF-1 with widths ranging from one to seventy feet, and defined by destruction of terrestrial vegetation, presence of litter and debris, wracking, absence of vegetation, scour, sediment deposition, and presence of bed and banks. Streamflow Duration Assessment Method (SDAM) Reach 1 was completed within AF-1 to confirm the ephemeral flow regime.

Aquatic Feature 2

Aquatic Feature 2 (AF-2) is a small earthen ephemeral tributary that begins onsite immediately north of AF-1 near the western Project Site boundary. AF-2 begins as a large

erosional rill which quickly develops a bed and banks and flows southwest before converging with AF-1 downstream. AF-2 was dry during the site visit and did not contain flowing or standing water. AF-2 was vegetated with a similar understory and banks to AF-1; the upstream portion of AF-2 also exhibited a small patch of stinknet (FACU) and tree of heaven (*Ailanthus altissima*, FACU) saplings within the channel invert. An OHWM is present within AF-2 with widths ranging from one to fifteen feet, and defined by destruction of terrestrial vegetation, presence of litter and debris, wracking, absence of vegetation, scour, sediment deposition, soil cracks, and presence of bed and banks.

Aquatic Feature 3

Aquatic Feature 3 (AF-3) is a small ephemeral tributary that begins onsite west of AF-2 near the western Project Site boundary. AF-3 begins as an erosional rill which quickly develops a bed and banks and flows southwest before converging with AF-1 downstream. AF-3 was dry during the site visit and did not contain flowing or standing water. The upstream portion of AF-3 was deeply incised and exhibited sediment sorting with abundant pebbles and cobbles. The channel invert was vegetated with non-native bromes (UPL) and tocalote (UPL), and the banks were vegetated with sparse laurel sumac (UPL) and chamise (UPL). An OHWM is present within AF-3 with widths ranging from two to seven feet, and defined by destruction of terrestrial vegetation, presence of litter and debris, wracking, absence of vegetation, scour, sediment deposition, and presence of bed and banks.

Aquatic Feature 4

Aquatic Feature 4 (AF-4) is a small ephemeral tributary that begins onsite south of AF-3 near the western Project Site boundary. AF-4 begins as an erosional rill which quickly develops a bed and banks and flows northwest before converging with AF-1 downstream. AF-4 was dry during the site visit and did not contain flowing or standing water. AF-4 was vegetated with a similar understory and banks to AF-3. An OHWM is present within AF-4 with widths ranging from one to ten feet, and defined by destruction of terrestrial vegetation, absence of vegetation, scour, sediment deposition, and presence of bed and banks.

Aquatic Feature 5

Aquatic Feature 5 (AF-5) is a small, ponded area formed by sheet flow and runoff which collect in a topographic low spot beside a dirt access road located near the center of the Project Site. AF-5 was dry during the site visit and did not contain flowing or standing water. AF-5 was unvegetated and surrounded by dense non-native grassland dominated by non-native bromes (UPL) and summer mustard (*Hirschfeldia incana*, UPL). AF-5 contains an OHWM defined by an absence of vegetation, sediment deposition, and deep soil cracks.

Aquatic Feature 6

Aquatic Feature 6 (AF-6) is an earthen ephemeral drainage located in the northwestern portion of the Project Site at South California Avenue. AF-6 begins within the Project Site east of South California Avenue, quickly enters a four-foot concrete culvert that flows

beneath South California Avenue and continues west offsite via a twenty-foot concrete culvert west of South California Avenue. AF-6 was dry during the site visit and did not contain flowing or standing water. The channel invert was generally unvegetated and the banks and surrounding uplands were vegetated with non-native bromes (UPL) and summer mustard (UPL). AF-6 exhibited an OHWM of six feet, defined by destruction of terrestrial vegetation, absence of vegetation, scour, sediment deposition, and presence of bed and banks.

Aquatic Feature 7

Aquatic Feature 7 (AF-7) is an earthen ephemeral drainage located in the southwestern portion of the Project Site on the west side of SR-79 and south of David Mountain Road. AF-7 begins as a non-jurisdictional v-ditch draining southwest from SR-79 towards a topographic low spot and begins to develop a bed and banks just downstream of where the v-ditch terminates. AF-7 flows southwest before terminating onsite as discontinuous overland sheet flow. AF-7 was dry during the site visit and did not contain flowing or standing water. AF-7 exhibited a partially unvegetated channel invert with non-native grasses (UPL), prickly lettuce (FACU), and summer mustard (UPL) on the banks. Several tree tobacco (FAC) saplings and several charred snags were spread throughout the channel invert. An OHWM is present within AF-7 with widths ranging from one to four feet, and defined by destruction of terrestrial vegetation, presence of litter and debris, wracking, absence of vegetation, scour, sediment deposition, and presence of bed and banks.

Wetland Features

Due to the dominance of upland plant species associated with all drainages within the Project Site, it was determined that no potential wetland conditions or wetland features were present within the Project Site. Therefore, no soil pits were investigated within the Project Site.

Non-Jurisdictional Topographic Features

Steep, undulating topography is present on the Project Site that contains numerous steeps, narrow valleys in between sharp peaks. Each small valley has the potential to be a jurisdictional feature if signs of flow are present. Each of these valleys were reviewed during the desktop review and visited during the field survey. Most of the steep valleys were determined to be non-jurisdictional due to the lack of signs of flow and/or an OHWM. They do not contain a defined bed and bank but rather a steep, vegetated crevice between two peaks. No change in vegetation was observed from adjacent uplands and, in most cases, the ground where a “streambed” would be was so densely vegetated that the ground was not visible. In these cases, no vegetation matting was observed. Since no signs of regular flow were observed and no defined bed and bank are present within numerous crevices on site, these crevices were determined to be non-jurisdictional topographic features.

RWQCB Jurisdiction

All of the mapped aquatic features are potential tributaries to the San Jacinto River. These features exhibit an ephemeral flow regime based on the results of the SDAM, are not relatively permanent waters (RPW), and do not exhibit a continuous surface connection to a downstream traditional navigable water (TNW). Accordingly, these features would not be considered subject to USACE jurisdiction pursuant to Section 404 of the Clean Water Act. Therefore, the jurisdiction of the RWQCB reflects that of the State and totals approximately 0.71-acre of non-wetland waters of the State, as outlined in Table 2, *RWQCB Jurisdictional Resources*, and illustrated in Figure 14, *Jurisdictional Resources Map*

Table 2.
RWQCB Jurisdictional Resources

Feature Name	Type	Total (acres)
Aquatic Feature 1	Riverine	0.61
Aquatic Feature 2	Riverine	0.04
Aquatic Feature 3	Riverine	0.01
Aquatic Feature 4	Riverine	0.01
Aquatic Feature 5	Riverine	<0.01
Aquatic Feature 6	Riverine	0.01
Aquatic Feature 7	Riverine	0.02
	TOTAL	**0.71**

Source: MBI 2024

CDFW Jurisdiction

These aquatic features 1 to 7 exhibited a bed and bank and are therefore considered jurisdiction to CDFW under Section 1600 et seq. of CFGC; the onsite portions of these aquatic features comprise approximately 1.40 acres of jurisdictional vegetated streambed. No associated riparian habitat was observed in association with any of these aquatic features as outlined in Table 3, *CDFW/MSHCP Jurisdictional Resources***,** and illustrated in Figure 14, *Jurisdictional Resources Map*

Table 3.
CDFW/MSHCP Jurisdictional Resources

Feature Name	Type	Total (acres)
Aquatic Feature 1	Riverine	1.22
Aquatic Feature 2	Riverine	0.09
Aquatic Feature 3	Riverine	0.02
Aquatic Feature 4	Riverine	0.02
Aquatic Feature 5	Riverine	<0.01
Aquatic Feature 6	Riverine	0.01
Aquatic Feature 7	Riverine	0.05
	TOTAL	**1.40***

Source: MBA 2024, *discrepancy in total result of rounding

Jurisdictional Resources

RWQCB Resources (Non-Wetland)

CDFW/MSHCP Section 6.1.2 Riparian/Riverine

Sources: Michael Baker International 2024.

DETAIL MAP

AF-6

OFFSITE IMPACT BOUNDARY

City of Beaumont
Unincorporated Riverside County

California Avenue

Manzanita Park Road

Laird Road

CELL 1404
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1412

AF-3
AF-2
AF-1
AF-4

Unincorporated
Riverside County

CELL 1405
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

DEVELOPMENT SITE

CELL 1507
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1512

CELL 1508
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1499

AF-7

SOUTHERN CALIFORNIA EDISON EASEMENT

CELL 1601

CELL 1599
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1597
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

RCA
Conserved
Land

CELL 1593

PQP Conserved Land
BLM

CELL 1695

Unincorporated Riverside County
City of Beaumont

CELL 1694

Conserved Land
Potrero Reserve

CELL 1689

Figure 14 - Jurisdiction Resources Map

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Beaumont Heights Business Centre

CADRE Environmental

N

1 inch = 800 feet

For purposes of assessing existing conditions and impacts, all resources delineated as regulated by CDFW were also characterized as MSHCP Section 6.1.2 Riverine resources. CDFW jurisdiction includes all areas of RWQCB jurisdiction and extend beyond the Ordinary High-Water Mark (OHWM) to the top of bank.

MSHCP Riparian/Riverine/Vernal Pool Resources

Regulated activities within inland streams, wetlands and riparian areas in Western Riverside County California fall under the jurisdiction of the MSHCP. The MSHCP requires, among other things, assessments for riparian/riverine and vernal pool resources. As projects are proposed within the MSHCP Plan Area, an assessment of the potentially significant effects of those projects on riparian/riverine areas, and vernal pools are required, as currently mandated by CEQA, using available information augmented by project-specific mapping provided to and reviewed by the permittee's biologist(s). Riparian/riverine areas and vernal pools are defined for this section as follows in accordance with Section 6.1.2, Vol. I, of the Final MSHCP Plan:

> "*Riparian/Riverine Areas are lands which contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year*." (MSHCP 2004)

It is assumed the first part of the definition defines riparian habitat, and the second part defines riverine areas. Vernal pools are defined as:

> "…*seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate hydrophytes and facultative wetlands plant species are normally dominant during the wetter portion of the growing season, while upland species (annuals) may be dominant during the drier portion of the growing season*". (MSHCP 2004)

No MSHCP Section 6.1.2 riparian scrub, forest or woodland habitat is located within or adjacent to the Project Site.

As noted in Table 3, *CDFW/MSHCP Jurisdictional Resource* and as shown in Figure 14, *Jurisdictional Resources Map*, a total of 1.40-acre of MSHCP Section 6.1.2 riverine resources were documented onsite (MBI 2024). An MSHCP Determination of Biological Equivalent or Superior Preservation (DBESP) will be required.

No evidence of vernal pools, seasonal depressions, or other wetland features were recorded within the Project Site. Vernal pools are depressions in areas where a hard-underground layer prevents rainwater from draining downward into the subsoils. When rain fills the pools in the winter and spring, the water collects and remains in the depressions. In the springtime, the water gradually evaporates away, until the pools became completely dry in the summer and fall. Vernal pools tend to have an impermeable

layer that results in ponded water. The soil texture (the amount of sand, silt, and clay particles) typically contains higher amounts of fine silts and clays with lower percolation rates. Pools that retain water for a sufficient length of time will develop hydric cells. Hydric cells form when the soil is saturated from flooding for extended periods of time and anaerobic conditions (lacking oxygen or air) develop. Consistent with conditions documented during the site assessment and as previously stated, the Project Site is characterized as sandy loam, all possessing well drained substrates (drainage class). No indication of clay substrates or inundated conditions were documented within the Project Site. A review of historic aerials was conducted to determine if inundated features were present during years of high rainfall when features would certainly be documented. Historic aerials taken in 2011 and 2023 represent an ideal baseline during which know (previously documented) inundated vernal pools, seasonal depressions and road ruts can easily be seen. No sign or indication of inundation was documented within the Project Site during a review of historic aerials. In summary, none of the conditions (i.e., no inundated depressions including road ruts, hydric soils, historic inundation, etc.) were observed on documented within the Project Site. No features are present that would support fairy shrimp. No standing water or other sign of areas that pond water was recorded.

SENSITIVE BIOLOGICAL RESOURCES

The following discussion describes the plant and wildlife species present, or potentially present within the property boundaries, that have been afforded special recognition by federal, state, or local resource conservation agencies and organizations, principally due to the species' declining or limited population sizes, usually resulting from habitat loss. Also discussed are habitats that are unique, of relatively limited distribution, or of particular value to wildlife. Protected sensitive species are classified by state and/or federal resource management agencies, or both, as threatened or endangered, under provisions of the state and federal endangered species act. Vulnerable or "at-risk" species that are proposed for listing as threatened or endangered (and thereby for protected status) are categorized administratively as "candidates" by the USFWS. CDFW uses various terminology and classifications to describe vulnerable species. There are additional sensitive species classifications applicable in California. These are described below.

Sensitive biological resources are habitats or individual species that have special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, or rare. The CDFW, USFWS, and special groups like the California Native Plant Society maintain watch lists of such resources. For the purpose of this assessment sources used to determine the sensitive status of biological resources are:

Plants: USFWS (2024), CNDDB (CDFW 2024a), CDFW (2024d, 2024e), CNPS (2024), and Skinner and Pavlik (1994),

Invertebrate - Crotch's bumble bee *Bombus crotchii:* Leif Richardson, Paul Williams, Robbin Thorp and Sheila Colla, et al. (2022), CDFW (2019), CDFW (2023), Hatfield, et al. (2019).

Wildlife: California Wildlife Habitat Relationships (2008), USFWS (2024), CNDDB (CDFW 2024a), CDFW (2024b, 2024c, 2024f), and Leif Richardson, Paul Williams, Robbin Thorp and Sheila Colla, et al. (2022).

Habitats: CNDDB (CDFW 2024a, 2024f).

FEDERAL PROTECTION AND CLASSIFICATIONS

The Federal Endangered Species Act of 1973 (FESA) defines an endangered species as "any species that is in danger of extinction throughout all or a significant portion of its range..." Threatened species are defined as "any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range." Under provisions of Section 9(a)(1)(B) of the FESA it is unlawful to "take" any listed species. "Take" is defined as follows in Section 3(18) of the FESA: "...harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Further, the USFWS, through regulation, has interpreted the terms "harm" and "harass" to include certain types of habitat modification as forms of a "take." These interpretations, however, are generally considered and applied on a case-by-case basis and often vary from species to species. In a case where a property owner seeks permission from a federal agency for an action that could affect a federally listed plant and animal species, the property owner and agency are required to consult with USFWS. Section 9(a)(2)(b) of the FESA addresses the protections afforded to listed plants. Recently, the USFWS instituted changes in the listing status of former candidate species. Former C1 (candidate) species are now referred to simply as candidate species and represent the only candidates for listing. Former C2 species (for which the USFWS had insufficient evidence to warrant listing at this time) and C3 species (either extinct, no longer a valid taxon or more abundant than was formerly believed) are no longer considered as candidate species. Therefore, these species are no longer maintained in list form by the USFWS, nor are they formally protected. However, some USFWS field offices have issued memoranda stating that former C2 species are henceforth to be considered Federal Species of Concern. This term is employed in this document but carries no official protections. All references to federally protected species in this report (whether listed, proposed for listing or candidate) include the most current published status or candidate category to which each species has been assigned by USFWS. For purposes of this assessment, the following acronyms are used for federal status species:

FE	Federal Endangered
FT	Federal Threatened
FPE	Federal Proposed Endangered
FPT	Federal Proposed Threatened
FC	Federal Candidate for Listing

The designation of critical habitat can also have a significant impact on the development of land designated as "*critical habitat*." The FESA prohibits federal agencies from taking any action that will "*adversely modify or destroy*" critical habitat (16 U.S.C. § 1536(a)(2)). This provision of the FESA applies to the issuance of permits by federal agencies. Before approving an action affecting critical habitat, the federal agency is required to consult with

the USFWS who then issues a biological opinion evaluating whether the action will "*adversely modify"* critical habitat. Thus, the designation of critical habitat effectively gives the USFWS extensive regulatory control over the development of land designated as critical habitat.

The federal Migratory Bird Treaty Act (MBTA) makes it unlawful to "*take*" any migratory bird or part, nest, or egg of such bird listed in wildlife protection treaties between the United States and Great Britain, the Republic of Mexico, Japan, and the Union of Soviet States. For purposes of the MBTA, "*take*" is defined as to pursue, hunt, capture, kill, or possess or attempt to do the same.

The Bald Eagle and Golden Eagle Protection Act explicitly protects the bald eagle and golden eagle and imposes its own prohibition on any taking of these species. As defined in this act, take means to pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, or molest or disturb. Current USFWS policy is not to refer the incidental take of bald eagles for prosecution under the Bald Eagle and Golden Eagle Protection Act (16 U.S.C. 668-668d).

STATE PROTECTION AND CLASSIFICATIONS

California's Endangered Species Act (CESA) defines an endangered species as "...a native species or subspecies of a 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." The State defines a threatened species as "...a native species or subspecies of a 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 by this chapter. Any animal determined by the commission as rare on or before January 1, 1985 is a threatened species." Candidate species are defined as "...a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the commission has formally noticed as being under review by the department for addition to either the list of endangered species or the list of threatened species, or a species for which the commission has published a notice of proposed regulation to add the species to either list." Candidate species may be afforded temporary protection as though they were already listed as threatened or endangered at the discretion of the Fish and Game Commission. Unlike FESA, CESA does not include listing provisions for invertebrate species.

Article 3, Sections 2080 through 2085, of CESA addresses the taking of threatened or endangered species by stating "No person shall import into this state, export out of this state, or take, possess, purchase, or sell within this state, any species, or any part or product thereof, that the commission determines to be an endangered species or a threatened species, or attempt any of those acts, except as otherwise provided..." Under CESA, "take" is defined as "...hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." Exceptions authorized by the state to allow "take" require "...permits or memorandums of understanding..." and can be authorized for "...endangered species, threatened species, or candidate species for scientific,

educational, or management purposes." Sections 1901 and 1913 of the California Fish and Game Code provide that notification is required prior to disturbance.

Additionally, some sensitive mammals and birds are protected by the State as Fully Protected Mammals or Fully Protected Birds, as described in the California Fish and Game Code, Sections 4700 and 3511, respectively. California Species of Special Concern (SSC) listings include special status species, including all state and federal protected and candidate taxa, Bureau of Land Management and US Forest Service sensitive species, species considered to be declining or rare by the National Audubon Society, and a selection of species which are considered to be under population stress but are not formally proposed for listing. This list is primarily a working document for the CDFW's CNDDB project. Informally listed taxa are not protected per se but warrant consideration in the preparation of biotic assessments. For some species, the CNDDB is only concerned with specific portions of the life history, such as roosts, rookeries, or nest sites. For the purposes of this assessment, the following acronyms are used for State status species:

SE	State Endangered
ST	State Threatened
SCE	State Candidate Endangered
SCT	State Candidate Threatened
SFP	State Fully Protected
SP	State Protected
SR	State Rare
SSC	California Species of Special Concern
CWL	California Watch List

Nesting birds, including raptors, are protected under California Fish and Game Code Section 3503, which reads, "It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto." In addition, under California Fish and Game Code Section 3503.5, "it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto". Passerines and non-passerine land birds are further protected under California Fish and Game Code 3513. As such, CDFW typically recommends surveys for nesting birds that could potentially be directly (e.g., actual removal of trees/vegetation) or indirectly (e.g., noise disturbance) impacted by project-related activities. Disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered "take" by CDFW.

California Native Plant Society

The CNPS is a private plant conservation organization dedicated to the monitoring and protection of sensitive species in the State. This organization has compiled an inventory

comprised of the information focusing on geographic distribution and qualitative characterization of rare, threatened, or endangered vascular plant species of California (Tibor 2001). The list serves as the candidate list for listing as threatened and endangered by CDFW. The CNPS has developed five categories of rarity references as California Rare Plant Ranks (CRPR):

CRPR 1A	Presumed extinct in California.
CRPR 1B	Rare, threatened, or endangered in California and elsewhere.
CRPR 2A	Plants presumed extirpated in California but common elsewhere
CRPR 2B	Plants rare, threatened, or endangered in California but more common elsewhere
CRPR 3	Plants about which we need more information – a review list.
CRPR 4	Species of limited distribution in California (i.e., naturally rare in the wild), but whose existence does not appear to be susceptible to threat.

As stated by the CNPS:

> "*Threat Rank is an extension added onto the California Rare Plant Rank and designates the level of endangerment by a 1 to 3 ranking with 1 being the most endangered and 3 being the least endangered. A Threat Rank is present for all California Rare Plant Rank 1B's, 2's, 4's, and the majority of California Rare Plant Rank 3's. California Rare Plant Rank 4 plants are seldom assigned a Threat Rank of 0.1, as they generally have large enough populations to not have significant threats to their continued existence in California; however, certain conditions exist to make the plant a species of concern and hence be assigned a California Rare Plant Rank. In addition, all California Rare Plant Rank 1A (presumed extinct in California), and some California Rare Plant Rank 3 (need more information) plants, which lack threat information, do not have a Threat Rank extension." (CNPS 2010)*

0.1	Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)
0.2	Fairly threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)
0.3	Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

SENSITIVE HABITATS

As stated by CDFW:

> "*One purpose of the vegetation classification is to assist in determining the level of rarity and imperilment of vegetation types. Ranking of alliances according to their degree of imperilment (as measured by rarity, trends, and*

threats) follows NatureServe's Heritage Methodology, in which all alliances are listed with a G (global) and S (state) rank. For alliances with State ranks of S1-S3, all associations within them are also considered to be highly imperiled" (CDFW 2012)

No vegetation communities listed by CDFW as sensitive were documented within or adjacent to the Project Site.

SENSITIVE PLANTS

The following discussion is presented in three (3) parts:

I) MSHCP Narrow Endemic Plant Species Subject to Focused Surveys or Evaluated by Habitat Suitability Assessment and Not Found or Expected to Occur within Project Site;
II) Species that can be Excluded from the Project Site Based on Lack of Suitable Habitat within Project Site; and
III) Special-Status Species Potentially Occurring within Project Site.

I: MSHCP Narrow Endemic Plant Species Subject to Focused Surveys or Evaluated by Habitat Suitability Assessment and Not Found or Expected to Occur Onsite

Narrow Endemic Plants: Although the Yucaipa (Marvin's) onion (*Allium marvinii*) and many-stemmed dudleya (*Dudleya multicaulis*) are not expected onsite based on a lack of clay substrates, focused spring surveys for both MSHCP Narrow Endemic Plant Species (NEPS) were conducted during the spring of 2024 to determine presence/absence. Neither of the MSHCP narrow endemic plant species was documented onsite during the 2024 focused surveys as summarized in Table 4, *Sensitive Plant Species with Potential to Occur Onsite*.

II: Sensitive Species that can be Excluded from the Project Site Based on Lack of Suitable Habitat Onsite

No state or federally listed threatened or endangered plant species were documented onsite during the focused surveys, as outlined in Table 4, *Sensitive Plant Species with Potential to Occur Onsite*.

III. Special-Status Species Potentially Occurring Onsite

Focused spring surveys for sensitive plants were conducted during the spring of 2024 to determine presence/absence. No sensitive plants including other CNPS special-status plants, or species of local concern were observed or expected within the Project Site, as outlined in Table 4, *Sensitive Plant Species with Potential to Occur Onsite*.

Table 4.
Sensitive Plant Species with Potential to Occur Onsite.

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
MSHCP Narrow Endemic Species		
Yucaipa (Marvin's) onion (*Allium marvinii)* CRPR 1B.2 MSHCP Covered	Perennial bulbiferous herb generally blooming from April to May within chaparral habitats. Often occurring in clay soils.	No Potential. Not expected to occur on site due to a lack of suitable habitat and clay substrates. Not detected during focused surveys conducted in 2024.
Many-stemmed dudleya (*Dudleya multicaulis*) CRPR 1B.2 MSHCP Covered	Chaparral, coastal sage scrub, valley and foothill grassland. Often occurring in clay soils.	No Potential. Not expected to occur on site due to a lack of suitable habitat and clay substrates. Not detected during focused surveys conducted in 2024.
Other Sensitive Species Considered		
Chaparral sand-verbena (*Abronia villosa* var. *aurita*) CRPR 1B.1	Sandy soils in sage-scrub, chaparral.	No Potential. Not detected during focused surveys conducted in 2024.
Coachella Valley milkvetch (*Astragalus lentiginosus* var. *coachellae*) CVMSHCP Covered FE CRPR 1B.2	Annual/perennial herb generally blooms from February to May in dessert dunes and Sonoran Desert scrub habitats (CNPS 2024).	No Potential. Not expected to occur on site due to a lack of suitable habitat.
Jaeger's milkvetch (*Astragalus pachypus* var. *jaegeri*) CRPR 1B.1 MSHCP Covered	Perennial shrub generally blooming from December to June within chaparral, cismontane, coastal sage and valley/foothill grasslands. (CNPS 2024).	No Potential. Not detected during focused surveys conducted in 2024.
San Jacinto Valley crownscale (*Atriplex coronata* var. *notatior*) FE CRPR List 1B.1 MSHCP CAPSA CA Endemic	The San Jacinto Valley crownscale occurs primarily in floodplains that support alkali scrub, alkali playas, vernal pools, and occasionally alkali grasslands.	No Potential. Not expected to occur on site due to a lack of suitable vernal pool, playa and alkali habitats.
Thread-leaved brodiaea (*Brodiaea filifolia*) FT/SE CRPR 1B.1 MSHCP Covered	Typically occurs on gentle hillsides, valleys, and floodplains in semi-alkaline flats of riparian areas, vernal pools, mesic southern needlegrass grassland,	No Potential. Not detected or expected to occur on site due to a lack of suitable habitats and soils.

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
	mixed native-annual grassland, and alkali grassland plant communities in association with clay, clay loam, or alkaline silty-clay soils.	
Plummer's mariposa lily (*Calochortus plummerae*) CRPR 1B.2 MSHCP Covered	Granitic, rock soils within chaparral, cismontane woodland, coastal sage scrub, lower montane coniferous forest, and valley and foothill grassland.	No Potential. Not detected during focused surveys conducted in 2024.
Payson's jewelflower (*Caulanthus simulans*) CRPR List 4.2 MSHCP Covered	Annual herb generally blooming from February to June within chaparral and costal scrub habitats in association with granitic and sandy substrates (CNPS 2024).	No Potential. Not detected during focused surveys conducted in 2024.
Smooth tarplant (*Centromadia pungens* ssp. *laevis*) CRPR 1B.1 MSHCP Covered	Alkaline soils in chenopod scrub, meadows and seeps, playas, and disturbed habitats.	No Potential. Not detected or expected to occur on site due to a lack of suitable habitats and alkali soils.
Parry's spineflower (*Chorizanthe parryi* var. *parryi*) CRPR 3.2 MSHCP Covered	Sandy or rocky soils in open habitats of chaparral and coastal sage scrub.	Low Potential. Not detected during focused surveys conducted in 2024.
White-bracted spineflower (*Chorizanthe xanti* var. *leucotheca*) CRPR 1B.2	Annual herb generally blooming from April to June within coastal scrub (alluvial fans), Mojavean desert scrub and pinyon and juniper woodland habitats (CNPS 2024).	No Potential. Not detected or expected to occur on site due to a lack of suitable habitats.
Mojave tarplant (*Deinandra mohavensis*) SE CRPR 1B.3 MSHCP Covered	Annual herb generally blooming from January to October within chaparral, coastal scrub and riparian scrub habitats in association with mesic conditions.	No Potential. Not detected or expected to occur on site due to a lack of suitable habitats and soils.
Cleveland's bush monkeyflower (*Diplacus clevelandii*) CRPR 4.2 MSHCP Covered	Perennial rhizomatous herb generally blooming form April to July within chaparral, cismontane woodland and lower montane coniferous forest (CNPS 2024).	No Potential. Not detected during focused surveys conducted in 2024.

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
Slender-horned spineflower (*Dodecahema leptoceras*) FT CRPR 1B.1 MSHCP Covered	Sandy soils in alluvial scrub, chaparral, cismontane woodland.	No Potential. Not detected during focused surveys conducted in 2024.
Mesa horkelia (*Horkelia cuneata* ssp. *puberula*) CRPR 1B.1	Perennial herb generally blooming from February to September within chaparral (maritime), cismontane woodland, and coastal scrub (CNPS 2024).	No Potential. Not detected during focused surveys conducted in 2024.
Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*) CRPR List 1B.1	Coulter's goldfields is associated with low-lying alkali and saline habitats along the coast and inland valleys. The majority of the populations are associated with coastal salt marsh. In Riverside County, Coulter's goldfields primarily grow in highly alkaline, silty clays associated with the Traver-Domino-Willows soils, and usually in the wet areas in the alkali vernal plain community.	No Potential. Not detected or expected to occur on site due to a lack of suitable habitats and alkali soils.
Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*) CRPR 4.3	Annual herb generally blooming from January to July within chaparral and coastal scrub habitats (CNPS 2024).	No Potential. Not detected during focused surveys conducted in 2024.
Lemon lily (*Lilium parryi*) CRPR 1B.2	Perennial bulbiferous herb which generally blooms from July to August within lower montane coniferous forest, meadows and seeps, riparian forest, and upper montane coniferous forest (CNPS 2021)	No Potential. Not detected or expected to occur on site due to a lack of suitable habitats and soils.
Spiny-hair blazing star (*Mentzelia tricuspis*) CRPR 2B.1	Annual herb generally blooming from March to May within Mojavean desert scrub (CNPS 2024).	No Potential. Not detected or expected to occur on site due to a lack of suitable habitats.
Spreading navarretia (*Navarretia fossalis*) FT CRPR 1B.1 MSHCP Covered	Vernal pools, playas, chenopod scrub, marshes and swamps (assorted shallow freshwater).	No Potential. Not expected to occur on site due to a lack of suitable vernal pool, playa and marsh habitats.

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
Narrow-leaf sandpaper-plant (*Petalonyx linearis*) CRPR 2B.3	Perennial shrub generally blooming from March to May within Mojavean and Sonoran Desert scrub habitats (CNPS 2024).	No Potential. Not detected or expected to occur on site due to a lack of suitable habitats.
Parish's checkerbloom (*Sidalcea hickmanii* ssp. *parishii*) CRPR 1B.2	Perennial herb generally blooming from May to August within chaparral, cismontane woodland and lower montane coniferous forest (CNPS 2024).	No Potential. Not detected during focused surveys conducted in 2024.
San Bernardino aster (*Symphyotrichum defoliatum*) CRPR 1B.2	Occurs in cismontane woodland, coastal scrub, lower montane coniferous forest, meadows and seeps, marshes and swamps, and valley and foothill grassland (vernally mesic)/near ditches, streams springs.	No Potential. Not detected or expected to occur on site due to a lack of suitable habitats.
California dandelion (*Taraxacum californicum*) FE	Perennial herb generally blooming from May to August within meadows and seeps (mesic conditions) (CNPS 2024).	No Potential. Not detected or expected to occur on site due to a lack of suitable habitats.
Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*) CRPR List 2.1	The historic known range of Wright's trichocoronis includes the Great Valley of central California, western Riverside County, and south Texas and adjacent northeast Mexico. This plant grows in meadows and seeps, marshes, riparian scrub, and vernal pools. Wright's trichocoronis blooms May to September.	No Potential. Not detected or expected to occur on site due to a lack of suitable habitats.

California Native Plant Society (CNPS): California Rare Plant Ranks (CRPR)
CRPR 1A – plants presumed extinct in California
CRPR 1B – plants rare, threatened, or endangered in California, but more common elsewhere
CRPR 2A – plants presumed extirpated in California but common elsewhere
CRPR 2B – plants rare, threatened, or endangered in California but more common elsewhere
CRPR 3 – plants about which we need more information, a review list
CRPR 4 – plants of limited distribution, a watch list
.1 – Seriously endangered in California
.2 – Fairly endangered in California
.3 – Not very endangered in California

Federal (USFWS) Protection and Classification
FE – Federally Endangered
FT – Federally Threatened
FC – Federal Candidate for Listing

Species Name (*Scientific Name*) Status	Habitat Description	Comments
State (CDFW) Protection and Classification SE – State Endangered ST – State Threatened **MSHCP** CAPSA - Criteria Area Plant Survey Areas		

Source : Cadre Environmental 2024.

SENSITIVE WILDLIFE

The following discussion is presented in two parts:

I) MSHCP planning species detected on or adjacent to the Project Site;
II) MSHCP and sensitive species that can be excluded from occurring within the Project Site or may occur onsite based on the presence of suitable habitat.

I: MSHCP Planning Species Documented on or Adjacent to the Project Site

A total of seven (7) MSHCP Planning Species have the potential to occur within the Project Site including Bell's sage sparrow (*Artemisiospiza belli belli*), loggerhead shrike (*Lanius ludovicianus*), Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), bobcat (*Lynx rufus*), Los Angeles pocket mouse (*Perognathus longimembris brevinasus*), mountain lion (*Puma concolor*), and Stephens' kangaroo rat (*Dipodomys stephensi*). As previously stated, the MSHCP has determined that these sensitive species potentially occurring within Project Site have been adequately covered (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). Suitable habitat for the Los Angeles pocket mouse, an MSHCP Planning Species was also documented onsite. However, the Project Site is not located within an MSHCP mammal species Survey Area; therefore, no surveys are required (RCA GIS Data Downloads 2024). The project is consistent with MSHCP Section 6.3.2.

The Project Site within a predetermined Survey Area for the burrowing owl (*Athene cunicularia*). Suitable burrowing owl burrows potentially utilized for refugia and/or nesting were documented adjacent to the property including foraging habitat. Based on the presence of suitable habitat, focused MSHCP burrowing owl surveys were conducted during the spring of 2024 (Cadre Environmental 2024b). No burrowing owl or characteristic sign such as white-wash, feathers, tracks, or pellets were detected within or immediately adjacent to the Project Site during the 2024 survey efforts.

II. MSHCP and sensitive species that can be excluded from occurring within the Project Site or may occur onsite based on the presence of suitable habitat

Suitable habitat was documented onsite for one (1) special-status invertebrate species not covered under the MSHCP including Crotch's bumble bee (*Bombus crotchii*) State Candidate Endangered (SCE), as outlined in Table 5, *Sensitive Wildlife Species with Potential to Occur Onsite*. No bumble bees were documented onsite during the general

habitat assessment or focused surveys conducted during the spring of 2024. However, suitable scattered foraging habitat for the Crotch's bumble bee is present. Burrows representing suitable nesting resources were also documented within the Project Site. Scattered plant species in the genera of several food resources documented to be utilized by Crotch's bumble bee were observed within the Project Site including *Antirrhinum, Phacelia, Clarkia, Eschscholzia, Eriogonum, Lupinus, Salvia, Cirsium, Acmispon, Vicia,* and/or *Trichostema*. As stated by Hatfield, et al.:

> "*Bombus crotchii inhabits open grassland and scrub habitats. Nesting occurs underground. Males perch and chase moving objects in search of mates. This species is classified as a short-tongued species, whose food plants include Asclepias, Chaenactis, Lupinus, Medicago, Phacelia, and Salvia (Williams et al. 2014). Bumble bees are social insects that live in colonies composed of a queen, workers, and reproductives (males and new queens). Colonies are annual and only the new, mated queens overwinter. These queens emerge from hibernation in the early spring and immediately start foraging for pollen and nectar and begin to search for a nest site. Nests are often located underground in abandoned rodent nests, or above ground in tufts of grass, old bird nests, rock piles, or cavities in dead trees. Initially, the queen does all of the foraging and care for the colony until the first workers emerge and assist with these duties. Bumble bees collect both nectar and pollen of the plants that they pollinate. In general, bumble bees forage from a diversity of plants, although individual species can vary greatly in their plant preferences, largely due to differences in tongue length. Bumble bees are well-known to engage in "buzz pollination," a very effective foraging technique in which they sonicate the flowers to vibrate the pollen loose from the anthers. Tomatoes (Solanaceae), blueberries (Ericaceae), and many other important food plants are pollinated by bumble bees in this way*." Hatfield, et al. (2019).

A total of twenty-one (21) sensitive species have the potential to occur within the Project Site including western spadefoot (*Spea hammondii*), orange-throated whiptail (*Aspidoscelis hyperythra*), coastal western whiptail (*Aspidoscelis tigris stejnegeri*), San Diego banded gecko (*Coleonyx variegatus abbotti*), red-diamond rattlesnake (*Crotalus ruber*), granite night lizard (*Xantusia henshawi henshawi*), coast horned lizard (*Phrynosoma blainvillii*), granite spiny lizard (*Sceloporus orcuttii*), Cooper's hawk (*Accipiter cooperii*), golden eagle (*Aquila chrysaetos*), grasshopper sparrow (*Ammodramus savannarum*), turkey vulture-breeding (*Cathartes aura*), ferruginous hawk (*Buteo regalis*), northern harrier (*Circus cyaneus*), white-tailed kite (*Elanus leucurus*), California horned lark (*Eremophila alpestris actia*), prairie falcon (*Falco mexicanus*), coastal California gnatcatcher (*Polioptila californica californica*), northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), and San Diego desert woodrat (*Neotoma lepida intermedia*). As previously stated, the MSHCP has determined that these sensitive species potentially occurring within Project Site have been adequately covered (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). Sensitive species that can be excluded from occurring onsite or known to occur within the region with potential to occur onsite are presented in Table 5, *Sensitive Wildlife Species with Potential to Occur Onsite*.

Suitable roosting habitat was documented onsite for two (2) special-status bat species not covered under the MSHCP including pocketed free-tailed bat (*Nyctinomops femorosaccus*) and big free-tailed bat (*Nyctinomops macrotis*), as outlined in Table 5, *Sensitive Wildlife Species with Potential to Occur Onsite*.

Suitable habitat was documented onsite for one (1) special-status reptile species not covered under the MSHCP including coast patch-nosed snake (*Salvadora hexalepis virgultea*), as outlined in Table 5, *Sensitive Wildlife Species with Potential to Occur Onsite*.

Table 5.
Sensitive Wildlife Species with Potential to Occur Onsite.

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
INVERTEBRATES		
Crotch's bumble bee (*Bombus crotchii*) SCE	Range extends from southern to northern California within a variety of habitats including grassland, scrub, chaparral and desert habitats. Food plants include but are not limited to the following genera: *Antirrhinum, Phacelia, Clarkia, Cordylanthus, Dendromecon, Medicago Eschscholzia, Chaenactis, Eriogonum, Hypericum, Lantana, Lupinus, Salvia, Asclepias, Cirsium, Monardella, Keckiella, Acmispon, Euthamia, Ehrendorferia, Vicia,* and/or *Trichostema*.	Potential. The vegetation communities documented onsite provide suitable habitat for the species based on the presence of the following scattered genera, *Antirrhinum, Phacelia, Clarkia, Eschscholzia, Eriogonum, Lupinus, Salvia, Cirsium, Acmispon, Vicia,* and/or *Trichostema*, and presence of scattered mammal burrows.
Vernal pool fairy shrimp (*Branchinecta lynchi*) FT MSHCP Covered Species	Vernal pool fairy shrimp is restricted to seasonal vernal pools (Eng, Belk, and Eriksen 1990; USFWS 1994). The vernal pool fairy shrimp prefers cool-water pools that have low to moderate dissolved solids, are unpredictable, and often short lived (Eriksen and Belk 1999, MSHCP 2004).	No Potential. No suitable habitat including vernal pools, seasonal depressions or indication of inundation was documented within or adjacent to the Project Site.

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
Monarch butterfly (*Danaus plexippus*) FC	Winter migrant along CA coast. Known to roost in eucalyptus trees. Usually encountered in lowland areas. Obligate milkweed host plant (primarily Asclepias spp.) during larval stage. Nectar and milkweed resources are often associated with riparian corridors. Overwinter in groves along the coast of California and Baja California, typically close to the coast, populated by a variety of tree species, including blue gum eucalyptus (*Eucalyptus globulus*), Monterey pine (*Pinus radiata*), and Monterey cypress (*Hesperocyparis macrocarpa*).	No Potential. Western migratory monarchs typically overwinter in groves along the coast.
Riverside fairy shrimp (*Streptocephalus woottoni*) FE MSHCP Covered Species	*S. woottoni* is restricted to deep seasonal vernal pools/ephemeral ponds, and stock ponds and other human modified depressions (Eng, Belk, and Eriksen 1990, USFWS 1993, USFWS 2001). Riverside fairy shrimp prefer warm-water pools that have low to moderate dissolved solids, are less predictable, and remained filled for extended periods of time (MSHCP 2004).	No Potential. No suitable habitat including vernal pools, seasonal depressions or indication of inundation was documented within or adjacent to the Project Site.
AMPHIBIANS		
Arroyo toad (*Anaxyrus californicus*) FE/SSC MSHCP Covered Species	Shallow, slow moving active and braided stream channels with sandy substrates for breeding, bench and terrace habitats for foraging and aestivation, willow scrub, coastal sage scrub and riparian/oak woodlands.	No Potential. No suitable breeding or upland habitat documented within or adjacent to the Project Site.

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
Western spadefoot (*Spea hammondii*) FPT/SSC MSHCP Covered Species	The western spadefoot population is patchily but widely distributed throughout the Riverside Lowlands and San Jacinto Foothills Bioregions. Habitat for this species includes suitable breeding habitat below 1500 meters (i.e., vernal pools or other standing water is free of exotic species) secondary habitats including adjacent chaparral, sage scrub, grassland, and alluvial scrub habitats (MSHCP 2004).	Potential. No suitable breeding habitat documented onsite. The grassland habitats provide suitable upland/aestivation habitat to support potential offsite breeding resources.
Southern mountain yellow-legged frog (*Rana muscosa*) FE/SE MSHCP Covered Species	Southern mountain yellow-legged frog is typically described from sunny riverbanks, meadow streams, isolated pools, lake borders, and rocky stream courses (MSHCP 2004).	No Potential. No suitable breeding habitat was documented within the Project Site.
REPTILES		
Southern California legless lizard (*Anniella stebbinsi*) SSC	Occurs in moist warm loose soil with plant cover. Moisture is essential. Occurs in sparsely vegetated areas of beach dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks.	No Potential. No suitable habitat was documented within the Project Site based on a lack of mesic conditions.
Orange-throated whiptail (*Aspidoscelis hyperythra*) CWL MSHCP Covered Species	The orange-throated whiptail occurs primarily in a wide variety of habitats but is more closely tied to coastal sage scrub and chaparral habitats with less than 90 percent vegetative cover.	Potential. The chaparral and Riversidean sage scrub provide suitable habitat for the species.
Coastal western whiptail (*Aspidoscelis tigris stejnegeri*) SSC MSHCP Covered Species	The coastal western whiptail occurs in a wide variety of habitats including coastal sage scrub, desert scrub, Riversidean alluvial fan	Potential. The chaparral and Riversidean sage scrub provide suitable habitat for the species.

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
	scrub, woodlands, grasslands, playas, and respective ecotones between these habitats (MSHCP 2004).	
San Diego banded gecko (*Coleonyx variegatus abbotti*) SSC MSHCP Covered Species	San Diego banded gecko is a microhabitat generalist and also occurs in habitats ranging from cismontane chaparral and desert scrub to open sand dunes and arid tropical forests (MSHCP 2004).	Potential. The chaparral and Riversidean sage scrub provide suitable habitat for the species.
Western pond turtle (*Emys marmorata*) FPT/SSC MSHCP Covered Species	The western pond turtle inhabits slow moving permanent or intermittent streams, small ponds, small lakes, reservoirs, abandoned gravel pits, permanent and ephemeral shallow wetlands, stock ponds, and sewage treatment lagoons (Rathbun *et al*., 1992; Holland, 1994). Pools are the preferred habitat within streams (Bury, 1972, MSHCP 2004).	No Potential. No suitable breeding habitat was documented within the Project Site.
Coast patch-nosed snake (*Salvadora hexalepis virgultea*) SSC	The coast patch-nosed snake prefers brushy coastal sage scrub/ chaparral habitats.	Potential. The chaparral and Riversidean sage scrub provide suitable habitat for the species.
Red-diamond rattlesnake (*Crotalus ruber*) SSC MSHCP Covered Species	The red-diamond rattlesnake is often found in areas with dense vegetation especially chaparral and sage scrub up to 1,520 meters in elevation (MSHCP 2004).	Potential. The chaparral and Riversidean sage scrub provide suitable habitat for the species.
Granite night lizard (*Xantusia henshawi henshawi*) SSC MSHCP Covered Species	Restricted to narrow microenvironment conditions where it is rarely found far from rock outcrop crevices massive rocks, rock outcrops, and flaking granite, in a variety of desert, chaparral, and woodland habitats (MSHCP 2004).	Potential. The chaparral and Riversidean sage scrub provide suitable habitat for the species.

Species Name (*Scientific Name*) Status	Habitat Description	Comments
San Bernardino mountain kingsnake (*Lampropeltis zonata parvirubra*) SSC MSHCP Covered Species	San Bernardino mountain kingsnake occurs in well-illuminated canyons with rocky outcrops or rock talus in association with big cone spruce and various canyon chaparral species at lower elevations, and with black oak, incense cedar, Jeffrey pine, and ponderosa pine at higher elevations (MSHCP 2004).	No Potential. No suitable habitat was documented within the Project Site.
Coast horned lizard (*Phrynosoma blainvillii*) SSC MSHCP Covered Species	The horned lizard occurs primarily in scrub, chaparral, and grassland habitats. The species is common in most areas of the Plan Area except where adjacent to urban situations (MSHCP 2004).	Potential. The chaparral and Riversidean sage scrub provide suitable habitat for the species.
Granite spiny lizard (*Sceloporus orcuttii*) MSHCP Covered Species	Granite spiny lizard is often present under granite flakes on boulders, being the most abundant lizard on rock outcrops in Riverside County (MSHCP 2004).	Potential. The chaparral and Riversidean sage scrub provide suitable habitat for the species.
Two-striped gartersnake (*Thamnophis hammondii*) SSC	Marsh and swamp, riparian scrub, riparian woodland, and wetland. Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.	No Potential. No suitable habitat was documented within the Project Site.
BIRDS		
Tri-colored blackbird (*Agelaius tricolor*) ST/SSC MSHCP Covered Species	Marshes and grasslands. Breeding colonies require nearby water, nesting substrate, and open range foraging habitat of natural grassland, woodland, or agricultural cropland.	No Potential. No suitable breeding or foraging habitat was documented within the Project Site.
Cooper's hawk (*Accipiter cooperii*) SSC MSHCP Covered Species	Cooper's hawk is most commonly found within or adjacent to riparian/oak forest and woodland habitats. This uncommon resident of California	Potential. May occasionally nest in the mature onsite ornamental vegetation.

Species Name (*Scientific Name*) Status	Habitat Description	Comments
	increases in numbers during winter migration.	
Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*) CWL MSHCP Covered Species	Southern California rufous-crowned sparrow is a non-migratory bird species that primarily occurs within sage scrub and grassland habitats and to a lesser extent chaparral sub-associations (Unitt 2004). This species generally breeds on the ground within grassland and scrub communities in the western and central regions of California.	Potential. The chaparral, Riversidean sage scrub, and grasslands provide suitable habitat for the species.
Golden eagle (*Aquila chrysaetos*) CWL, SFP MSHCP Covered Species	Within southern California, the species prefers grasslands, brushlands (coastal sage scrub and chaparral), deserts, oak savannas, open coniferous forests, and montane valleys (Garrett and Dunn 1981, MSHCP 2004)	Potential. May occasionally forage onsite. No suitable breeding habitat documented onsite.
Grasshopper sparrow (*Ammodramus savannarum*) SSC MSHCP Covered Species	The grasshopper sparrow generally prefers moderately open grasslands and prairies with patchy bare ground (MSHCP 2004).	Potential. The grasslands provide suitable habitat for the species.
Bell's sage sparrow (*Artemisiospiza belli belli*) CWL MSHCP Covered Species	Bell's sage sparrow is an uncommon to fairly common but localized resident breeder in dry chaparral and coastal sage scrub along the coastal lowlands, inland valleys, and in the lower foothills of local mountains (MSHCP 2004).	Potential. The chaparral and Riversidean sage scrub provide suitable habitat for the species.
Turkey vulture (breeding) (*Cathartes aura*) MSHCP Covered Species	The focus of this planning effort is on the nesting of the turkey vulture. There are two recorded nest sites within the Plan Area: Bernasconi Hills near Lake Perris and Rawson	Detected.

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
	Canyon near Lake Skinner (MSHCP 2004).	
Cactus wren (*Campylorhynchus brunneicapillus)* SSC MSHCP Covered Species	This species is a rare localized resident that is found in maritime succulent scrub and coastal sage scrub that contain *Opuntia* thickets.	No Potential. No suitable habitat was documented within the Project Site.
Burrowing owl (*Athene cunicularia*) SCE MSHCP Covered Species	The burrowing owl uses predominantly open land, including grassland, agriculture (e.g., dry-land farming and grazing areas), playa, and sparse coastal sage scrub and desert scrub habitats (Garrett and Dunn 1981). Some breeding burrowing owls are year-round residents and additional individuals from the north may winter throughout the MSHCP Area Plan (MSHCP 2004).	No Potential. Not detected during focused surveys conducted in spring 2024.
Ferruginous hawk (*Buteo regalis*) CWL MSHCP Covered Species	Range-wide, within California, ferruginous hawks winter in open terrain and grasslands of plains and foothills (Grinnell and Miller 1944). Within southern California, including the ferruginous hawks typically winter in open fields, grasslands, and agricultural areas.	Potential. May occasionally forage onsite.
Northern harrier (*Circus cyaneus*) SSC MSHCP Covered Species	The northern harrier frequents open wetlands, wet/lightly grazed pastures, fields, dry uplands/prairies, mesic grasslands, drained marshlands, croplands, meadows, grasslands, open rangelands, fresh and saltwater emergent wetlands.	Potential. May occasionally forage onsite.

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*) FT/SE MSHCP Covered Species	Although the preferred habitat, riparian scrub and forest, is well distributed at scattered locations within the Plan Area in the Riverside Lowland Bioregions, the western yellow-billed cuckoo apparently no longer inhabits much of this habitat (MSHCP 2004).	No Potential. No suitable riparian scrub, forest or woodland habitat was documented within or adjacent to the Project Site.
White-tailed kite (*Elanus leucurus*) SFP MSHCP Covered Species	The white-tailed kite is found in riparian, oak woodlands adjacent to large open spaces including grasslands, wetlands, savannahs and agricultural fields. This non-migratory bird species occurs throughout the lower elevations of California and commonly nests in coast live oaks (Unitt 2004).	Potential. May occasionally forage onsite.
Southwestern willow flycatcher (*Empidonax traillii extimus*) FE/SE MSHCP Covered Species	The southwestern willow flycatcher is narrowly distributed at few locations within the Plan Area. Although the preferred habitat, riparian woodland and select other forests, is well distributed within all bioregions and spread over the entire Plan Area, few current locations for the willow flycatcher have been documented (MSHCP 2004).	No Potential. No suitable riparian scrub, forest or woodland habitat was documented within or adjacent to the Project Site.
California horned lark (*Eremophila alpestris actia*) SWL MSHCP Covered Species	Habitat for the California horned lark includes agriculture (field croplands), grassland, cismontane alkali marsh, playa and vernal pool habitat, Riversidean alluvial fan sage scrub, and coastal sage scrub (Garrett and Dunn 1988). It has been recorded in chaparral and riparian	Potential. The grasslands and disturbed areas provide suitable habitat for the species.

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
	habitat - however these are not typical habitats used by the species.	
Prairie falcon (*Falco mexicanus*) CWL MSHCP Covered Species	Habitat use of the prairie falcon includes annual grasslands to alpine meadows. The prairie falcon is associated primarily with perennial grasslands, savannahs, rangeland, some agricultural fields during the winter season, and desert scrub areas, all typically dry environments of western North American where there are cliffs or bluffs for nest sites (MSHCP 2004)	Potential. May occasionally forage onsite.
American peregrine falcon (*Falco peregrinus anatum*) SFP MSHCP Covered Species	Throughout the species' range, peregrine falcons are found in a large variety of open habitats, including tundra, marshes, seacoasts, savannahs and high mountains (AOU 1998, MSHCP 2004).	No Potential. No suitable habitat was documented within the Project Site.
Yellow-breasted chat (*Icteria virens*) SSC MSHCP Covered Species	The yellow-breasted chat is associated with riparian woodland and riparian scrub habitats (MSHCP 2004)	No Potential. No suitable riparian scrub, forest or woodland habitat was documented within or adjacent to the Project Site.
Loggerhead shrike (*Lanius ludovicianus*) SSC MSHCP Covered *Species*	Loggerhead shrike prefer open ground for foraging and thick trees and shrubs including sage scrub, chaparral, and desert scrub habitats for nesting.	Potential. Suitable foraging and nesting habitat documented onsite.
Downy woodpecker (*Picoides pubescens*)	Potential habitat for the downy woodpecker includes riparian scrub, woodland, forest, and oak woodland habitat in all Bioregions within the Plan Area (MSHCP 2004).	No Potential. No suitable riparian scrub, forest or woodland habitat was documented within or adjacent to the Project Site.

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
Coastal California gnatcatcher (*Polioptila californica californica*) FT/SSC MSHCP Covered Species	The coastal California gnatcatcher is a non-migratory bird species that primarily occurs within sage scrub habitats in coastal southern California dominated by California sagebrush (*Artemisia californica*), and California buckwheat (*Eriogonum fasciculatum*).	Potential. Riversidean sage scrub habitat documented onsite represents suitable foraging and breeding habitat.
Yellow warbler (*Setophaga petechia*) SSC MSHCP Covered Species	Habitat characteristics of the yellow warbler are well known to include riparian scrub and forest and woodland (MSHCP 2004)	No Potential. No suitable riparian scrub, forest or woodland habitat was documented within or adjacent to the Project Site.
LeConte's thrasher (*Toxostoma lecontei*) CVMSHCP Covered SSC	The Le Conte's thrasher's typical habitat consists of sparsely vegetated desert flats, dunes, alluvial fans, or gently rolling hills having a high proportion of one or more species of saltbush (*Atriplex* spp.) and/or cylindrical cholla cactus (*Opuntia* spp.) 0.9 - 1.9 meters high. CVMSHCP 2017.	No Potential. No suitable habitat was documented within the Project Site.
Tree swallow (*Tachycineta bicolor*) MSHCP Covered Species	Suitable habitat is provided for the tree swallow by the riparian forest and woodland up through the lodgepole pine belt for breeding habitats. It frequents valley foothill and montane riparian habitats below 2,700 meters (9,000 feet) for breeding within its range (MSHCP 2004).	No Potential. No suitable riparian scrub, forest or woodland habitat was documented within or adjacent to the Project Site.
Least Bell's vireo (*Vireo bellii pusillus*) FE/SE MSHCP Covered Species	Least Bell's vireo resides in riparian habitats with a well-defined understory including southern willow scrub, mule fat, and riparian forest/woodland habitats.	No Potential. No suitable riparian scrub, forest or woodland habitat was documented within or adjacent to the Project Site.

Species Name (*Scientific Name*) Status	Habitat Description	Comments
Yellow-headed blackbird (*Xanthocephalus xanthocephalus*) SSC	Prefers freshwater marshes habitat dominated by cattails and tule.	No Potential. No suitable marsh habitat was documented within or adjacent to the Project Site.
MAMMALS		
Pallid bat (*Antrozous pallidus*) SSC	In California, the species as occurring in a variety of habitats, including coniferous forests, oak woodlands, brushy terrain, rocky canyons, open farmland, and desert. Roosts are selected on the basis of temperature/proximity to foraging habitat. They are generalists in their roosting requirements, using a variety of structures including rock crevices, tree hollows, mines/caves, structures.	No Potential. No suitable roosting habitat documented within Project Site.
Northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*) SSC MSHCP Covered Species	The northwestern San Diego pocket mouse occurs throughout the Plan Area in coastal sage scrub (including Diegan and Riversidean upland sage scrubs and alluvial fan sage scrub), sage scrub/grassland ecotones, chaparral at all elevations up to 6,000 feet (MSHCP 2004).	Potential. The chaparral and Riversidean sage scrub provide suitable habitat for the species. .
Townsend's big-eared bat (*Corynorhinus townsendii*) SSC	A wide variety of habitats including woodlands and arid grasslands. Roosts in mines and caves.	No Potential. No suitable roosting habitat documented within Project Site.
Dulzura kangaroo rat (*Dipodomys simulans*) MSHCP Covered Species	The Dulzura kangaroo rat occurs throughout the Plan Area in coastal sage scrub (including Diegan and Riversidean upland sage scrubs and alluvial fan sage scrub), sage scrub/grassland ecotones, chaparral, and desert scrubs at all elevations up to 2,600 feet (MSHCP 2004)	Potential. The chaparral and Riversidean sage scrub provide suitable habitat for the species.

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
San Bernardino kangaroo rat (*Dipodomys merriami parvus*) FE MSHCP Covered Species	Alluvial sage scrub on alluvial fans, flood plains, along washes, in adjacent upland areas, and in areas with historic braided stream channels; these habitats characterized by sand, loam, sandy loam, or gravelly soils. Prefers the more open early and intermediate phases of alluvial sage scrub, but mature sage scrub is important as refugia during floods.	No Potential. No suitable habitat documented onsite.
Stephens' kangaroo rat (*Dipodomys stephensi*) FE/ST MSHCP Covered Species	The Stephens' kangaroo rat is found almost exclusively in open grasslands or sparse shrublands with cover of less than 50 percent during the summer (MSHCP 2004).	Potential. Suitable habitat documented onsite within the open habitats (1993 onsite occurrence records, USFWS 2024).
Western mastiff bat (*Eumops perotis californicus*) SSC	Western mastiff bats are found in a variety of biotic environments from low desert scrub to chaparral, oak woodland and ponderosa pine.	No Potential. No suitable roosting habitat documented within Project Site.
Western yellow bat (*Lasiurus xanthinus*) SSC	Although formerly associated only with the desert palm oasis in California (Bond, 1970), yellow bats appear to be expanding their range to the coast and northward, possibly as a result of the planting of ornamental palms.	No Potential. No suitable roosting habitat documented onsite.
San Diego black-tailed jackrabbit (*Lepus californicus bennettii*) SSC MSHCP Covered Species	The San Diego black-tailed jackrabbit in open habitats, primarily including grasslands, sage scrub, alluvial fan sage scrub, and Great Basin sage scrub.	Potential. Suitable habitat documented onsite.
Bobcat (*Lynx rufus*) MSHCP Covered Species	The bobcat requires large expanses of relatively undisturbed brushy and rocky habitats near springs or other perennial	Potential. The Project Site provides suitable refugia and movement habitats.

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
	water sources.	
San Diego desert woodrat (*Neotoma lepida intermedia*) SSC MSHCP Covered Species	The San Diego desert woodrat is found throughout the Plan Area in sage scrub and chaparral wherever there are rock outcrops, boulders, cactus patches and dense undergrowth (MSHCP 2004).	Potential. The chaparral and Riversidean sage scrub provide suitable habitat for the species.
Pocketed free-tailed bat (*Nyctinomops femorosaccus*) SSC	Usually associated with rugged canyons, high cliffs, and rock outcroppings. Roosts in rock crevices and caves during the day; may also roost in buildings or under roof tiles (Ziener et al. 1988-1990).	Potential. Suitable rock outcrop roosting habitat documented onsite.
Big free-tailed bat (*Nyctinomops macrotis*) SSC	Desert habitats. Roosts in rock crevices in cliffs	Potential. Suitable rock outcrop roosting habitat documented onsite.
Los Angeles pocket mouse (*Perognathus longimembris brevinasus*) SSC MSHCP Covered Species	The Los Angeles pocket mouse appears to be limited to sparsely vegetated habitat areas in patches of fine sandy soils associated with washes or of aeolian (windblown) origin, such as dunes (MSHCP 2004)	Potential. The open Riversidean sage scrub patches provide suitable habitat for the species.
Mountain lion (*Puma concolor*) MSHCP Covered Species	Mountain lions use rocky areas, cliffs, and ledges that provide cover within open woodlands and chaparral, as well as riparian areas that provide protective habitat connections for movement between fragmented core habitats (MSHCP 2004)	Potential. The Project Site provides suitable refugia and movement habitats.
American badger (*Taxidea taxus*) SSC	The American badger prefers friable soils in open grassland and scrub habitat in southern California.	No Potential. No burrows documented onsite.
Federal (USFWS) Protection and Classification FE – Federally Endangered FT – Federally Threatened		

Species Name (*Scientific Name*) Status	Habitat Description	Comments
FC – Federal Candidate for Listing FPT – Federal Proposed Threatened **State (CDFW) Protection and Classification** SE – State Endangered SCE – State Candidate Endangered ST – State Threatened SSC – State Species of Special Concern CWL – California Watch List SPF – State Fully Protected		

Sources: Cadre Environmental 2024.

Critical habitat designations by the USFWS were researched to determine if any of the Project Site is located within USFWS critical habitat. The Project Site does not occur within a designated critical habitat for federally endangered or threatened species.

REGIONAL CONNECTIVITY/WILDLIFE MOVEMENT CORRIDORS

Overview

Wildlife corridors link areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. The fragmentation of open space areas by urbanization creates isolated "islands" of wildlife habitat. In the absence of habitat linkages that allow movement to adjoining open space areas, various studies have concluded that some wildlife species, especially the larger and more mobile mammals, will not likely persist over time in fragmented or isolated habitat areas because they prohibit the infusion of new individuals and genetic information (MacArthur and Wilson 1967; Soule 1987; Harris and Gallager 1989; Bennett 1990). Corridors effectively act as links between different populations of a species. A group of smaller populations (termed "demes") linked together via a system of corridors is termed a "metapopulation." The long-term health of each deme within the metapopulation is dependent upon its size and the frequency of interchange of individuals (immigration vs. emigration). The smaller the deme, the more important immigration becomes, because prolonged inbreeding with the same individuals can reduce genetic variability. Immigrant individuals that move into the deme from adjoining demes mate with individuals and supply that deme with new genes and gene combinations that increases overall genetic diversity. An increase in a population's genetic variability is generally associated with an increase in a population's health. Corridors mitigate the effects of habitat fragmentation by:

(1) allowing animals to move between remaining habitats, which allows depleted populations to be replenished and promotes genetic diversity;
(2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk that catastrophic events (such as fires or disease) will result in population or local species extinction; and
(3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs (Noss 1983; Fahrig and Merriam 1985; Simberloff and Cox 1987; Harris and Gallagher 1989).

Wildlife movement activities usually fall into one of three movement categories: (1) dispersal (e.g., juvenile animals from natal areas, individuals extending range distributions); (2) seasonal migration; and (3) movements related to home range activities (foraging for food or water, defending territories, searching for mates, breeding areas, or cover). A number of terms have been used in various wildlife movement studies, such as "wildlife corridor", "travel route", "habitat linkage", and "wildlife crossing" to refer to areas in which wildlife moves from one area to another. To clarify the meaning of these terms and facilitate the discussion on wildlife movement in this study, these terms are defined as follows:

Travel Route: A landscape feature (such as a ridge line, drainage, canyon, or riparian strip) within a larger natural habitat area that is used frequently by animals to facilitate movement and provide access to necessary resources (e.g., water, food, cover, den sites). The travel route is generally preferred because it provides the least amount of topographic resistance in moving from one area to another; it contains adequate food, water, and/or cover while moving between habitat areas; and provides a relatively direct link between target habitat areas.

Wildlife Corridor: A piece of habitat, usually linear in nature, that connects two or more habitat patches that would otherwise be fragmented or isolated from one another. Wildlife corridors are usually bounded by urban land areas or other areas unsuitable for wildlife. The corridor generally contains suitable cover, food, and/or water to support species and facilitate movement while in the corridor. Larger, landscape-level corridors (often referred to as "habitat or landscape linkages") can provide both transitory and resident habitat for a variety of species.

Wildlife Crossing: A small, narrow area, relatively short in length and generally constricted in nature, that allows wildlife to pass under or through an obstacle or barrier that otherwise hinders or prevents movement. Crossings typically are manmade and include culverts, underpasses, drainage pipes, and tunnels to provide access across or under roads, highways, pipelines, or other physical obstacles. These are often "choke points" along a movement corridor.

Wildlife Movement within Project Site

The Beaumont Heights Business Centre project is located within the northeastern region of MSHCP Proposed Core 3 and provides suitable refugia and resources for local wildlife movement. The Project Site is bordered to the west by SR-79 and to the north by farmlands/Interstate 10, and to the south and west by open space and Potrero Reserve. The Development Site is located approximately 0.5-mile (2,640 feet) north of the Potrero Reserve. Regional wildlife movement corridors are located 1.7 miles east of the Project Site within Potrero Creek and 4.5 miles south with the San Jacinto River. As stated in the MSHCP:

> "*Proposed Core 3 (Badlands/Potrero) is located in the northeast region of the Plan Area. This Core consists mainly of private lands but also contains a few Public/Quasi-Public parcels including De Anza Cycle Park. The Core is connected to Proposed Linkage 12 (north San Timoteo Creek), Proposed Linkage 4 (Reche Canyon), Proposed Constrained Linkage 22 (east San*

Timoteo Creek), Existing Core H (Lake Perris), Existing Core K (San Jacinto Mountains), Proposed Linkage 11 (Soboba/Gilman Springs), and Proposed Constrained Linkage 21. The Core also functions as a Linkage, connecting the San Bernardino National Forest to the southwest with San Bernardino County and other conserved areas to the north of the Core. With a total acreage of approximately 24,920 acres, Proposed Core 3 is one of the largest MSHCP Core Areas. In addition, the Core is contiguous with Existing Core H (Lake Perris/Mystic Lake) and Existing Core K (San Jacinto Mountains), thus greatly enlarging the functional area of the Core. The Core has both a large proportion of its area unaffected by edge (approximately 23,420 acres of the total 24,940 acres) and is only partially constrained by existing agricultural use. Within the Core, important Live-In and movement Habitat is provided for Bell's sage sparrow, loggerhead shrike, cactus wren, Stephens' kangaroo rat, southern California rufous-crowned sparrow, and mountain lion, which have key populations in the Badlands. Management of edge conditions will be necessary in the Badlands to maintain high quality Habitat for these species in areas which may be affected by covered facilities including Lambs Canyon Road, San Timoteo Canyon Road, and Gilman Springs Road. Guidelines Pertaining to Urban/Wildlands Interface for the management of edge factors such as lighting, urban runoff, toxics, and domestic predators are presented in Section 6.1 *of this document*." (MSHCP 2004)

No conservation within Cell Group B is proposed or identified by the MSHCP criteria for the region located within the Project Site. A total of 12,214.13-acre of conserved lands (Potrero Reserve) is located within the central region of Cell Group B representing 62% conservation, exceeding the 55% upper conservation range. Also, development of the Project Site would not conflict with the connection guidelines with Cell Group A to the east, Cell Group P in the San Jacinto Area Plan to the south, Cell Groups F and G in the San Jacinto Area Plan to the west, Cell Groups S, R, O, and Cells #2270 in the San Jacinto Area Plan to the south and in Cell Group M in the San Jacinto Area Plan to the west. The project is consistent and would not conflict with conservation reserve goals identified for Criteria Cells 1404, 1405, 1507, 1508, 1599, and 1597, Cell Group B and Proposed Core 3.

All MSHCP Urban/Wildlands Interface guidelines presented in Section 6.1.4 are intended to address indirect effects associated with locating commercial, mixed uses and residential developments in proximity to an MSHCP Conservation Area. Final project design will be developed to ensure best management practices are incorporated into the proposed project to address and minimize edge effects associated with the Urban/Wildlands Interface to the south of the Project Site into the Potrero Reserve.

LOCAL/MSHCP CONSISTENCY ANALYSIS

Western Riverside County Multiple Species Habitat Conservation Plan Compliance Analysis

The proposed Project Site is located completely within the MSHCP, which is a comprehensive multi-jurisdictional effort that includes western Riverside County and eighteen (18) cities including agencies such as the County of Riverside (unincorporated regions). Rather than addressing sensitive species on an individual basis, the MSHCP focuses on conservation of 146 species, including those listed at the federal and state levels and those that could become listed in the future. The MSHCP proposed a reserve system of approximate 500,000 acres, of which 347,000 acres are currently within public ownership and 153,000 acres will need to be assembled from lands currently in private ownership. The MHSCP allows the County and other permittees to issue take permits for listed species so that applicants do not need to receive endangered species incidental take authorization from the USFWS and CDFW.

On June 7th, 2003, the County Board of Supervisors adopted the MSHCP, certified the Environmental Impact Report/Environmental Impact Statement, and authorized the Chairman to sign the Implementing Agreement with the respective wildlife agencies. The Incidental Take Permit was issued by the wildlife agencies on June 22nd, 2004. The County of Riverside and City of Beaumont are Permittees under the MSHCP.

MSHCP Reserve Design & Criteria Area Objectives

Regions of the MHSCP have been organized into Area Plans that generally coincide with logical political boundaries, including city limits or long-standing unincorporated communities. Both the Beaumont Heights Business Centre parcels and offsite impact areas are located within The Pass Area Plan, which encompasses Banning, Beaumont, and Calimesa City limits and surrounding unincorporated communities.

The majority of the Project Site is located within Criteria Cells 1404, 1405, 1507, 1508, 1599, and 1597, Cell Group B, Subunit 1, Potrero/Badlands. Target conservation acreage within Subunit 1 is 5,570 to 9,275 acres. Planning species for Subunit 1 include arroyo toad, Bell's sage sparrow, cactus wren, least Bell's vireo, loggerhead shrike, Southern California rufous-crowned sparrow, bobcat, Los Angeles pocket mouse, mountain lion, San Bernardino kangaroo rat, and Stephens' kangaroo rat. As stated by the MSHCP: Biological issues and considerations for Subunit 1 are as follows.

- Provide for a new Core Area focused on the Potrero Creek area.
- Maintain large blocks of undisturbed Habitat for Core Area purposes.
- Maintain large blocks of Habitat for large mammal movement between the northern and southern sections of the San Bernardino National Forest.
- Conserve Potrero Creek and associated alluvial fan sage scrub for maintenance of key species such as the Stephens' kangaroo rat, Los Angeles pocket mouse and arroyo toad.
- Maintain Core Area for bobcat.

- Maintain Core and Linkage Habitat for mountain lion.
- Maintain Core Area in Potrero Valley for Stephens' kangaroo rat.
- Determine presence of possible scattered populations of San Bernardino kangaroo rat in the tributaries to San Jacinto River.
- Determine presence of potential Core Area for Los Angeles pocket mouse in tributaries to San Timoteo Creek.

A 375.96-acre portion of the Development Site and 222.32-acre Offsite portion of the Project Site (598.28-acres total) is located within Cell Group B, as illustrated in Figure 3, *MSHCP Relationship Map*.

An initial Habitat Assessment & Negotiation Strategy (HANS) was completed by the Riverside County Environmental Programs Division (EPD) on April 27th, 2005 for APN 424-090-008, CUP 03417 Intake 80, HANS00080 which resulted in identification of 16.66-acres of development and 6.32-acre of proposed conservation. A JPR was issued by the RCA in 2005 and a request to have the JPR voided will be submitted to the RCA. An updated HANS 240006, Case No. GPA240048 was issued by the Riverside County EPD for the Project Site on May 31st, 2024 and no conservation was described. As stated by the County of Riverside EPD:

> "*HANS00080 was previously carried out on Assessor's Parcel number: 424-090-008. HANS00080 and the Regional Conservation Authority's Joint Project Review (04 11 23 01) determined that approximately 6.32 acres would be required for conservation and MSHCP Reserve Assembly. We have determined that the area that was previously proposed for conservation would not function to meet the conservation objectives of the MSHCP in this region. The current HANS determination (HAN240006) will void the previous determination (HANS00080)*." (County of Riverside 2024)

No conservation within Cell Group B is proposed or identified by the MSHCP criteria for the region located within the Project Site. A total of 12,214.13-acre of conserved lands (Potrero Reserve) is located within the central region of Cell Group B representing 62% conservation, exceeding the 55% upper conservation range. Also, development of the Project Site would not conflict with the connection guidelines with Cell Group A to the east, Cell Group P in the San Jacinto Area Plan to the south, Cell Groups F and G in the San Jacinto Area Plan to the west, Cell Groups S, R, O, and Cells #2270 in the San Jacinto Area Plan to the south and in Cell Group M in the San Jacinto Area Plan to the west. The project is consistent and would not conflict with conservation reserve goals identified for Criteria Cells 1404, 1405, 1507, 1508, 1599, and 1597, Cell Group B and Proposed Core 3.

An updated HANS 240006 was completed by the Riverside County EPD in June 2024 for the entire Project Site and will be required to be reviewed through an independent western Riverside County RCA JPR process.

MSHCP Sensitive Species Surveys

MSHCP Narrow Endemic Plant Species - The Project Site occurs partially within a predetermined Survey Area for two (2) MSHCP narrow endemic plant species including

Yucaipa (Marvin's) onion, and many-stemmed dudleya (RCA GIS Data Downloads 2024). No suitable habitat or clay substrates were documented onsite and the species are not expected to occur onsite. However, to ensure MSHCP narrow endemic plants species are adequately addressed, focused surveys were conducted during the spring of 2024, as outlined in Table 4, *Sensitive Plant Species with Potential to Occur Onsite*. Neither species was documented onsite during focused surveys conducted during the spring of 2024. The project is consistent with MSHCP Section 6.1.3.

MSHCP Criteria Area Species - The Project Site is not located within an MSHCP Criteria Area Species Survey Area; therefore, no surveys are required (RCA GIS Data Downloads 2024). The project is consistent with MSHCP Section 6.3.2.

MSHCP Amphibian and Mammal Species - The Project Site is not located within an MSHCP Amphibian or Mammal Species Survey Area; therefore, no surveys are required (RCA GIS Data Downloads 2024). The project is consistent with MSHCP Section 6.3.2.

MSHCP Burrowing Owl -The Project Site occurs within a predetermined Survey Area for the burrowing owl. Suitable burrowing owl burrows potentially utilized for refugia and/or nesting were documented adjacent to the property including foraging habitat documented throughout the Project Site. Based on the presence of suitable habitat, focused MSHCP burrowing owl surveys were conducted during the spring of 2024. No burrowing owl or characteristic sign such as white-wash, feathers, tracks, or pellets were detected within or immediately adjacent to the Project Site during the 2024 survey efforts. At a minimum, an MSHCP 30-day preconstruction survey will be required immediately prior to the initiation of construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP. If burrowing owls are detected onsite during the burrowing owl 30-day preconstruction survey, a burrowing owl relocation plan will be developed for the passive/active translocation of individuals as directed by the City of Beaumont, RCA and MSHCP wildlife agencies. Following completion of the burrowing owl 30-day preconstruction survey and compliance with MSHCP species guidelines, if detected, the project will be consistent with MSHCP Section 6.3.2.

MSHCP Riparian, Riverine, Vernal Pool Resources (Section 6.1.2)

MSHCP Riparian Birds - No suitable habitat for the least Bell's vireo, southwestern willow flycatcher or western yellow-billed cuckoo was detected within or adjacent to the Project Site; therefore, no surveys are required (RCA GIS Data Downloads 2024). The project is consistent with MSHCP Section 6.3.2.

MSHCP Fairy Shrimp - No evidence of vernal pools, seasonal depressions, or other wetland features were recorded within the Project Site. Consistent with conditions documented during the site assessment and as previously stated, the Project Site is characterized as sandy loam, all possessing well drained substrates (drainage class). No indication of clay substrates or inundated conditions were documented within the Project Site. A review of historic aerials was conducted to determine if inundated features were present during years of high rainfall when features would certainly be documented. Historic aerials taken in 2011 and 2023 represent an ideal baseline during which know (previously documented) inundated vernal pools, seasonal depressions and road ruts can easily be seen. No sign or indication of inundation was documented within the Project

Site during a review of historic aerials. In summary, none of the conditions (i.e., no inundated depressions including road ruts, hydric soils, historic inundation, etc.) were observed on documented within the Project Site. No features are present that would support fairy shrimp. No standing water or other sign of areas that pond water was recorded.

As noted in Table 3, *CDFW/MSHCP Jurisdictional Resource* and as shown in Figure 14, *Jurisdictional Resources Map*, a total of 1.40-acre of MSHCP Section 6.1.2 riverine resources were documented on- and offsite (MBI 2024). An MSHCP Determination of Biological Equivalent or Superior Preservation will be required, reviewed and approved by the City of Beaumont, RCA and wildlife agencies.

MSHCP Urban/Wildlands Interface Guidelines

All MSHCP Urban/Wildlands Interface guidelines presented in Section 6.1.4 are intended to address indirect effects associated with locating commercial, mixed uses and residential developments in proximity to an MSHCP Conservation Area. Final project design will be developed to ensure best management practices are incorporated into the proposed project to address and minimize edge effects associated with the Urban/Wildlands Interface to south of the Project Site into the Potrero Reserve. The project is consistent with MSHCP Section 6.1.4.

MSHCP Fuels Management Guidelines

The fuels management guidelines presented in Section 6.4 of the MSHCP are intended to address brush management activities around new development within or adjacent to MSHCP Conservation Areas. No fuel modification zones or weed abatement measures are required and therefore would not result in direct impacts to Potrero Reserve. The project is consistent with MSHCP Section 6.4.

County of Riverside General Plan – The Pass Area Plan

PAP 15.1 - Protect viable oak woodlands through adherence to the Oak Tree Management Guidelines and Best Management Practices adopted by Riverside County.

No regulated oak species occur onsite and the removal of primarily Eucalyptus and ornamental trees would not conflict with any County of Riverside protected tree ordinance or oak tree management guidelines.

PAP 16.1 - Encourage the provision of a new core reserve focused on the Potrero Creek area and the associated alluvial fan for maintenance of key species such as the Stephens kangaroo rat, Parry's spineflower, and arroyo toad; alkali vernal plains for smooth tarplant populations, and Engelmann oaks.

No alluvial fan or alkaline habitats are present within the Project Site. The Project Site is located 1.7 miles west of Potrero Creek.

PAP 16.2 - Maintain large blocks of undisturbed habitat for core reserve purposes and large mammal movement between the northern and southern sections of the San Bernardino National Forest.

The Project Site is not located adjacent to represent a movement corridor between the northern and southern region of the San Bernardino National Forest.

PAP 16.3 - Conserve a representative portion of the San Jacinto Mountain/Riverside Lowlands ecotone.

No conservation within Cell Group B is proposed or identified by the MSHCP criteria for the region located within the Project Site. A total of 12,214.13-acre of conserved lands (Potrero Reserve) is located within the central region of Cell Group B representing 62% conservation, exceeding the 55% upper conservation range. Also, development of the Project Site would not conflict with the connection guidelines with Cell Group A to the east, Cell Group P in the San Jacinto Area Plan to the south, Cell Groups F and G in the San Jacinto Area Plan to the west, Cell Groups S, R, O, and Cells #2270 in the San Jacinto Area Plan to the south and in Cell Group M in the San Jacinto Area Plan to the west. The project is consistent and would not conflict with conservation reserve goals identified for Criteria Cells 1404, 1405, 1507, 1508, 1599, and 1597, Cell Group B and Proposed Core 3.

PAP 16.4 - Conserve rock and granite outcroppings for reptile populations known within this area.

Refer to response to PAP 16.3.

PAP 16.5 - Conserve coastal sage scrub patches which support known populations of granite night lizard and granite spiny lizard.

Refer to response to PAP 16.3.

PAP 16.6 - Ensure interconnected habitat conservation in order to provide a linkage from the San Jacinto Mountains to the Coachella Valley.

The Project Site is not located adjacent to represent a movement corridor between the San Jacinto Mountains and Coachella Valley.

PAP 16.7 - Provide a continuous upland habitat connection through Oak Valley that utilizes the existing public lands along this alignment. It is recognized that this connection traverses an urban area; however, conservation of existing natural habitat and incorporation of ditches and other drainage features into reserve design will assist in providing this contiguous connection.

The Project Site is not located adjacent to represent a connection through Oak Valley.

PAP 16.8 - Maintain wetlands and wetland connections via Noble Creek to conserve wetland species and wildlife dispersal.

The Project Site is not located within or adjacent to Noble Creek.

PAP 16.9 - Maintain a contiguous connection between proposed reserves in San Bernardino County and the Badlands area.

The Project Site is not located adjacent to represent a connection between San Bernardino County and the Badlands area.

PAP 16.10 - Protect sensitive biological resources in the Pass Area Plan through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.

An updated HANS 240006 was completed by the Riverside County EPD in June 2024 for the entire Project Site and will be required to be reviewed through an independent western Riverside County RCA JPR process to ensure compliance with all MSHCP reserve design and species objectives.

County of Riverside Municipal Code

Chapter 4.62, MSHCP Mitigation Fee, BIO-MM1

The County of Riverside's Municipal Code identifies land use categories, development standards, and other general provisions that ensure consistency between the County General Plan and proposed development projects. As stated by the County of Riverside, the following are provisions within the Counties Municipal Code that are relevant to the proposed project.

> "*Sec. 4.62.070 – Western Riverside County Multiple Species Habitat Conservation Plan mitigation fee. In order to assist in providing revenue to acquire and conserve lands necessary to implement the MSHCP, the Western Riverside County Multiple Species Habitat Conservation Plan mitigation fee shall be paid for each residential unit, development project or portion thereof to be constructed. Five categories of the fee are defined and include: (1) residential units, density less than 8.0 dwelling units per acre; (2) residential units, density between 8.1 and 14.0 dwelling units per acre; (3) residential, density greater than 14.1 dwelling units per acre; (4) commercial acreage; and (5) industrial acreage. Because there can be mixed traditional commercial, industrial and residential uses within the same project, for fee assessment purposes only, the commercial or industrial acreage fee shall be applied to the whole project based upon the existing underlying zoning classification of the property at the time of issuance of a building permit. Subject to an adjustment of the fee as set forth in Section 4.62.160 of this chapter, the following fee shall be paid for each development project within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan fee area:*"

Sec. 4.62.090 – Imposition of Fees. Notwithstanding any provision of Ordinance No. 457 to the contrary, no building permit shall be issued for any residential unit or development project except upon the condition that the Western Riverside County Multiple Species Habitat Conservation Plan fee required by this chapter be paid.

Sec. 4.62.100 Payment of Fees. The fee shall be paid as follows:

- *The fee shall be paid in full at the time a certificate of occupancy is issued for the residential unit or development project or upon final inspection, whichever occurs first. No final inspection shall be made, and no certificate of occupancy shall be issued, prior to full payment of the Western Riverside County MSHCP Fee. However, this section shall not be construed to prevent payment of the fee prior to the issuance of an occupancy permit or final inspection.*

- *A fee shall be assessed one time per lot or parcel except in cases of changes in land use. The fee required to be paid when there is a change in land use shall be reduced by the amount of any previously paid fee for that property. No refunds shall be provided for changes in land use to a lower fee category. It shall be the responsibility of the applicant to provide documentation of any previously paid fee.*

- *The fee for commercial and industrial development projects shall be paid in its entirety for the project area and shall not be prorated. The fee required to be paid shall be the fee in effect at the time of payment.*

- *There shall be no deferment of the fee beyond final inspection or issuance of certificate(s) of occupancy.*

- *Notwithstanding any other written requirements to the contrary, the fee shall be paid whether or not the development project is subject to city conditions of approval imposing the requirement to pay the fee.*

- *If all or part of the development project is sold prior to payment of the fee, the project shall continue to be subject to the requirement to pay the fee as provided herein.*

- *For development projects which the city does not require a final inspection or issuance of a certificate of occupancy, the fee shall be paid prior to any use or occupancy.*

- *For purposes of this chapter, congregate care residential facilities and recreational vehicle parks shall pay the commercial acreage fee*."

County of Riverside Protected Trees

The following regulations apply to tree removal within Riverside County.

- Riverside County Ordinance No. 499.
- Riverside County Ordinance No. 559.
- The Riverside County Oak Tree Management Guidelines address the treatment of oak woodlands and their preservation.

No trees will be removed within the County of Riverside right-of-way and the Project Site is located below 5,000 feet in elevation. No regulated oak species occur onsite and the removal of primarily Eucalyptus and ornamental trees would not conflict with any County of Riverside protected tree ordinance or oak tree management guidelines.

FEDERAL

Federal Endangered Species Act

The MSHCP serves as an HCP pursuant to Section 10(a)(1)(B) of the FESA of 1973, allowing participating jurisdictions to authorize "*take*" of plant and wildlife species. The MSHCP has been issued under this Section and provides incidental take for all covered species.

Clean Water Act

The Clean Water Act, Section 401 provides guidance for the restoration and maintenance of the chemical, physical, and biological integrity of the nation's waters. Section 401 requires a project operator to obtain a federal license or permit that allows activities resulting in a discharge to waters of the United States to obtain state certification, thereby ensuring that the discharge will comply with provisions of the CWA. The Regional Water Quality Control Board administers the certification program in California. Section 404 establishes a permit program administered by the USACE that regulates the discharge of dredged or fill material into waters of the United States, including wetlands. The USACE implementing regulations are found at 33 CFR 320 and 330. Guidelines for implementation are referred to as the Section 404(b)(1) Guidelines, which were developed by the United States Environmental Protection Agency in conjunction with the USACE (40 CFR 230). The guidelines allow the discharge of dredged or fill material into the aquatic system only if there is no practicable alternative that would have less adverse impacts.

Wetland Definition Pursuant to Section 404 of the Clean Water Act

Aquatic resources, including riparian areas, wetlands, and certain aquatic vegetation communities, are considered sensitive biological resources and fall under the jurisdiction of several regulatory agencies. The USACE exerts jurisdiction over waters of the United States, including all waters that are subject to the ebb and flow of the tide; wetlands and other waters such as lakes, rivers, streams (including intermittent or ephemeral streams),

mudflats, sandflats, sloughs, prairie potholes, vernal pools, wet meadows, playa lakes, or natural ponds; and tributaries of the above features. The extent of waters of the United States is generally defined as the portion that falls within the limits of the OHWM. The OHWM is defined as the "line on the shore established by the fluctuation of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas."

On January 18th, 2023, the United States Environmental Protection Agency (EPA) published a final Water Rule in the Federal Register that took effect on March 20th, 2023. To conform to the May 25th, 2023, ruling by the U.S. Supreme Court (Sackett v. EPA), the USEPA issued a revised definition that was published in the Code of Federal Regulations on September 8th, 2023 (USACE and USEPA 2023). Based on these changes, tributaries must have at least relatively permanent flow to be considered Waters of the United States (WOTUS) from the federal definition. This would exclude ephemeral drainages from being WOTUS. This represents a substantial change to areas under federal jurisdiction in the arid west. This report provides interpretations of WOTUS under the September 8th, 2023, Rule.

On March 12th, 2025, the EPA announced next steps to revise the definition of WOTUS under the Clean Water Act to fully align with the Supreme Court's direction in Sackett v. EPA. The EPA and the USACE will undertake a rulemaking process to revise the 2023 definition of WOTUS with a focus on clarity, simplicity, and improvements that will stand the test of time.

Wetlands, including swamps, bogs, seasonal wetlands, seeps, marshes, and similar areas, are defined by USACE as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (33 CFR 328.3[b]; 40 CFR 230.3[t]). Indicators of three wetland parameters (i.e., hydric soils, hydrophytic vegetation, and wetlands hydrology), as determined by field investigation, must be present for a site to be classified as a wetland by USACE (USACE 1987).

Migratory Bird Treaty and Bald and Golden Eagle Protection Acts

Migratory birds including resident raptors and passerines are protected under the federal MBTA. The MBTA of 1918 implemented the 1916 convention between the United States and Great Britain for the protection of birds migrating between the U.S. and Canada. Similar conventions between the United States and Mexico (1936), Japan (1972) and the Union of Soviet Socialists Republics (1976) further expanded the scope of international protection of migratory birds. Each new treaty has been incorporated into the MBTA as an amendment and the provisions of the new treaty are implemented domestically. These four treaties and their enabling legislation, the MBTA, established Federal responsibilities for the protection of nearly all species of birds, their eggs and nests. The MBTA made it illegal for people to "take" migratory birds, their eggs, feathers or nests. Take is defined in the MBTA to include by any means or in any manner, any attempt at hunting, pursuing, wounding, killing, possessing or transporting any migratory bird, nest, egg, or part

thereof. The Bald and Golden Eagle Protection Act affords additional protection to all bald and golden eagles.

STATE

California Endangered Species Act

The CESA is similar to FESA in that it contains a process for listing of species regulating potential impacts to listed species. Section 2081 of the CESA authorizes the CDFW to enter into a memorandum of agreement for take of listed species for scientific, educational, or management purposes. The MSHCP serves as an HCP pursuant the Natural Communities Conservation Plan (NCCP) under the NCCP Act of 2001, allowing participating jurisdictions to authorize "*Take*" of plant and wildlife species.

As stated by CDFW:

> "*On June 22, 2004, the Department issued NCCP Approval and Take Authorization for the Western Riverside County MSCHP per Section 2800 et seq. of the California Fish and Game Code. The MSHCP establishes a multiple species conservation program to minimize and mitigate habitat loss and the incidental take of covered species in association with activities covered under the permit*." (CDFG 2004)

California Fish and Game Code 3503 and 3513

As stated by CDFW:

> "*CHAPTER 1. General Provisions [3500 - 3516] (Chapter 1 enacted by Stats. 1957, Ch. 456.) It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto. (Amended by Stats. 1971, Ch. 1470.)"*

Native Plant Protection Act

The Native Plant Protection Act (NPPA) enacted a process by which plants are listed as rare or endangered. The NPPA regulates collection, transport, and commerce in plants that are listed. The CESA follows the NPPA and covers both plants and wildlife determined to be threatened with extinction or endangered. Plants listed as rare under the NPPA are designated as threated under the CESA. No plants listed under the CESA occur on the Project Site.

Regional Water Quality Control Board

The RWQCB also has jurisdiction over waters deemed "isolated" or not subject to Section 404 jurisdiction under the Solid Waste Agency of Northern Cook County v. Corps decision. Dredging, filling, or excavation of isolated waters constitutes a discharge of waste to waters of the state and prospective dischargers are required to obtain

authorization through an Order of Waste Discharge or waiver thereof from the RWQCB and comply with other requirements of Porter-Cologne Act.

Under Section 401 of the CWA, the local RWQCB must certify that actions receiving authorization under Section 404 of the CWA also meet state water quality standards. The RWQCB requires projects to avoid impacts to wetlands if feasible and requires that projects do not result in a net loss of wetland acreage or a net loss of wetland function and values. Compensatory mitigation for impacts to wetlands and/or waters of the state is required.

It is important to note that the RWQCB definition of wetland was redefined and the new definition went into effect May 28th, 2020. The definition of a wetland is as follows: An area is wetland if, under normal circumstances, (1) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; (2) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and (3) the area's vegetation is dominated by hydrophytes or the area lacks vegetation. This RWQCB modified three-parameter definition is similar to the federal definition in that it identifies three wetland characteristics that determine the presence of a wetland: wetland hydrology, hydric soils, and hydrophytic vegetation. Unlike the federal definition, however, the RWQCB wetland definition allows for the presence of hydric substrates as a criterion for wetland identification (not just wetland soils) and wetland hydrology for an area devoid of vegetation (less than 5% cover) to be considered a wetland.

However, if any vegetation is present, then the USACE delineation procedures would apply to the vegetated component (i.e., hydrophytes must dominate). Examples of waters that would be considered wetlands by the RWQCB definition, but not by the federal wetland definition, are non-vegetated wetlands, or wetlands characterized by exposed bare substrates like mudflats and playas, as long as they meet the three-parameters as described in the RWQCB definition. It is important to note that while the USACE may not designate a feature as a wetland, that feature could be considered a special aquatic site or other water of the U.S. by the USACE and potentially subject to USACE jurisdiction.

CDFW Streambed Alteration Agreement

Waters of the State are regulated by the California Department of Fish and Wildlife (CDFW) through Section 1600 et seq. of the California Fish and Game Code. Section 1600 et seq. requires notifying the CDFW prior to any project activity that might (1) substantially divert or obstruct the natural flow of any river, stream, or lake; (2) substantially change or use any material from the bed, channel, or bank of any river, stream, or lake; or (3) deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake. If, after this notification, the CDFW determines that the activity may substantially adversely affect fish and wildlife resources, a Lake or Streambed Alteration Agreement will need to be obtained. CDFW may then place conditions in the Section 1602 Streambed Alteration Agreement to avoid, minimize, and mitigate any potentially significant adverse impacts within CDFW jurisdictional limits.

The limits of Waters of the State are defined as the “body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having surface or subsurface flow that supports or has supported riparian vegetation." Therefore, the limits extend from the channel bed to the top of the bank, with the addition of the canopy of any riparian habitat associated with the watercourse.

ENVIRONMENTAL IMPACTS

The following sections include an analysis of the direct impacts, indirect impacts, and cumulative effects of the proposed action on sensitive biological resources. This analysis characterizes the project related activities that are anticipated to adversely impact the species, and when feasible, quantifies such impacts. Direct effects are defined as actions that may cause an immediate effect on the species or its habitat, including the effects of interrelated actions and interdependent actions. Indirect effects are caused by or result from the proposed actions, are later in time, and are reasonably certain to occur. Indirect effects may occur outside of the area directly affected by the proposed action.

Cumulative impacts refer to incremental, individual environmental effects of two or more projects when considered together. These impacts taken individually may be minor but may be collectively significant. Cumulative effects include future tribal, local, or private actions that are reasonably certain to occur in the proposal vicinity considered in this report. A cumulative impact to biological resources may occur if a project has the potential to collectively degrade the quality of the environment, substantially reduce the habitat of wildlife species or cause a population to drop below self-sustaining levels, thereby threatening to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal species.

THRESHOLD OF SIGNIFICANCE

The environmental impacts relative to biological resources are assessed using impact significance criteria which mirror the policy statement contained in the CEQA at Section 21001 (c) of the Public Resources Code. This section reflects that the legislature has established it to be the policy of the state to:

> “*Prevent the elimination of fish and wildlife species due to man’s activities, ensure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities*…”

The following definitions apply to the significance criteria for biological resources:

- “*Endangered*” means that the species is listed as endangered under state or federal law.

- “*Threatened*” means that the species is listed as threatened under state or federal law.

- "*Rare*" means that the species exists in such small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens.

- "*Region*" refers to the area within southern California that is within the range of the individual species.

- "*Sensitive habitat*" refers to habitat for plants and animals (1) which plays a special role in perpetuating species utilizing the habitat on the property, and (2) without which there would be substantial danger that the population of that species would drop below self-perpetuating levels.

- "*Substantial effect*" means significance loss or harm of a magnitude which, based on current scientific data and knowledge, (1) would cause a species or a native plant or animal community to drop below self-perpetuating levels on a statewide or regional basis or (2) would cause a species to become threatened or endangered.

Impacts to biological resources may result in a significant adverse impact if one or more of the following conditions would result from implementation of the proposed project (CNRA 2018).

- Have a substantial adverse effect, either directly or through habitat modification, on any endangered, or threatened species, as listed in Tittle 14 of the California Code of Regulations (Sections 670.2 or 670.5) or Title 50, Code of Federal Regulations (Sections 17.11 or 17.12).

- Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS, and meets the definition of Section 15380 (b), (c), or (d) of the CEQA Guidelines.

- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS.

- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

- Interfere substantially with the movement of any native resident or migratory fish and wildlife species or with established native resident migratory wildlife corridors, or impede the use of native nursery sites.

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

- Conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or state conservation plan.

Also, the determination of impacts has been made according to the federal definition of "*take*". The federal FESA prohibits the "*taking*" of a member of an endangered or threatened wildlife species or removing, damaging, or destroying a listed plant species by any person (including private individuals and private or government entities). The FESA defines "*take*" as "*to harass, harm, pursue, hunt, shoot, would, kill, trap, capture or collect*" an endangered or threatened species, or to attempt to engage in these activities.

Specifically, the biological resources assessment report addresses the following CEQA Environmental Checklist items.

Environmental Issues	**Potentially Significant Impact**	**Less than Significant with Mitigation**	**Less than Significant Impact**	**No Impact**
Would the Project:				
a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		**X**		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				**X**
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		**X**		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			**X**	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				**X**
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Native Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			**X**	

DIRECT IMPACTS

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS?

Sensitive Plants

The Project Site occurs partially within a predetermined Survey Area for two (2) MSHCP narrow endemic plant species including Yucaipa (Marvin's) onion, and many-stemmed dudleya (RCA GIS Data Downloads 2024). According to the MSHCP guidelines, focused surveys are required during the appropriate flowering season to document the presence/absence of these species if suitable habitat is present and if the property is located within a predetermined Survey Area (MSHCP 2004). No suitable habitat or clay substrates were documented onsite and the species are not expected to occur onsite. However, to ensure MSHCP narrow endemic plants species are adequately addressed, focused surveys were conducted during the spring of 2024, as outlined in Table 4, *Sensitive Plant Species with Potential to Occur Onsite*. Neither species was documented onsite during the spring 2024 focused surveys. No Impact.

The Project Site is not located within an MSHCP criteria area Species Survey Area; therefore, no surveys are required (RCA GIS Data Downloads 2024). The project is consistent with MSHCP Section 6.3.2. No Impact.

No state/federally listed threatened or endangered, other CNPS special-status plants, species of local concern, or sensitive plant species not covered by the MSHCP were documented onsite during the focused surveys, as outlined in Table 4, *Sensitive Plant Species with Potential to Occur Onsite*. No Impact.

Sensitive Wildlife

No evidence of vernal pools, seasonal depressions, or other wetland features were recorded within the Project Site. Consistent with conditions documented during the site assessment and as previously stated, the Project Site is characterized as sandy loam, all possessing well drained substrates (drainage class). No indication of clay substrates or inundated conditions were documented within the Project Site. A review of historic aerials was conducted to determine if inundated features were present during years of high rainfall when features would certainly be documented. Historic aerials taken in 2011 and 2023 represent an ideal baseline during which know (previously documented) inundated vernal pools, seasonal depressions and road ruts can easily be seen. No sign or indication of inundation was documented within the Project Site during a review of historic aerials. In summary, none of the conditions (i.e., no inundated depressions including road ruts, hydric soils, historic inundation, etc.) were observed on documented within the Project Site. No features are present that would support fairy shrimp. No standing water or other sign of areas that pond water was recorded. No Impact.

Suitable habitat was documented onsite for one (1) special-status invertebrate species not covered under the MSHCP including Crotch's bumble bee - SCE, as outlined in Table 5, *Sensitive Wildlife Species with Potential to Occur Onsite*. No bumble bees were

documented onsite during the general habitat assessment or focused surveys conducted during the spring of 2024. However, suitable scattered foraging habitat for the Crotch's bumble bee is present. Burrows representing suitable nesting resources were also documented within the Project Site. Scattered plant species in the genera of several food resources documented to be utilized by Crotch's bumble bee were documented within the Project Site including *Antirrhinum, Phacelia, Clarkia, Eschscholzia, Eriogonum, Lupinus, Salvia, Cirsium, Acmispon, Vicia,* and/or *Trichostema*. Although the species was not covered during the initial adoption of the MSHCP, the purpose and intent of the MSHCP Local Development Mitigation Fee (LDMF) includes acquiring and preserving vegetation communities and natural areas within the City/County and the region which are known to support threatened, endangered, or key sensitive populations of plant and wildlife species. Payment of the LDMF would contribute to the acquisition of potential habitat for the species (**BIO-CM1** MSHCP Local Development Mitigation Fee). Following completion of focused surveys and compliance with species guidelines and permitting, if detected, the project will result in impacts less than significant to the species (**BIO-CM2** Focused Crotch's Bumble Bee Surveys). Less than Significant Impact.

The Project Site is not located within an MSHCP Amphibian Species Survey Area; therefore, no surveys are required (RCA GIS Data Downloads 2024). The project is consistent with MSHCP Section 6.3.2. No Impact.

No burrowing owl or characteristic sign such as white-wash, feathers, tracks, or pellets were detected within or immediately adjacent to the Project Site during the 2024 survey efforts. Following completion of the burrowing owl 30-day preconstruction survey in compliance with MSHCP conservation goals for the target species, the project will be consistent with MSHCP Section 6.3.2 (**BIO-CM3** MSHCP Burrowing Owl 30-Day Preconstruction Surveys). Less than Significant Impact.

No MSHCP Section 6.1.2 riparian scrub, forest or woodland habitat is located within or adjacent to the Project Site. No suitable habitat for the least Bell's vireo, southwestern willow flycatcher or western yellow-billed cuckoo was detected within or adjacent to the Project Site; therefore, no surveys are required (RCA GIS Data Downloads 2024). The project is consistent with MSHCP Section 6.3.2. No Impact

A total of seven (7) MSHCP Planning Species have the potential to occur within the Project Site including Bell's sage sparrow, loggerhead shrike, Southern California rufous-crowned sparrow, bobcat, Los Angeles pocket mouse, mountain lion, and Stephens' kangaroo rat. As previously stated, the MSHCP has determined that these sensitive species potentially occurring within Project Site have been adequately covered (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). Suitable habitat for the Los Angeles pocket mouse, an MSHCP Planning Species was also documented onsite. However, the Project Site is not located within an MSHCP mammal species Survey Area; therefore, no surveys are required (RCA GIS Data Downloads 2024). The project is consistent with MSHCP Section 6.3.2. Potential impacts to MSHCP planning species will be mitigated following payment of the MSHCP Local Development Mitigation Fee (**BIO-CM1** MSHCP Local Development Mitigation Fee). Less than Significant Impact with Mitigation.

A total of twenty-one (21) sensitive species have the potential to occur within the Project Site including western spadefoot, orange-throated whiptail, coastal western whiptail, San Diego banded gecko, red-diamond rattlesnake, granite night lizard, coast horned lizard, granite spiny lizard, Cooper's hawk, golden eagle, grasshopper sparrow, turkey vulture-breeding, ferruginous hawk, northern harrier, white-tailed kite, California horned lark, prairie falcon, coastal California gnatcatcher, northwestern San Diego pocket mouse, San Diego black-tailed jackrabbit, and San Diego desert woodrat. As previously stated, the MSHCP has determined that these sensitive species potentially occurring within Project Site have been adequately covered (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). Sensitive species that can be excluded from occurring onsite or known to occur within the region with potential to occur onsite are presented in Table 5, *Sensitive Wildlife Species with Potential to Occur Onsite*. Potential impacts to MSHCP planning species will be mitigated following implementation of **BIO-CM1** MSHCP Local Development Mitigation Fee, **BIO-CM3** MSHCP Burrowing Owl 30-Day Preconstruction Surveys, and compliance with **BIO-CM4** Nesting Bird Preconstruction Surveys. Less than Significant Impact.

The Project Site possess vegetation including shrubs and ornamental trees expected to potentially provide nesting habitat for migratory birds protected under the federal MBTA and CDFG Codes. Measures for potential direct/indirect impacts to common and sensitive bird and raptor species will require compliance with the MBTA and CDFG Code Section 3503. Construction outside the nesting season (between September 1st and January 31st) does not require preconstruction nesting bird surveys. However, if construction is proposed between February 1st and August 31st, a qualified biologist will conduct a preconstruction nesting bird and raptor survey(s) no more than three (3) days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent to the Project Site. Loss of an active nest would be considered a potentially significant impact. Impacts to raptor foraging and potential nesting bird habitat would be reduced to less than significant with the implementation of Conservation Measure **BIO-CM4**: Nesting Bird Preconstruction Surveys.

Suitable habitat was documented onsite for one (1) special-status reptile species not covered under the MSHCP including coast patch-nosed snake, as outlined in Table 5, *Sensitive Wildlife Species with Potential to Occur Onsite*. Potential impacts to approximately 288-acres of suitable habitat would not be considered a significant impact due to the extent of suitable resources protected in the region including but not limited to the 12,214.13-acre Potrero Reserve located adjacent to the Project Site.

Suitable roosting habitat (rock outcrops within coastal sage and chaparral habitats) was documented onsite for two (2) special-status bat species not covered under the MSHCP including big free-tailed bat and pocketed free-tailed bat, as outlined in Table 5, *Sensitive Wildlife Species with Potential to Occur Onsite*. Potential impacts to roosting bats would be reduced to less than significant with the implementation of Conservation Measure **BIO-CM5**: Preconstruction Bat Surveys.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS?

No riparian scrub, forest or woodlands habitats are located within the Project Site. Also, as previously stated, no vegetation communities listed by CDFW as sensitive were documented within or adjacent to the Project Site. No Impact.

A total of 605.77-acres of vegetation communities and developed areas will be directly and permanently impacted as a result of project implementation. Specifically, a total of 574.66-acres of permanent impacts within Cell Group B, primarily to non-native grassland/ruderal and chaparral habitats would occur as a result of project implementation as outlined in as summarized in Table 6, *Project Site Vegetation Community Impacts,* and illustrated on Figure 15*, Vegetation Communities Impact Map*. Compliance with the County of Riverside or City of Beaumont MSHCP Local Development Mitigation Fees (Condition of Approval) would ensure direct impacts to all vegetation communities will remain consistent with MSHCP guidelines, **BIO-CM1** MSHCP Local Development Mitigation Fee.

Table 6.
Project Site Vegetation Community Impacts

*Vegetation Type	Cell Group B Development Site Open Space (ac)	Cell Group B Permanent Development Site/Offsite Impact (ac)	Outside Cell Group B Permanent Development Site/Offsite Impact (ac)	Total Development Site/Offsite Permanent Impact (ac)
Non-native Grassland/Ruderal	0.09	237.57	15.85	253.42
Chamise Chaparral	2.47	242.70	--	242.70
Southern Mixed Chaparral	16.27	30.79	--	30.79
Disturbed	0.05	35.97	2.75	38.72
Developed		9.32	10.19	19.51
Riversidean Sage Scrub	4.72	7.12	--	7.12
California Buckwheat Scrub		7.05	--	7.05
Exotic		4.16	2.20	6.36
TOTALS	**23.60**	**574.68**	**30.99**	***605.67**

*Source: Cadre Environmental 2024. * Total includes all impacts within Project Site*

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

The following section is excerpted and/or summarized directly from the following document prepared by Michael Baker International "*Aquatic Resources Delineation of State and Federal Jurisdictional Waters for the Beaumont Heights Business Centre Project – City of Beaumont, Riverside County, California"* (Michael Baker International 2024). As summarized in the following sections CDFW jurisdiction exceeds RWQCB jurisdiction and any project mitigation necessary to satisfy the requirements of CDFW would also satisfy the requirement of the RWQCB. No resources regulated by the USACE were documented within the Project Site.

Vegetation Communities

- NNG — Non-Native Grassland/Ruderal
- CC — Chamise Chaparral
- CBS — California Buckwheat Scrub
- ORN — Exotic
- RSS — Riversidean Sage Scrub
- SMC — Southern Mixed Chaparral
- DIS — Disturbed
- DEV — Developed

Source: Cadre Environmental 2021, 2024

Development Site Impact Area Boundary

East 1st Street
DEV
79
City of Beaumont
Unincorporated Riverside County
OFFSITE IMPACT BOUNDARY
California Avenue
Manzanita Park Road
NNG
OFFSITE IMPACT BOUNDARY
ORN
DEV
Laird Road
DIS
ORN
DEV
DIS
BUILDING 1
635,622 S.F.
NNG
CELL 1412
CELL 1404
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
SMC
BUILDING 2
1,376,044 S.F.
CELL 1405
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
Unincorporated
Riverside County
SMC
79
NNG
CC
DEVELOPMENT SITE
CC
ORN
NNG
BUILDING 3
1,478,920 S.F.
DIS
CC
ORN
NNG
RSS
SMC
CELL 1512
CELL 1507
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
RSS
Detention Basin
ORN
CBS
CC
BUILDING 4
1,656,305 S.F.
CELL 1508
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
DIS
CC
SMC
OPEN SPACE
NNG
CC
CC
SOUTHERN CALIFORNIA EDISON EASEMENT
RSS
NNG
RSS
NNG
CC
SMC
RSS
CC
CC
ORN
DIS
CBS
NNG
CC
RCA
Conserved
Land
OFFSITE IMPACT BOUNDARY
CELL 1601
CELL 1599
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
79
CC
CELL 1597
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
NNG
CELL 1593
RCA
Conserved
Land
Unincorporated Riverside County
City of Beaumont
PQP Conserved Land
BLM
Conserved Land
Potrero Reserve
CELL 1695
CELL 1694
CELL 1689
CELL 1499

Figure 15 - Vegetation Communities Impact Map
Biological Resources Technical Report
Beaumont Heights Business Centre

CADRE Environmental

N
1 inch = 800 feet

RWQCB Jurisdiction

The proposed action would result in a total of 0.71-acre of permanent impacts to RWQCB jurisdictional resources as outlined in Table 7, *RWQCB Jurisdictional Resources Impacts,* and illustrated in Figure 16, *Jurisdictional Resources Impact Map*. No wetlands will be directly impacted as a result of project initiation.

Table 7.
RWQCB Jurisdictional Resources Impacts

Feature Name	Type	Total (acres)	Impacts Total (acres)
Aquatic Feature 1	Riverine	0.61	0.61
Aquatic Feature 2	Riverine	0.04	0.04
Aquatic Feature 3	Riverine	0.01	0.01
Aquatic Feature 4	Riverine	0.01	0.01
Aquatic Feature 5	Riverine	<0.01	<0.01
Aquatic Feature 6	Riverine	0.01	0.01
Aquatic Feature 7	Riverine	0.02	0.02
	TOTAL	**0.71**	**0.71**

Source: Micael Baker International 2024

Prior to issuance of a grading permit, the project applicant will obtain a Waste Discharge Requirements (WDR) permit issued by the RWQCB pursuant to the California Water Code Section 13260, **BIO-CM5** CDFW/RWQCB**.** Permanent impacts to 0.71-acre of RWQCB resources shall be mitigated at a minimum of a 2:1 ratio to the highest jurisdictional impacts (1.40-acre CDFW jurisdiction discussed below) resulting in 2.80-acre of offsite mitigation as outlined within **BIO-MM1** MSHCP Section 6.1.2 Riverine Resources. Less than Significant with Mitigation.

CDFW/MSHCP Section 6.1.2 Jurisdiction

The proposed action would result in a total of 1.40-acre of permanent impacts to CDFW/MSHCP Section 6.1.2 Riverine jurisdictional resources as outlined in Table 8, *CDFW/MSHCP Jurisdictional Resources Impacts*. and illustrated in Figure 16, *Jurisdictional Resources Impact Map*.

Table 8.
CDFW/MSHCP Jurisdictional Resources Impacts

Feature Name	Type	Total (acres)	Impacts Total (acres)
Aquatic Feature 1	Riverine	1.22	1.22
Aquatic Feature 2	Riverine	0.09	0.09
Aquatic Feature 3	Riverine	0.02	0.02
Aquatic Feature 4	Riverine	0.02	0.02
Aquatic Feature 5	Riverine	<0.01	<0.01
Aquatic Feature 6	Riverine	0.01	0.01
Aquatic Feature 7	Riverine	0.05	0.05
	TOTAL	**1.40***	**1.40***

Source: Micael Baker International 2024, *discrepancy in total result of rounding

Jurisdictional Resources

RWQCB Resources (Non-Wetland)

CDFW/MSHCP Section 6.1.2 Riparian/Riverine

Sources: Michael Baker International 2024.

Development Site Impact Area Boundary

DETAIL MAP

OFFSITE IMPACT BOUNDARY

AF-6

City of Beaumont

Unincorporated Riverside County

California Avenue

Manzanita Park Road

Laird Road

CELL 1404
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1412

AF-3

AF-2

AF-1

AF-4

BUILDING 1
635,622 S.F.

BUILDING 2
1,376,044 S.F.

CELL 1405
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

DEVELOPMENT SITE

Unincorporated Riverside County

CELL 1507
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1512

AF-5

BUILDING 3
1,478,920 S.F.

Detention Basin

BUILDING 4
1,656,305 S.F.

CELL 1503
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1499

AF-7

OPEN SPACE

SOUTHERN CALIFORNIA EDISON EASEMENT

CELL 1601

CELL 1599
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1597
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

RCA Conserved Land

CELL 1593

PQP Conserved Land
BLM

Conserved Land
Potrero Reserve

CELL 1695

CELL 1694

CELL 1689

1 inch = 800 feet

Figure 16 - Jurisdiction Resources Impact Map

Biological Resources Technical Report
Beaumont Heights Business Centre

CADRE Environmental

Prior to issuance of a grading permit, the project applicant will obtain a 1602 Streambed Alteration Agreement from CDFW, **BIO-CM5 RWQCB & CDFW Permitting.** Permanent impacts to 1.40-acre of CDFW/MSHCP Section 6.1.2 resources shall be mitigated at a minimum of a 2:1 ratio resulting in 2.50-acre of offsite mitigation as outlined within **BIO-MM1 RWQCB & CDFW/MSHCP Section 6.1.2 Riverine Resources**. Less than Significant with Mitigation.

The project will comply with all applicable water quality regulations, including complying with a NPDES regulations and MS4 permit requirements. The MS4 permit places pollution prevention requirements on planned developments, construction sites, commercial and industrial businesses, municipal facilities and activities, and residential communities. Both of these permits include the treatment of all surface runoff from paved and developed areas, the implementation of applicable BMPs during construction activities and the installation and proper maintenance of structural BMPs to ensure adequate long-term treatment of water before entering into any stream course or municipal system.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The Beaumont Heights Business Centre project is located within the northeastern region of MSHCP Proposed Core 3 and provides suitable refugia and resources for local wildlife movement. The Project Site is bordered to the west by SR-79 and to the north by farmlands/Interstate 10, and to the south and west by open space and Potrero Reserve. The Development Site is located approximately 0.5-mile (2,640 feet) north of the Potrero Reserve. Regional wildlife movement corridors are located 1.7 miles east of the Project Site within Potrero Creek and 4.5 miles south with the San Jacinto River.

No conservation within Cell Group B is proposed or identified by the MSHCP criteria for the region located within the Project Site. A total of 12,214.13-acre of conserved lands (Potrero Reserve) is located within the central region of Cell Group B representing 62% conservation, exceeding the 55% upper conservation range. Also, development of the Project Site would not conflict with the connection guidelines with Cell Group A to the east, Cell Group P in the San Jacinto Area Plan to the south, Cell Groups F and G in the San Jacinto Area Plan to the west, Cell Groups S, R, O, and Cells #2270 in the San Jacinto Area Plan to the south and in Cell Group M in the San Jacinto Area Plan to the west. The project is consistent and would not conflict with conservation reserve goals identified for Criteria Cells 1404, 1405, 1507, 1508, 1599, and 1597, Cell Group B and Proposed Core 3.

All MSHCP Urban/Wildlands Interface guidelines presented in Section 6.1.4 are intended to address indirect effects associated with locating commercial, mixed uses and residential developments in proximity to an MSHCP Conservation Area. Final project design will be developed to ensure best management practices are incorporated into the proposed project to address and minimize edge effects associated with the Urban/Wildlands Interface to south of the Project Site into the Potrero Reserve. Less than Significant.

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

No trees will be removed within the County of Riverside right-of-way and the Project Site is located below 5,000 feet in elevation. No regulated oak species occur within the Project Site and the removal of primarily Eucalyptus and ornamental trees within the Development Site would not conflict with any County of Riverside protected tree ordinance or oak tree management guidelines. No impact.

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

As documented in the previous section (REGIONAL AND REGULATORY SETTING, LOCAL/MSHCP CONSISTENCY ANALYSIS**,** implementation of the proposed project will be consistent with all provisions, guidelines and objectives of the MSHCP following implementation of Biological Conservation and Mitigation Measures (**BIO-CM1, BIO-CM3, BIO-CM4 and BIO-MM1**).

INDIRECT IMPACTS

MSHCP Urban/Wildlands Interface Guidelines

All MSHCP Urban/Wildlands Interface guidelines presented in Section 6.1.4 are intended to address indirect effects associated with locating commercial, mixed uses and residential developments in proximity to an MSHCP Conservation Area. Final project design features and best management practices will be developed and incorporated into the proposed project to address and minimize edge effects associated with the Urban/Wildlands Interface to south of the Project Site into the Potrero Reserve. The project is consistent with MSHCP Section 6.1.4.

Water Quality/Hydrology

The project will comply with all applicable water quality regulations, including obtaining and complying with those conditions established in Waste Discharge Requirement Programs (WDRs) and a National Pollutant Discharge Elimination System (NPDES) permits. Both of these permits include the treatment of all surface runoff from paved and developed areas, the implementation of applicable Best Management Practices (BMPs) during construction activities and the installation and proper maintenance of structural BMPs to ensure adequate long-term treatment of water before entering into any stream course or offsite conservation areas. No significant impacts are anticipated.

Toxics

Storm water treatment systems will be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant material, or other elements that could degrade or harm downstream biological or aquatic resources. Toxic sources within the Project Site would be limited to those commonly associated with commercial development, such as pesticides, insecticides, herbicides, fertilizers, and vehicle

emissions. In order to mitigate the potential effects of these toxins, the project will incorporate structural BMPs, as required in association with compliance with WDRs and the NPDES permit system, in order to reduce the level of toxins introduced into the drainage system and the surrounding areas. Water quality measures will be implemented and no significant impacts are anticipated.

Lighting

Night lighting associated with the proposed development that is adjacent to any proposed conservation areas would be directed away to reduce potential indirect impacts to wildlife species. No significant impacts are anticipated.

Noise

Because the proposed project development will not result in noise levels that exceed noise standards established for County of Riverside and/or City of Beaumont, wildlife within proposed open space habitats will not be subject to noise that exceeds these established standards. Short-term construction-related noise impacts will be reduced by the implementation of the following:

- During all Project Site excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project Site.

- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the Project Site during all project construction.

- The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours to be determined by County of Riverside and/or City of Beaumont staff.

- The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.

No significant impacts are anticipated.

Invasive Species

The landscape plans for the commercial development shall avoid the use of invasive species for the portions of the development areas adjacent to the open space areas. Invasive plants that should be avoided are included in Table 6-2 of the MSHCP, *Plants That Should Be Avoided Adjacent to the MSHCP Conservation Area*. No significant impacts are anticipated.

Barriers

Barriers are intended to reduce or minimize unauthorized public access and associated impacts to protected resources. A permanent barrier between the Project Site and Potrero Reserve will be constructed. No significant impacts are anticipated.

Implementation of all Urban/Wildlands Interface guidelines will minimize adverse project indirect impacts and ensure consistency with MSHCP Section 6.1.4 guidelines. In conformance with MSHCP Section 6.1.4, the project would minimize potential indirect effects to downstream resources and reduce any edge effects to the urban/wildland interface through the following measures:

- BMPs would be implemented to maintain water quality. All run-off from the development area, would be treated, as needed, prior to exiting the site to reduce pollutants of concern.

- The project would not drain into any MSHCP Conservation Area.

- The project would not discharge toxins into any MSHCP Conservation Area.

- The project would not direct night lighting into any MSHCP Conservation Areas.

- The project would not generate noise in excess of residential noise standards in any MSHCP Conservation Areas.

- The project is not adjacent to the MSHCP Conservation Area, where it would be likely to increase unauthorized public access, domestic animal predation, illegal trespass, or dumping.

- No manufactured slopes associated with the project would extend into any MSHCP conservation area.

- No plants included on the California Invasive Plant Council's list of invasive species or in Table 6-2 of the MSHCP would be used in any project landscape anywhere on-site.

- The project would not impact any conserved habitat for fuel modification purposes, as the project is not located adjacent to conserved habitat or within a high fire zone and no fuel modification is required.

CUMULATIVE IMPACTS

The permanent impacts of the project would not result in cumulative impacts (CEQA Section 15310) to environmental resources within the region of the Project Site. Cumulative impacts refer to incremental effects of an individual project when assessed with the effects of past, current, and proposed projects. The Project Site is located completely within the County of Riverside and City of Beaumont Sphere of Influence, both MSHCP permittees. As stated in the County of Riverside Transportation and Land Management Agency:

> ”*Implementation of the MSHCP and Covered Projects will not result in a cumulative adverse effect, either directly or through habitat modifications, on any of the Covered Species, including the 31 species that are currently listed as threatened or endangered and the one species that is currently proposed for listing. Implementation of the MSHCP will benefit the Covered Species by preserving their habitat in order to address their life cycle needs. Thus, based on the features of the Plan itself, impacts to Covered Species are mitigated below a level of significance*.” (County of Riverside Transportation and Land Management Agency 2003)

Although the project would result in the permanent loss of 605.77-acres of non-native grassland/ruderal and chaparral habitats, as referenced above, the MSHCP was developed to address the comprehensive regional planning effort and anticipated growth in the County of Riverside and City of Beaumont.

As stated in the County of Riverside Transportation and Land Management Agency:

> “*The Plan will not cause adverse cumulative effects related to the reduction of sensitive vegetation communities within the Plan Area; rather, the Plan is designed to preserve sufficient acreage of the sensitive vegetation communities present in western Riverside County. Similarly, the Plan will not cause adverse cumulative effects related to interference with the movement of any native resident or migratory fish or wildlife species or obstruction of genetic flow for the identified Planning Species. Part of the purpose and goals of the MSHCP is to use regional planning efforts to assemble a reserve that will preserve contiguous blocks of habitat in large enough areas to ensure that the reserve will allow movement of species and flow of genetic information.*
>
> *The MSHCP will not cause adverse cumulative impacts by conflicting with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan or other approved local, regional, or State habitat conservation plan either within or outside of the Plan area. Rather, the MSHCP has been written specifically to complement existing HCPs, such as the Stephens’ kangaroo rat long-term HCP.” (County of Riverside Transportation and Land Management Agency 2003)*

The proposed project has been designed and conservation measures will be implemented to remain in compliance with all MSHCP conservation goals and guidelines and therefore will not result in an adverse cumulative impact. No Impact.

BEST MANAGEMENT PRACTICES

The following BMP’s will be implemented and/or included as conditions of approval as warranted and applicable to final project designs.

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 FESA and the MSHCP, the need to adhere to the provisions of the FESA and the MSHCP, the penalties associated with violating the provisions of the FESA, 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. A qualified biologist shall be onsite prior to and during all initial ground and habitat disturbance activities to move out of harm's way special status species or other wildlife of low or limited mobility that would otherwise be injured or killed from project-related activities.

3. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.

4. 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.

5. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the drainages shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.

6. Projects should be designed to avoid the placement of equipment and personnel within stream channels or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern located outside of impact areas.

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 offsite. 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 the County of Riverside, City of Beaumont, USFWS, and CDFW, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.

9. Erodible fill material shall not be deposited into water courses. 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.

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.

CONSERVATION & MITIGATION MEASURES

The following biological conservation and mitigation measures address those adverse impacts determined to be potentially significant or are relevant to the protection of biological resources to the extent practicable as part of ensuring compliance and consistency with all MSHCP conservation goals and CEQA guidelines.

BIO-CM1 MSHCP Local Development Mitigation Fee

The project applicant shall pay MSHCP Local Development Mitigation fees as established by the RCA and implemented by the City of Beaumont. Five categories of the fee are defined, include and are effect till June 30th, 2026: Residential, density less than 8.0 dwelling units per acre $4,486 per dwelling unit; Residential, density between 8.1 and 14.0 dwelling units per acre $1.870 per dwelling unit; Residential, density greater than 14.1 dwelling units per acre $827 per dwelling unit; Commercial $20,191 per acre; and Industrial $20,191 per acre. Annual updated MSHCP fees are available at Permits and Fees | Western Riverside County Regional Conservation Authority.

BIO-CM2 Crotch's Bumble Bee Surveys

At least six (6) months prior to issuance of a grading permit, the following measure will be implemented. To ensure the proposed action does not result in direct or indirect impacts to the Crotch's bumble bee, focused presence/absence surveys will be initiated based on the CDFW Survey Considerations for CESA Candidate Bumble Bee Species Guidelines (June 6th, 2023). Focused surveys will be initiated during the colony active period and when floral resources are present for the species by a qualified entomologist. Specifically, three (3) survey will be conducted with at least two (2) weeks between surveys from April to June. All regions where suitable floral/nesting resources are present will be surveyed by walking meandering transects at least one (1) hour after sunrise and/or at least two (2) hours before sunset (ideally between 9am and 1pm) on warm sunny days with winds below 8 mph.

Focused surveys would be conducted for a minimum of one person-hour of searching per three (3) acres of suitable habitat. Bumble bees will be captured with a net from blooms, avoiding destruction of the flower when possible. Each bee will be carefully transferred into a sterile vial and moved to a cooler with only one bee per vial to avoid disease spread. The bee will be kept in the vial for no more than 10 minutes in ambient temperature before being placed in a cooler as they have a tendency to over-heat (the amount of time will be decreased on hotter days). The vial will be placed in a cooler at a temperature above 25 degrees F, as lower temperatures could freeze and kill the bee. The results of the focused surveys will be summarized in a letter report including graphics and recommendations, if detected.

If the species is detected onsite, the CDFW will be contacted to determine appropriate conservation measures to prevent direct/indirect impacts to the species, or acquisition of an Incidental Take Permit (ITP) prior to issuance of a grading permit. To initiate the ITP process, the applicant or representative will contact the appropriate CDFW Regional Office and submit an ITP application. The CDFW will accept applications in any form, but they must be submitted to the Regional Manager and they must include the following:

1. The appropriate application fee.
2. Applicant's full name, mailing address, and telephone number(s). If the applicant is a corporation, firm, partnership, association, institution, or public or private agency, the name and address of the person responsible for the project or activity requiring the permit, the president or principal officer, and the registered agent for the service of process.
3. The common and scientific names of the species to be covered by the permit and the species' status under CESA.
4. A complete description of the project or activity for which the permit is sought.
5. The location where the project or activity is to occur or to be conducted.
6. An analysis of whether and to what extent the project or activity for which the permit is sought could result in the taking of species to be covered by the permit.
7. An analysis of the impacts of the proposed taking on the species.
8. An analysis of whether issuance of the ITP would jeopardize the continued existence of a species. A complete, responsive jeopardy analysis shall include consideration of the species' capability to survive and reproduce, and any adverse impacts of the taking on those abilities in light of:

9. Known population trends,
10. Known threats to the species.
11. Reasonably foreseeable impacts on the species from other related projects and activities.
12. Proposed measures to minimize and fully mitigate the impacts of the proposed taking.
13. A proposed plan to monitor compliance with the minimization and mitigation measures and the effectiveness of the measures.
14. A description of the funding sources and the level of funding available for implementation of the minimization and mitigation measures.
15. Certification in the following language: I certify that the information submitted in this application is complete and accurate to the best of my knowledge and belief. I understand that any false statement herein may subject me to suspension or revocation of this permit and to civil and criminal penalties under the laws of the State of California.

BIO-CM3 MSHCP Burrowing Owl 30-Day Preconstruction Surveys

A 30-day pre-construction survey for burrowing owls is required prior to initial ground-disturbing activities (e.g., vegetation clearing, clearing and grubbing, grading, tree removal, site watering, equipment staging) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the Project Site prior to the initiation of ground-disturbing activities, the project proponent will immediately inform the County of Riverside, City of Beaumont, RCA and the Wildlife Agencies regarding the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure that burrowing owl have not colonized the site since it was last disturbed. If burrowing owl is found, the same coordination described above will be necessary.

Following completion of the burrowing owl 30-day preconstruction survey in compliance with MSHCP conservation goals for the target species, the project will be consistent with MSHCP Section 6.3.2.

BIO-CM4 Nesting Bird Preconstruction Surveys

Regulatory requirement for potential direct/indirect impacts to nesting common and sensitive bird species will require compliance with the MBTA and CDFG Code Sections 3503, 3503.5, and 3513. Construction outside the nesting season (between September 1st and January 31st) do not require pre-removal nesting bird surveys. If construction is proposed between February 1st and August 31st, a qualified biologist will conduct a preconstruction nesting bird and raptor survey(s) no more than three (3) days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent to the Project Site.

The survey(s) will focus on identifying any bird nests that would be directly or indirectly affected by construction activities. If active nests are documented, species-specific measures will be prepared by a qualified biologist and implemented to prevent

abandonment of the active nest. At a minimum, grading in the vicinity of a nest will be postponed until the young birds have fledged. The perimeter of the nest setback zone will be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, will be submitted to the County of Riverside or City of Beaumont for review and approval prior to initiation of grading in the nest-setback zone.

The qualified biologist will serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. A final monitoring report of the findings, prepared by a qualified biologist, will be submitted to the County of Riverside or City of Beaumont documenting compliance with the MBTA and CDFG Code. Any nest permanently vacated for the season would not warrant protection pursuant to the MBTA and CDFG Code.

BIO-CM5 Preconstruction Bat Survey

To avoid potential impacts to special-status bat species and identify roosting habitat, a preconstruction bat survey shall be conducted by a qualified bat biologist prior to initiation of Project activities. The survey shall be conducted within the Project site and 100-foot buffer during appropriate weather conditions per the bat biologist's recommendations. If bats are identified, the qualified bat biologist shall identify the bats to the species level and evaluate the colony to determine its size and significance, and presence of a maternal colony. If any evidence of bat occupation is identified during the survey, the qualified bat biologist shall then provide additional measures to avoid impacts to roosting bats, and if the observed species has special status, as recommended by the CDFW. Measures provided shall be specific to the individual roost species present, and proposed construction activities, and shall include: a) postponement of Project activities within a no-work buffer specified by the bat biologist to outside of the bat maternity season (typically, maternity season is April 1st through August 31st) if a maternity colony is identified to be present and b) monitoring of Project activities by a qualified bat biologist. Project activities that do not produce noise or vibrations substantially higher than ambient conditions may be conducted if a nonmaternal roosting colony is present at the qualified bat biologist's discretion. If the qualified bat biologist determines that nonmaternal colony roosting bats are disturbed by construction activities, construction activities shall cease immediately and additional avoidance measures (e.g., installation of a noise shroud or sound curtain) shall be required before activities resume. If a maternity colony is present, tree removal and/or building structure modifications shall occur outside the bat maternity season (typically April 1st through August 31st) in the fall (after flightless young have become volant as determined by the qualified bat biologist) and under the supervision of a qualified bat biologist.

A report of the findings prepared by a qualified biologist shall be submitted to the County of Riverside or City of Beaumont prior to initiation of construction.

BIO-CM6 RWQCB & CDFW Permitting

Prior to issuance of a grading permit, the project applicant will obtain a 1602 Streambed Alteration Agreement from CDFW and a Waste Discharge Requirements permit issued by the RWQCB pursuant to the California Water Code Section 13260. Impacts to RWQCB and CDFW resources will be mitigated as outlined below in BIO-MM1, RWQCB & CDFW/MSHCP Section 6.1.2 Riverine Resources.

BIO-MM1 RWQCB & CDFW/MSHCP Section 6.1.2 Riverine Resources

A total of 1.40-acres of permanent impacts to jurisdictional resources would result from project initiation (Michael Baker International 2024). To meet the criteria of a biologically equivalent or superior alternative, the applicant shall offset 1.40-acre of impacts to Western Riverside County MSHCP Section 6.1.2 Riverine resources, which also encompass aquatic resources regulated by the RWQCB and CDFW, as follows:

1. Permanent impacts to 1.40-acre of MSHCP 6.1.2 Riverine resources would be mitigated through purchase of 1.40-acre off-site re-establishment and 1.40-acre off-site re-establishment or rehabilitation credits 2.80-acre total, 2:1) from the Riverpark Mitigation Bank or another approved bank.

2. A DBESP will be also prepared and submitted for review and approval by the City of Beaumont, RCA, and MSHCP wildlife agencies.

Implementation of Mitigation and Conservation Measures **BIO-CM1** through **BIO-CM6,** and **BIO-MM1** would reduce all potential significant unavoidable impacts on biological resources below a level of significance and ensure compliance with MSHCP conservation requirements.

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

Author:  Date: January 6, 2026

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MSHCP DBESP

Beaumont Heights Business Centre Project
Unincorporated Riverside County, California

FINAL REPORT



HANS 240006

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CADRE Environmental

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1. EXECUTIVE SUMMARY

The Beaumont Heights Business Centre property (385.60-acres onsite, 243.67-acres offsite, 629.27-acres total (Project Site)) possesses Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Section 6.1.2 Riverine resources. No MSHCP Section 6.1.2 riparian or vernal pool resources are located within or adjacent to the Project Site. Specifically, a total of 1.40-acre of Riverine resources are present onsite.

A total of 1.40-acre of permanent impacts on MSHCP Section 6.1.2 Riverine resources would result from project initiation (Michael Baker International 2024). To meet the criteria of a biologically equivalent or superior alternative, the applicant shall offset 1.40-acre of impacts to Western Riverside County MSHCP Section 6.1.2 Riverine resources, which also encompass aquatic resources regulated by the Regional Water Quality Control Board (RWQCB) and California Department of Fish and Wildlife (CDFW), as follows:

1) Permanent impacts to 1.40-acre of MSHCP 6.1.2 Riverine resources would be mitigated through purchase of 1.40-acre off-site re-establishment and 1.40-acre off-site re-establishment or rehabilitation credits (2.80-acre total, 2:1) from the Riverpark Mitigation Bank or another approved bank.

2. INTRODUCTION

This document presents the results of a Determination of Biologically Equivalent or Superior Preservation (DBESP) analysis conducted by Cadre Environmental for the Beaumont Heights Business Centre Project Site as required under Section 6.1.2, *Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools*, of the Western Riverside County MSHCP (MSHCP 2004).

2.1 Project Area

The 385.60-acre onsite and 243.67-acre offsite portions of the project site (Project Site, 629.27-acres total) is located within Assessor's Parcel Numbers (APNs) APNs onsite: 424-090-007, -008, 424-110-007 to -010, 424-130-001 to -003, 424-140-001, and 428-020-001, APNs offsite: 424-130-004 to -009, 424-140-010, portions of 428-010-019, 428-020-002, 424-140-012, and State Route 79, California Avenue and East 1st Street right-of-way's (ROW). The Project Site is located within United States Geological Survey (USGS) 7.5' Series Beaumont Quadrangle, Township 3 South, Range 1 West, extending east of State Route 79 (SR-79), south of Laird Road, north of Potrero Reserve, and bisected by the Southern California Edison Easement, as shown Figure 1, *Regional Location Map,* and Figure 2, *Project Site Map.*

The Project Site is located within the Western Riverside County MSHCP The Pass Plan Area, Subunit 1 – Potrero/Badlands and Proposed Core 3. The Project Site is located almost completely within MSHCP Criteria Cells 1404, 1405, 1507, 1508, 1599, and 1597, Cell Group B, as shown in Figure 3, *MSHCP Relationship Map* (Western Riverside County Regional Conservation Authority (RCA) Geographic Information System (GIS) Data Downloads 2024). Specifically, a 375.96-acre onsite and 222.32-acre offsite portion of the Project Site (598.28-acres total) is located within Cell Group B.



APNs Onsite: 424-090-007, -008, 424-110-007 to -010, 424-130-001 to -003, 424-140-001, and 428-020-001.
APNs Offsite: 424-130-004 to -009, 424-140-010 and Right-of-Ways.

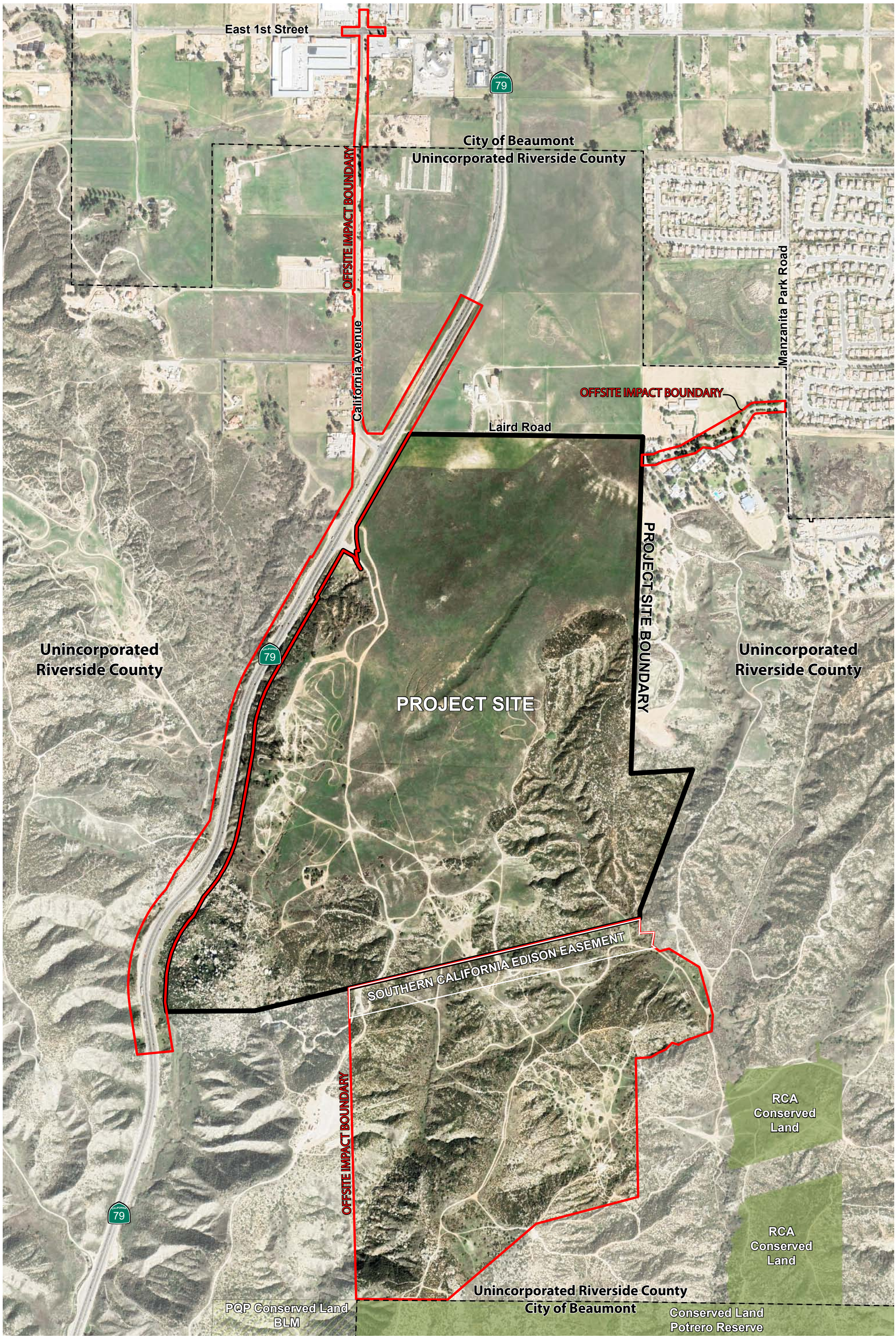
Figure 1 - Regional Location Map

Determination of Biologically Equivalent or Superior Preservation
Beaumont Heights Business Centre

CADRE Environmental

N

not to scale



APNs Onsite: 424-090-007, -008, 424-110-007 to -010, 424-130-001 to -003, 424-140-001, and 428-020-001, APNs Offsite: 424-130-004 to -009, 424-140-010, ROWs, Portions of 428-010-019, 428-020-002, and 424-140-012

Figure 2 - Project Site Map

Determination of Biologically Equivalent or Superior Preservation
Beaumont Heights Business Centre

CADRE Environmental

N

1 inch = 800 feet

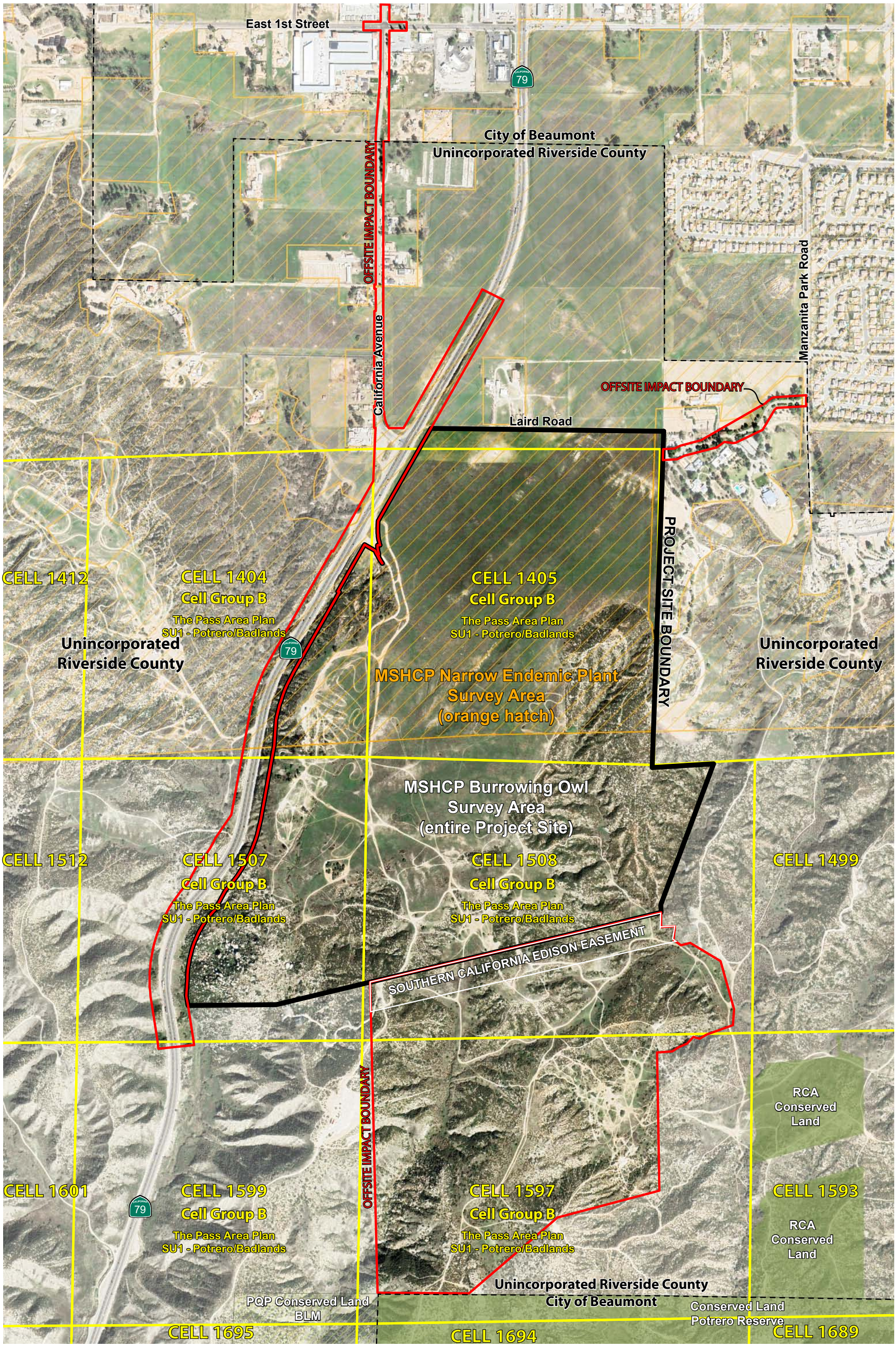


Figure 3 - MSHCP Relationship Map

Determination of Biologically Equivalent or Superior Preservation
Beaumont Heights Business Centre

CADRE Environmental

N

1 inch = 800 feet

The Project Site slopes from the northeast corner at 2,700 feet height above mean sea level (AMSL) in a southwest direction to 2,300 feet AMSL in the southwestern region. The northern region of Project Site is dominated by generally flat non-native grassland/ruderal vegetation and extends south toward an area of increased topographic relief characterized by several ridgelines and valleys of chamise chaparral and southern mixed chaparral as shown in Figure 4, *Vegetation Communities Map*, and Figures 5 to 12, *Current Project Site Photographs*.

2.2 Project Description

The project proposes to develop four (4) industrial buildings (totaling 5,146,891 square feet) and associated improvements within 385.60-acres. However, the Environmental Impact Report (EIR) prepared for the project conservatively analyzes the project at a maximum buildout of 5,700,000 square feet. Each of the four (4) industrial buildings could be constructed to a maximum height of 50 feet and could operate up to 24 hours a day, seven days a week, and employ up to approximately 6,250 employees in total. It is anticipated that a portion of the proposed industrial space would accommodate cold storage uses. Automobile and trailer parking stalls would be provided on all sides of each building, and landscaping would be installed throughout the Project Site in accordance with City standards. Nighttime parking lot, vehicular access, and building security lighting are proposed on-site. The Project Site and 182.14-acre area south of the property are proposed to be annexed into the City of Beaumont's jurisdiction, which would require Riverside County Local Agency Formation Commission (LAFCO) approval.

The southern 182.14-acre offsite impact area is proposed solely for limited temporary construction staging and earthwork balance activities; no permanent development is proposed in this portion of the Project Site. The remaining approximately 61.53-acre offsite impact area involves transportation improvements along SR-79 and utility installation (water, reclaimed water, wastewater, electrical) along California Avenue and east of the Project Site within the Harmony Haven Children and Youth Center.

All fuel modification zones (if required) will occur entirely within the permanent development footprint.

2.3 Existing Conditions

The Project Site slopes from the northeast corner at 2,700 feet height AMSL in a southwest direction to 2,300 feet AMSL in the southwestern region. The northern region of Project Site is dominated by generally flat non-native grassland/ruderal vegetation and extends south toward an area of increased topographic relief characterized by several ridgelines and valleys of chamise chaparral and southern mixed chaparral as shown in Figure 4, *Vegetation Communities Map*, and Figures 5 to 12, *Current Project Site Photographs*.

The Soil Survey of Western Riverside Area has the following soils mapped within the boundary of the Project Site as shown on Figure 13, *Soils Association Map*:

BaG Badland
CkF2 Cieneba rocky sandy loam, 15 to 50 percent slopes, eroded

GyC2 Greenfield sandy loam, 2 to 8 percent slopes, eroded
HcC Hanford course sandy loam, 2 to 8 percent slopes
MeD Metz loamy sand, channeled, 0 to 15 precent slopes
RaB2 Ramona sandy loam, 2 to 5 percent slopes, eroded
RaB3 Ramona sandy loam, 0 to 5 percent slopes, eroded
RaC3 Ramona sandy loam, 5 to 8 percent slopes, severely eroded
RaD2 Ramona sandy loam, 8 to 15 percent slopes, eroded
RaD3 Ramona sandy loam, 8 to 15 percent slopes, eroded, severely eroded
RdD2 Ramona sandy loam, moderately deep, 8 to 15 percent slopes, eroded
ReC2 Ramona very fine sandy loam, 0 to 8 percent slopes, eroded
RfC2 Ramona very fine sandy loam, moderately deep, 0 to 8 percent slopes, eroded
SeC2 San Emigdio fine sandy loam, 2 to 8 percent slopes, eroded
SeD2 San Emigdio fine sandy loam, 8 to 15 percent slopes, eroded
SgC San Emigdio loam, 2 to 8 percent slopes
SmE2 San Timoteo loam, 8 to 25 percent slopes, eroded
SmF2 San Timoteo loam, 25 to 50 percent slopes, eroded

Consistent with conditions documented onsite and as previously stated, the Project Site is characterized as sandy loam, all possessing well drained substrates (drainage class). No indication of clay substrates or hydric soils were documented within the Project Site

Vegetation Communities

Natural community names follow the CDFW "List of California Terrestrial Natural Communities" and/or Holland (1986) classification system, which have been refined and where appropriate to better characterize the habitat types onsite when not addressed by the MSHCP classification system. Acreage totals for vegetation communities documented onsite and offsite are listed in Table 1. *Vegetation Communities Acreages*.

Table 1.
Vegetation Communities Acreages

*Vegetation Type	Cell Group B (ac)	Outside Cell Group B (ac)	Total (ac)
Non-native Grassland/Ruderal	237.66	15.85	253.51
Chamise Chaparral	245.14	--	245.14
Southern Mixed Chaparral	47.07	--	47.07
Disturbed	36.02	2.75	38.77
Developed	9.32	10.20	19.52
Riversidean Sage Scrub	11.84	--	11.84
California Buckwheat Scrub	7.06	--	7.06
Exotic	4.17	2.19	6.36
TOTALS	**598.28**	**30.99**	**629.27**

Source: Cadre Environmental 2024.

Vegetation Communities

- NNG — Non-Native Grassland/Ruderal
- CC — Chamise Chaparral
- CBS — California Buckwheat Scrub
- ORN — Exotic
- RSS — Riversidean Sage Scrub
- SMC — Southern Mixed Chaparral
- DIS — Disturbed
- DEV — Developed

Source: Cadre Environmental 2021, 2024

East 1st Street
79
DEV
OFFSITE IMPACT BOUNDARY
City of Beaumont
Unincorporated Riverside County
California Avenue
Manzanita Park Road
NNG
OFFSITE IMPACT BOUNDARY
ORN
DEV
DIS
ORN
Laird Road
DEV
DIS
NNG
PROJECT SITE BOUNDARY
CELL 1412
CELL 1404
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
Unincorporated
Riverside County
SMC
SMC
79
NNG
CC
ORN
CELL 1405
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
NNG
CC
Unincorporated
Riverside County
DIS
ORN
NNG
CC
SMC
RSS
CELL 1512
CELL 1507
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
CBS
SMC
NNG
CC
RSS
ORN
CELL 1508
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
CC
DIS
CC
CC
SOUTHERN CALIFORNIA EDISON EASEMENT
RSS
NNG
NNG
CC
SMC
CELL 1499
RSS
OFFSITE IMPACT BOUNDARY
CC
CC
ORN
DIS
CBS
NNG
CC
RCA
Conserved
Land
CELL 1601
79
CELL 1599
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
CC
CELL 1597
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
NNG
CELL 1593
RCA
Conserved
Land
PQP Conserved Land
BLM
Unincorporated Riverside County
City of Beaumont
Conserved Land
Potrero Reserve
CELL 1695
CELL 1694
CELL 1689

Figure 4 - Vegetation Communities Map

Determination of Biologically Equivalent or Superior Preservation
Beaumont Heights Business Centre

CADRE Environmental

N

1 inch = 800 feet



PHOTOGRAPH 1 - Northward view of northern region of Project Site - Non-native grassland.



PHOTOGRAPH 2 - Northwest view of northern region of Project Site.

Figure 5 - Current Project Site Photographs
Determination of Biologically Equivalent or Superior Preservation
Beaumont Heights Business Centre

CADRE Environmental



PHOTOGRAPH 3 - Chamise chaparral vegetation community.



PHOTOGRAPH 4 - Chamise chaparral vegetation community.

Figure 6 - Current Project Site Photographs
Determination of Biologically Equivalent or Superior Preservation
Beaumont Heights Business Centre

CADRE Environmental



PHOTOGRAPH 5 - Southwest view of northern region of Project Site.



PHOTOGRAPH 6 - Northwest view of Project Site.

Figure 7 - Current Project Site Photographs
Determination of Biologically Equivalent or Superior Preservation
Beaumont Heights Business Centre

CADRE Environmental



PHOTOGRAPH 7 - Northward view of central region of Project Site.



PHOTOGRAPH 8 - Eastern view of southern region of Project Site.

Figure 8 - Current Project Site Photographs

Determination of Biologically Equivalent or Superior Preservation
Beaumont Heights Business Centre

CADRE Environmental



PHOTOGRAPH 9 - Disturbed/non-native grassland vegetation community.



PHOTOGRAPH 10 - Disturbed/non-native grassland vegetation community.

Figure 9 - Current Project Site Photographs
Determination of Biologically Equivalent or Superior Preservation
Beaumont Heights Business Centre

CADRE Environmental



PHOTOGRAPH 11 - Northward view from southern region of Project Site.



PHOTOGRAPH 12 - Northward view of southern offsite impact area adjacent to SR79 - southern mixed chaparral in background.

Figure 10 - Current Project Site Photographs
Determination of Biologically Equivalent or Superior Preservation
Beaumont Heights Business Centre

CADRE Environmental



PHOTOGRAPH 13 - Southward view of offsite impact area within SR79 right-of-way.



PHOTOGRAPH 14 - Northward view of offsite impact area at SR79/California Avenue intersection.

Figure 11 - Current Project Site Photographs
Determination of Biologically Equivalent or Superior Preservation
Beaumont Heights Business Centre

CADRE Environmental



PHOTOGRAPH 15 - Northward view of offsite impact area within California Avenue right-of-way.



PHOTOGRAPH 16 - Southward view of offsite impact area from California Avenue/East 1st Street intersection right-of-way.

Figure 12 - Current Project Site Photographs
Determination of Biologically Equivalent or Superior Preservation
Beaumont Heights Business Centre

CADRE Environmental

BaG	Badland
CkF2	Cieneba rocky sandy loam, 15 to 50 percent slopes, eroded
GyC2	Greenfield sandy loam, 2 to 8 percent slopes, eroded
HcC	Hanford coarse sandy loam, 2 to 8 percent slopes
MeD	Metz loamy sand, channeled, 0 to 15 percent slopes
RaB2	Ramona sandy loam, 2 to 5 percent slopes, eroded
RaB3	Ramona sandy loam, 0 to 5 percent slopes, severely eroded
RaC3	Ramona sandy loam, 5 to 8 percent slopes, severely eroded
RaD2	Ramona sandy loam, 8 to 15 percent slopes, eroded
RaD3	Ramona sandy loam, 8 to 15 percent slopes, severely eroded
RdD2	Ramona sandy loam, moderately deep, 8 to 15 percent slopes, eroded
ReC2	Ramona very fine sandy loam, 0 to 8 percent slopes, eroded
RfC2	Ramona very fine sandy loam, moderately deep, 0 to 8 percent slopes, eroded
SeC2	San Emigdio fine sandy loam, 2 to 8 percent slopes, eroded
SeD2	San Emigdio fine sandy loam, 8 to 15 percent slopes, eroded
SgC	San Emigdio loam, 2 to 8 percent slopes
SmE2	San Timoteo loam, 8 to 25 percent slopes, eroded
SmF2	San Timoteo loam, 25 to 50 percent slopes, eroded

Source: NRCS 2024

East 1st Street
City of Beaumont
Unincorporated Riverside County
California Avenue
Laird Road
OFFSITE IMPACT BOUNDARY
PROJECT SITE BOUNDARY
Manzanita Park Road
Unincorporated Riverside County
Unincorporated Riverside County
PROJECT SITE
SOUTHERN CALIFORNIA EDISON EASEMENT
RCA Conserved Land
RCA Conserved Land
PQP Conserved Land BLM
Unincorporated Riverside County
City of Beaumont
Conserved Land Potrero Reserve
79

APNs Onsite: 424-090-007, -008, 424-110-007 to -010, 424-130-001 to -003, 424-140-001, and 428-020-001, APNs Offsite: 424-130-004 to -009, 424-140-010, ROWs, Portions of 428-010-019, 428-020-002, and 424-140-012

Figure 13 - Soils Association Map

Determination of Biologically Equivalent or Superior Preservation
Beaumont Heights Business Centre

CADRE Environmental

N

1 inch = 800 feet

Chamise Chaparral

The majority of the Project Site including the southern and eastern regions are dominated by chamise chaparral. Species documented within this vegetation community include chamise (*Adenostoma fasciculatum*) with scattered sugar bush (*Rhus ovata*), laurel sumac (*Malosma laurina*), toyon (*Heteromeles arbutifolia*), Mojave yucca (*Yucca schidigera*), chaparral honeysuckle (*Lonicera interrupta*), and patches of black sage (*Salvia mellifera*). Rock outcrops are scattered within the western region of the Project Site where this vegetation community is present.

Non-native Grassland/Ruderal

The northern region of the Development Site is generally flat with a slight southwestern slope. This region is dominated by non-native grassland/ruderal vegetation. Species documented within this vegetation community include wild oat (*Avena fatua*), slim oat (*Avena barbata*), ripgut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), foxtail brome (*Bromus madritensis* ssp. *rubens*), goldentop (*Lamarckia aurea*), and ruderal invasive species. Other species scattered throughout this vegetation community include stinknet (*Oncosiphon piluliferum*), black mustard (*Brassica nigra*), tocalote (*Centaurea melitensis*), red-stemmed filaree (*Erodium cicutarium*), white-stemmed filaree (*Erodium moschatum*), prickly lettuce (*Lactuca serriola*), Russian thistle (*Salsola tragus*), annual sunflower (*Helianthus annuus*), telegraph weed (*Heterotheca grandiflora*), clustered tarweed (*Deinandra fasciculata*), field bindweed (*Convolvulus arvensis*), turkey mullein (*Croton setigerus*), white horse-nettle (*Solanum elaeagnifolium*), tree tobacco (*Nicotiana glauca*), four-spot clarkia (*Clarkia purpurea*), California poppy (*Eschscholzia californica*), vinegarweed (*Trichostema lanceolatum*), and slender buckwheat (*Eriogonum gracile*).

Southern Mixed Chaparral

Southern mixed chaparral is located along the western boundary of the Project Site and within the rock outcrops. Dominant plant species documented within this vegetation community include hoaryleaf ceanothus (*Ceanothus crassifolius*), chamise, sugar bush, inland scrub oak (*Quercus berberidifolia*), four wing saltbush (*Atriplex canescens*), blue elderberry (*Sambucus cerulea*), skunkbush (*Rhus trilobata*), birch leaf mountain mahogany (*Cercocarpus betuloides*), spiny redberry (*Rhamnus crocea*), and hollyleaf cherry (*Prunus ilicifolia*). Rock outcrops are scattered within the western region of the Project Site where this vegetation community is present.

Disturbed

Disturbed regions of the Project Site include dirt roads and off-road vehicle recreational paths devoid of vegetation.

Riversidean Sage Scrub

A few isolated patches of Riversidean sage scrub are located within the western region of the Project Site. Dominant plant species documented within this vegetation community

include brittlebush (*Encelia farinosa*), California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), pinebush (*Ericameria pinifolia*), cotton-thorn (*Tetradymia comosa*), black sage, horehound (*Marrubium vulgare*), coast goldenbush (*Isocoma menziesii* var. *menziesii*), white sage (*Salvia apiana*), and slender buckwheat. Rock outcrops are scattered within the western region of the Project Site where this vegetation community is present.

California Buckwheat Scrub

A few isolated patches of California buckwheat scrub are located within the western region of the Project Site. Dominant plant species documented within this vegetation community include California buckwheat, common sandaster (*Corethrogyne filaginifolia* var. *filaginifolia*), deerweed (*Acmispon glaber*), California match weed (*Gutierrezia californica*), and beavertail cactus (*Opuntia basilaris*).

Exotic

Several patches of ornamental exotic vegetation were documented within the Project Site including Eucalyptus (*Eucalyptus* sp.), Peruvian pepper tree (*Schinus molle*), chinaberry (*Melia azedarach*), olive (*Olea europaea*), and pine (*Pinus* sp.)

GENERAL WILDLIFE SPECIES

General wildlife species documented on site include but are not limited to red-tailed hawk (*Buteo jamaicensis*), turkey vulture (*Cathartes aura*), rock dove (*Columba livia*), American kestrel (*Falco sparverius*), Anna's hummingbird (*Calypte anna*), bushtit (*Psaltriparus minimus*), white-crowned sparrow (*Zonotrichia leucophrys*), song sparrow (*Melospiza melodia*), western meadowlark (*Sturnella neglecta*), northern flicker (*Colaptes auratus*), California quail (*Callipepla californica*), blue-grey gnatcatcher (*Polioptila caerulea*), mourning dove (*Zenaida macroura*), Cassin's kingbird (*Tyrannus vociferans*), black phoebe (*Sayornis nigricans*), Say's phoebe (*Sayornis saya*), cliff swallow (*Petrochelidon pyrrhonota*), American crow (*Corvus brachyrhynchos*), wrentit (*Chamaea fasciata*), California towhee (*Pipilo crissalis*), spotted towhee (*Pipilo maculatus*), European starling (*Sturnus vulgaris*), house finch (*Haemorhous mexicanus*), lesser goldfinch (*Spinus psaltria*), house sparrow (*Passer domesticus*), desert cottontail rabbit (*Sylvilagus audubonii*), and California ground squirrel (*Otospermophilus beecheyi*).

3. RIPARIAN, RIVERINE, VERNAL POOL MITIGATION (SECTION 6.1.2)

3.1 Methods

A formal jurisdictional delineation was conducted by Michael Baker International in 2024. The delineations determined the boundaries or absence of potential wetland and non-wetland waters of the U.S. subject to the regulatory jurisdiction of the U.S. Army Corps of Engineers (USACE) pursuant to Clean Water Act (CWA) Section 404; wetland and non-wetland waters of the State subject to the regulatory jurisdiction of the RWQCB pursuant to CWA Section 401 and State Porter-Cologne Water Quality Control Act (Porter-Cologne); and streambed and riparian habitat subject to the regulatory jurisdiction of the

CDFW pursuant Sections 1600 *et seq*. of the California Fish and Game Code (CFG Code). Wetlands are identified by the presence of three characteristics: hydrophytic vegetation, wetland hydrology, and hydric soils. If any of these criteria were met, one or more transects were run to determine the extent of the wetland. Specifically, the presence of wetland hydrology was evaluated throughout the Project Site by recording the extent of observed surface flows, depth of inundation, depth to saturated soils, and depth to free water in the soil pits, where applicable. In addition, indicators of wetland or riverine hydrology were recorded, including water marks, drift lines, rack, debris, and sediment deposits, as warranted. Any indicators of hydric soils, such as redoximorphic features, buried organic matter, organic streaking, reduced soil conditions, gleyed or low-chroma soils, or sulfidic odor were also recorded.

Regulated activities within inland streams, wetlands and riparian areas in Western Riverside County California fall under the jurisdiction of the MSHCP Section 6.1.2. The MSHCP requires, among other things, assessments for riparian/riverine and vernal pool resources. As projects are proposed within the MSHCP Plan Area, an assessment of the potentially significant effects of those projects on riparian/riverine areas, and vernal pools are required, as currently mandated by CEQA, using available information augmented by project-specific mapping provided to and reviewed by the permittee's biologist(s). Riparian/riverine areas and vernal pools are defined for this section as follows in accordance with Section 6.1.2, Vol. I, of the Final MSHCP Plan:

> "*Riparian/Riverine Areas are lands which contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year*." (MSHCP 2004)

It is assumed the first part of the definition defines riparian habitat, and the second part defines riverine areas. Vernal pools are defined as:

> "…*seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate hydrophytes and facultative wetlands plant species are normally dominant during the wetter portion of the growing season, while upland species (annuals) may be dominant during the drier portion of the growing season*". (MSHCP 2004)

All resources delineated as CDFW jurisdictional features were also defined as Western Riverside County MSHCP Section 6.1.2 resources.

3.2 Results/Impacts

Results

No MSHCP Section 6.1.2 riparian scrub, forest or woodland habitat is located within or adjacent to the Project Site. No suitable habitat for the least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*) or western yellow-billed cuckoo (*Coccyzus americanus occidentalis*) was detected within or adjacent to the Project Site; therefore, no surveys are required (RCA GIS Data Downloads 2024). The project is consistent with MSHCP Section 6.3.2.

No evidence of vernal pools, seasonal depressions, or other wetland features were recorded on the Project Site. Vernal pools are depressions in areas where a hard-underground layer prevents rainwater from draining downward into the subsoils. When rain fills the pools in the winter and spring, the water collects and remains in the depressions. In the springtime, the water gradually evaporates away, until the pools became completely dry in the summer and fall. Vernal pools tend to have an impermeable layer that results in ponded water. The soil texture (the amount of sand, silt, and clay particles) typically contains higher amounts of fine silts and clays with lower percolation rates. Pools that retain water for a sufficient length of time will develop hydric cells. Hydric cells form when the soil is saturated from flooding for extended periods of time and anaerobic conditions (lacking oxygen or air) develop.

Consistent with conditions documented during the site assessment and as previously stated, the Project Site is characterized as sandy loam, all possessing well drained substrates (drainage class). No indication of clay substrates or inundated conditions were documented within the Project Site. A review of historic aerials was conducted to determine if inundated features were present during years of high rainfall when features would certainly be documented. Historic aerials taken in 2011 and 2023 represent an ideal baseline during which know (previously documented) inundated vernal pools, seasonal depressions and road ruts can easily be seen. No sign or indication of inundation was documented within the Project Site during a review of historic aerials. In summary, none of the conditions (i.e., no inundated depressions including road ruts, hydric soils, historic inundation, etc.) were observed on documented within the Project Site. No features are present that would support fairy shrimp. No standing water or other sign of areas that pond water was recorded.

As noted in Table 2, *MSHCP Section 6.1.2 Riverine Resources* and as shown in Figure 14, *MSHCP Section 6.1.2 Riverine Resources Map*, a total of 1.40-acre of MSHCP Section 6.1.2 Riverine resources were documented onsite (Michael Baker International 2024). For purposes of assessing existing conditions and impacts, all resources delineated as CDFW regulated were characterized as MSHCP Section 6.1.2 Riverine resources.

Jurisdictional Resources

RWQCB Resources (Non-Wetland)

CDFW/MSHCP Section 6.1.2 Riparian/Riverine

Sources: Michael Baker International 2024.

DETAIL MAP

OFFSITE IMPACT BOUNDARY

AF-6

City of Beaumont

Unincorporated Riverside County

California Avenue

Manzanita Park Road

Laird Road

PROJECT SITE BOUNDARY

CELL 1404
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1412

Unincorporated Riverside County

CELL 1405
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

PROJECT SITE

Unincorporated Riverside County

CELL 1507
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1512

CELL 1508
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1499

AF-1
AF-2
AF-3
AF-4
AF-5
AF-7

79

SOUTHERN CALIFORNIA EDISON EASEMENT

RCA Conserved Land

CELL 1601

CELL 1599
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1597
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1593

RCA Conserved Land

PQP Conserved Land
BLM

Unincorporated Riverside County
City of Beaumont

Conserved Land
Potrero Reserve

CELL 1695

CELL 1694

CELL 1689

Figure 14 - Jurisdiction Resources Map

Determination of Biologically Equivalent or Superior Preservation
Beaumont Heights Business Centre

CADRE Environmental

N

1 inch = 800 feet

Table 2.
MSHCP Section 6.1.2 Riverine Resources

JURISDICTIONAL RESOURCES	EXISTING	
	Project Site Acres	Off-Site Acres
MSHCP Riverine Areas		
Streambed	0.80	0.60
TOTAL	**0.80**	**0.60**

Source: Michael Baker International 2024.

The following section is excerpted and/or summarized directly from the document prepared by Michael Baker International "*Aquatic Resources Delineation of State and Federal Jurisdictional Waters for the Beaumont Heights Business Centre Project – City of Beaumont, Riverside County, California"* (Michael Baker International 2024).

The Project Site is located within the Laborde Canyon-San Jacinto River Subwatershed (HUC 180702020202) and Potrero Creek Subwatershed (HUC 180702020201) within the larger the San Jacinto River Watershed (HUC 18070102). Both subwatersheds consist of numerous small ephemeral drainages originating in the foothills of the San Jacinto Mountains which ultimately drain southwest towards the San Jacinto River. The Potrero Creek Subwatershed includes Potrero Creek which occurs east of the Project Site and flows generally south/southwest before connecting to the San Jacinto River downstream. The North Fork of the San Jacinto River, located approximately 14 miles from the Project Site, is designated as a Wild and Scenic River under the National Wild and Scenic Rivers Act. The San Jacinto River is an intermittent river which is ultimately tributary to Lake Elsinore, a perennial lake.

Non-Wetland Features - A total of seven (7) ephemeral drainage features were identified within the Project Site during the April, May and October 2024 site visits. The RWQCB mapped jurisdiction generally aligns with the OHWM limits, while CDFW jurisdiction extends to the top-of-bank. Hydrophytic vegetation is classified into categories based on the likelihood of plants occurring in wetlands, according to the National Wetland Plant List and the USACE. These categories include:

- Obligate Wetland (OBL): Plants that are nearly always found in wetlands (>99% probability). Examples are duckweed, water lilies, and cattails.
- Facultative Wetland (FACW): Plants that usually occur in wetlands (67%–99% probability).
- Facultative (FAC): Plants with an equal chance of occurring in wetlands or non-wetlands (34%–66% probability), such as red maple and poison ivy.
- Facultative Upland (FACU): Plants that typically occur in non-wetlands (67%–99% probability) but can be in wetlands (1%–33% probability).
- Obligate Upland (UPL): Plants that are almost always found in non-wetlands (>99% probability) in a given region.

Aquatic Feature 1 - Aquatic Feature 1 (AF-1) is an earthen ephemeral channel that enters the Project Site as a large erosional rill south of South California Avenue and flows generally southwest for and converges with several tributaries, enters a culvert, and

crosses underneath SR-79. AF-1 exits the culvert west of SR-79 and continues flowing southwest, briefly overlaps the western project boundary, and exits the Project Site just north of David Mountain Road. AF-1 continues offsite for approximately 1,000 feet, then re-enters the western project boundary, and crosses back to the east side of SR-79 via a culvert. AF-1 then flows generally south before exiting the southwestern Project Site boundary and continuing offsite. At the time of the surveys, the downstream portion of AF-1 where it re-enters the east side of SR-79 exhibited small, localized pockets of saturated soils and/or ponded water within the large rock outcroppings associated with stormwater inlets located along SR-79. However, the majority of AF-1 was dry and did not contain flowing or standing water.

Portions of the channel invert were unvegetated, but generally the bed and lower banks were vegetated with patchily distributed herbs such as cheeseweed (*Malva parviflora*, UPL), fiddleneck (*Amsinckia* sp., UPL), sweetclover (*Melilotus indicus*, FACU), caterpillar phacelia (*Phacelia cicutaria*, UPL), tocalote (UPL), jimsonweed (UPL), and non-native grasses including foxtail brome (UPL), ripgut brome (UPL), downy chess (*Bromus tectorum*, UPL), and wild oats (UPL). Vegetation transitions to chamise (UPL), laurel sumac (UPL), California buckwheat (UPL), scrub oak (UPL), elderberry (FACU), and toyon (UPL) on the upper banks. Occasional single or small groupings of mature riparian trees such as Fremont cottonwood (*Populus fremontii*, FACW) and Goodding's black willow (*Salix gooddingii*, FACW) were observed throughout AF-1, generally rooted within the channel bed and with the canopy contained within the top of bank. Portions of AF-1 and the surrounding area along SR-79 showed evidence of recent wildfires, as most of the woody shrubs on the slopes were charred with evidence of recent regrowth at the base. AF-1 is generally confined by steep slopes on both banks due to the presence of SR-79 and the surrounding hills; the upstream portion of AF-1 is notably wider where it converges with multiple ephemeral features described below. An OHWM is present within AF-1 with widths ranging from one to seventy feet, and defined by destruction of terrestrial vegetation, presence of litter and debris, wracking, absence of vegetation, scour, sediment deposition, and presence of bed and banks. Streamflow Duration Assessment Method (SDAM) Reach 1 was completed within AF-1 to confirm the ephemeral flow regime.

Aquatic Feature 2 - Aquatic Feature 2 (AF-2) is a small earthen ephemeral tributary that begins onsite immediately north of AF-1 near the western Project Site boundary. AF-2 begins as a large erosional rill which quickly develops a bed and banks and flows southwest before converging with AF-1 downstream. AF-2 was dry during the site visit and did not contain flowing or standing water. AF-2 was vegetated with a similar understory and banks to AF-1; the upstream portion of AF-2 also exhibited a small patch of stinknet (FACU) and tree of heaven (*Ailanthus altissima*, FACU) saplings within the channel invert. An OHWM is present within AF-2 with widths ranging from one to fifteen feet, and defined by destruction of terrestrial vegetation, presence of litter and debris, wracking, absence of vegetation, scour, sediment deposition, soil cracks, and presence of bed and banks.

Aquatic Feature 3 - Aquatic Feature 3 (AF-3) is a small ephemeral tributary that begins onsite west of AF-2 near the western Project Site boundary. AF-3 begins as an erosional rill which quickly develops a bed and banks and flows southwest before converging with

AF-1 downstream. AF-3 was dry during the site visit and did not contain flowing or standing water. The upstream portion of AF-3 was deeply incised and exhibited sediment sorting with abundant pebbles and cobbles. The channel invert was vegetated with non-native bromes (UPL) and tocalote (UPL), and the banks were vegetated with sparse laurel sumac (UPL) and chamise (UPL). An OHWM is present within AF-3 with widths ranging from two to seven feet, and defined by destruction of terrestrial vegetation, presence of litter and debris, wracking, absence of vegetation, scour, sediment deposition, and presence of bed and banks.

Aquatic Feature 4 - Aquatic Feature 4 (AF-4) is a small ephemeral tributary that begins onsite south of AF-3 near the western Project Site boundary. AF-4 begins as an erosional rill which quickly develops a bed and banks and flows northwest before converging with AF-1 downstream. AF-4 was dry during the site visit and did not contain flowing or standing water. AF-4 was vegetated with a similar understory and banks to AF-3. An OHWM is present within AF-4 with widths ranging from one to ten feet, and defined by destruction of terrestrial vegetation, absence of vegetation, scour, sediment deposition, and presence of bed and banks.

Aquatic Feature 5 - Aquatic Feature 5 (AF-5) is a small, ponded area formed by sheet flow and runoff which collect in a topographic low spot beside a dirt access road located near the center of the Project Site. AF-5 was dry during the site visit and did not contain flowing or standing water. AF-5 was unvegetated and surrounded by dense non-native grassland dominated by non-native bromes (UPL) and summer mustard (*Hirschfeldia incana*, UPL). AF-5 contains an OHWM defined by an absence of vegetation, sediment deposition, and deep soil cracks.

Aquatic Feature 6 - Aquatic Feature 6 (AF-6) is an earthen ephemeral drainage located in the northwestern portion of the Project Site at South California Avenue. AF-6 begins within the Project Site east of South California Avenue, quickly enters a four-foot concrete culvert that flows beneath South California Avenue and continues west offsite via a twenty-foot concrete culvert west of South California Avenue. AF-6 was dry during the site visit and did not contain flowing or standing water. The channel invert was generally unvegetated and the banks and surrounding uplands were vegetated with non-native bromes (UPL) and summer mustard (UPL). AF-6 exhibited an OHWM of six feet, defined by destruction of terrestrial vegetation, absence of vegetation, scour, sediment deposition, and presence of bed and banks.

Aquatic Feature 7 - Aquatic Feature 7 (AF-7) is an earthen ephemeral drainage located in the southwestern portion of the Project Site on the west side of SR-79 and south of David Mountain Road. AF-7 begins as a non-jurisdictional v-ditch draining southwest from SR-79 towards a topographic low spot and begins to develop a bed and banks just downstream of where the v-ditch terminates. AF-7 flows southwest before terminating onsite as discontinuous overland sheet flow. AF-7 was dry during the site visit and did not contain flowing or standing water. AF-7 exhibited a partially unvegetated channel invert with non-native grasses (UPL), prickly lettuce (*Lactuca serriola*, FACU), and summer mustard (UPL) on the banks. Several tree tobacco (*Nicotiana glauca*, FAC) saplings and several charred snags were spread throughout the channel invert. An OHWM is present within AF-7 with widths ranging from one to four feet, and defined by destruction of

terrestrial vegetation, presence of litter and debris, wracking, absence of vegetation, scour, sediment deposition, and presence of bed and banks.

Wetland Features - Due to the dominance of upland plant species associated with all drainages within the Project Site, it was determined that no potential wetland conditions or wetland features were present within the Project Site. Therefore, no soil pits were investigated within the Project Site.

Non-Jurisdictional Topographic Features - Steep, undulating topography is present on the Project Site that contains numerous steep, narrow valleys in between sharp peaks. Each small valley has the potential to be a jurisdictional feature if signs of flow are present. Each of these valleys were reviewed during the desktop review and visited during the field survey. Most of the steep valleys were determined to be non-jurisdictional due to the lack of signs of flow and/or an OHWM. They do not contain a defined bed and bank but rather a steep, vegetated crevice between two peaks. No change in vegetation was observed from adjacent uplands and, in most cases, the ground where a "streambed" would be was so densely vegetated that the ground was not visible. In these cases, no vegetation matting was observed. Since no signs of regular flow were observed and no defined bed and bank are present within numerous crevices on site, these crevices were determined to be non-jurisdictional topographic features.

Impacts

The proposed action would result in a total of 1.40-acre of permanent impacts to MSHCP Section 6.1.2 Riverine jurisdictional resources as outlined in Table 3, *MSHCP Section 6.1.2 Riverine Resources Impacts*, and as shown in Figure 15, *MSHCP Section 6.1.2 Riverine Resources Impact Map*.

Table 3.
MSHCP Section 6.1.2 Riverine Resources Impacts

JURISDICTIONAL RESOURCES	EXISTING			
	Project Site Impacts Acres		Off-Site Impacts Acres	
MSHCP Riverine Areas				
Cell Group B	**Inside**	**Outside**	**Inside**	**Outside**
Streambed	0.80	0.00	0.59	0.01
TOTAL	**0.80**	**0.00**	**0.59**	**0.01**

Source: Michael Baker International 2024.

3.3 Mitigation and Equivalency

A total of 1.40-acre of permanent impacts on MSHCP Section 6.1.2 Riverine resources would result from project initiation (Michael Baker International 2024). To meet the criteria of a biologically equivalent or superior alternative, the applicant shall offset 1.40-acre of impacts to Western Riverside County MSHCP Section 6.1.2 Riverine resources, which also encompass aquatic resources regulated by the RWQCB and California Department of Fish and Wildlife (CDFW), as follows:

1) Permanent impacts to 1.40-acre of MSHCP 6.1.2 Riverine resources would be mitigated through purchase of 1.40-acre off-site re-establishment and 1.40-acre off-site re-establishment or rehabilitation credits (2.80-acre total, 2:1) from the Riverpark Mitigation Bank or another approved bank.

The proposed compensatory mitigation through purchase of re-establishment and rehabilitation credits from the Riverpark Mitigation Bank represents biologically equivalent functions and values of the impacted resources. This is generally because the mitigation resources are associated with natural riparian, riverine, and floodplain habitat within the San Jacinto River; the impacted resources are not located in areas targeted for conservation under the MSHCP, whereas the mitigation resources are associated with existing conservation areas within Proposed Extension of Existing Core 4, comprising the middle reach of the San Jacinto River and contiguous with Core Area H; the impacted resources were demonstrated not to support species targeted for conservation under the MSHCP, whereas the mitigation resources support multiple species targeted for conservation under the MSHCP; whereas the mitigation resources support high-quality riparian/riverine habitat for both common and sensitive plant and animal species.

3.3.1 Direct Effects

Direct impacts are considered to be those that involve the loss, modification, or disturbance of natural resources or habitats (i.e., vegetative communities or substrate) that in turn, directly affect plant and wildlife species dependent on that habitat. Direct impacts include the destruction of individual plants or wildlife of low mobility (i.e., plants, amphibians, reptiles, and small mammals). The collective loss of individuals may also directly affect area-wide population numbers or result in the physical isolation of populations thereby reducing genetic diversity and population stability.

Although the project would result in unavoidable impacts on a total of 1.40-acre supporting riverine resources, with the proposed design and compensatory mitigation measures, the project would be biologically equivalent or superior to that which would occur under an avoidance alternative without these measures. The proposed mitigation includes re-establishment and rehabilitation of high-quality riverine resources preserved in perpetuity within the MSHCP Conservation Area at the Riverpark Mitigation or another approved bank. The re-establishment and rehabilitation areas support MSHCP conserved habitats, planning area species, and represent areas located within and contributing to a superior preserve configuration. The areas are preserved and fully funded for long-term management in perpetuity. The proposed mitigation would include a 2:1 re-establishment component to ensure no-net-loss of resources and an additional 2:1 re-establishment or rehabilitation component to ensure a net gain in resources. The project mitigation would occur within high-quality areas supporting the San Jacinto River and associated riparian/riverine resources within existing MSHCP Conservation Area and known to support multiple sensitive and MSHCP target species. Therefore, the project, with the proposed mitigation incorporated, represents a biologically equivalent or superior alternative to avoidance of the resources.

Jurisdictional Resources

RWQCB Resources (Non-Wetland)

CDFW/MSHCP Section 6.1.2 Riparian/Riverine

Sources: Michael Baker International 2024.

Project Site Impact Area Boundary

DETAIL MAP

AF-6

OFFSITE IMPACT BOUNDARY

City of Beaumont

Unincorporated Riverside County

California Avenue

Manzanita Park Road

Laird Road

PROJECT SITE BOUNDARY

CELL 1404
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1412

CELL 1405
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1507
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1512

CELL 1503
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1499

CELL 1601

CELL 1599
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1597
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1593

CELL 1695

CELL 1694

CELL 1689

BUILDING 1
635,622 S.F.

BUILDING 2
1,376,044 S.F.

BUILDING 3
1,478,920 S.F.

BUILDING 4
1,656,305 S.F.

PROJECT SITE

AF-1

AF-2

AF-3

AF-4

AF-5

AF-7

Detention Basin

OPEN SPACE

SOUTHERN CALIFORNIA EDISON EASEMENT

RCA Conserved Land

PQP Conserved Land
BLM

Conserved Land
Potrero Reserve

79

1 inch = 800 feet

Figure 15 - Jurisdiction Resources Impact Map

Determination of Biologically Equivalent or Superior Preservation
Beaumont Heights Business Centre

CADRE Environmental

In addition to minimizing the impact through project siting, design, and stormwater management, the project further incorporates the following minimization measures to reduce the overall impact on riparian/riverine resources to the maximum extent:

- Implementation of standard Best Management Practices (BMPs) to minimize the impacts during construction, such as erosion control measures, stabilized construction entrances, silt fencing, sump catch basin protection, gravel bag velocity reducer in streets, and/or other standard BMPs included in MSHCP Appendix C; and

- Construction equipment would be stored in upland areas, outside of riverine resources.

Source control and treatment control BMPs would be implemented to minimize the potential contaminants that are generated during and after construction. Source control BMPs include marking storm drain inlets, landscape planning, trash storage areas, sweeping paved areas, and education of future tenants. Treatment-control BMPs would be a water quality basin. Additionally, water quality BMPs would be implemented throughout the project according to a Stormwater Pollution Prevention Plan (SWPPP) to be prepared to capture and treat all pollutants of concern before they are discharged from the site.

3.3.2 Indirect Effects

MSHCP Urban/Wildlands Interface Guidelines

All MSHCP Urban/Wildlands Interface guidelines presented in Section 6.1.4 are intended to address indirect effects associated with locating commercial, mixed uses and residential developments in proximity to an MSHCP Conservation Area. Final project design will be developed to ensure best management practices are incorporated into the proposed project to address and minimize edge effects associated with the Urban/Wildlands Interface to south of the Project Site into the Potrero Reserve.

Water Quality/Hydrology

The project will comply with all applicable water quality regulations, including obtaining and complying with those conditions established in Waste Discharge Requirement Programs (WDRs) and a National Pollutant Discharge Elimination System (NPDES) permits. Both of these permits include the treatment of all surface runoff from paved and developed areas, the implementation of applicable Best Management Practices (BMPs) during construction activities and the installation and proper maintenance of structural BMPs to ensure adequate long-term treatment of water before entering into any stream course or offsite conservation areas.

Toxics

Storm water treatment systems will be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant material, or other elements that could degrade or harm downstream biological or aquatic resources. Toxic sources within the Project Site would be limited to those commonly associated with commercial

development, such as pesticides, insecticides, herbicides, fertilizers, and vehicle emissions. In order to mitigate the potential effects of these toxics, the project will incorporate structural BMPs, as required in association with compliance with WDRs and the NPDES permit system, in order to reduce the level of toxins introduced into the drainage system and the surrounding areas. Water quality measures will be implemented and no significant impacts are anticipated.

Lighting

Night lighting associated with the proposed development that is adjacent to any proposed conservation areas would be directed away to reduce potential indirect impacts to wildlife species. No significant impacts are anticipated.

Noise

Because the proposed project development will not result in noise levels that exceed noise standards established for County of Riverside or City of Beaumont, wildlife within proposed open space habitats will not be subject to noise that exceeds these established standards. Short-term construction-related noise impacts will be reduced by the implementation of the following:

- During all Project Site excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project Site.

- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the Project Site during all project construction.

- The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours to be determined by County of Riverside or City of Beaumont staff.

- The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.

No significant impacts are anticipated.

Invasive Species

The landscape plans for the commercial development shall avoid the use of invasive species for the portions of the development areas adjacent to the open space areas. Invasive plants that should be avoided are included in Table 6-2 of the MSHCP, *Plants That Should Be Avoided Adjacent to the MSHCP Conservation Area*. No significant impacts are anticipated.

Barriers

Barriers are intended to reduce or minimize unauthorized public access and associated impacts to protected resources. A permanent barrier between the Project Site and Potrero Reserve will be constructed. No significant impacts are anticipated.

Implementation of all Urban/Wildlands Interface guidelines will minimize adverse project indirect impacts and ensure consistency with MSHCP Section 6.1.4 guidelines. In conformance with MSHCP Section 6.1.4, the project would minimize potential indirect effects to downstream resources and reduce any edge effects to the urban/wildland interface through the following measures:

- BMPs would be implemented to maintain water quality. All run-off from the development area, would be treated, as needed, prior to exiting the site to reduce pollutants of concern.

- The project would not drain into any MSHCP Conservation Area.

- The project would not discharge toxics into any MSHCP Conservation Area.

- The project would not direct night lighting into any MSHCP Conservation Areas.

- The project would not generate noise in excess of residential noise standards in any MSHCP Conservation Areas.

- The project is not adjacent to the MSHCP Conservation Area, where it would be likely to increase unauthorized public access, domestic animal predation, illegal trespass, or dumping.

- No manufactured slopes associated with the project would extend into any MSHCP conservation area.

- No plants included on the California Invasive Plant Council's list of invasive species or in Table 6-2 of the MSHCP would be used in any project landscape anywhere on-site.

- The project would not impact any conserved habitat for fuel modification purposes, as the project is not located adjacent to conserved habitat or within a high fire zone and no fuel modification is required.

4. NARROW ENDEMIC PLANT SPECIES MITIGATION (SECTION 6.1.3)

The Project Site lies partially within a predetermined Survey Area for two (2) MSHCP narrow endemic sensitive plant species as shown in Figure 3, *MSHCP Relationship Map* (RCA GIS Data Downloads 2024), which includes:

- Yucaipa (Marvin's) onion [CRPR) 1B.2]; and
- many-stemmed dudleya [CRPR 1B.2];

4.1 Methods

According to the MSHCP guidelines, focused surveys are required during the appropriate flowering season to identify and document the presence/absence of target sensitive plant species if suitable habitat is present and if the property is located within a predetermined Survey Area (MSHCP 2004). Although the Yucaipa (Marvin's) onion and many-stemmed dudleya are not expected to occur onsite based on a lack of clay substrates, focused spring surveys for both MSHCP Narrow Endemic Plant Species (NEPS) were conducted during the spring of 2024 to determine presence/absence.

A site-specific survey program was developed to achieve the following goals: (1) characterize the vegetation; (2) prepare a detailed floristic compendium; (3) conduct focused surveys to document the distribution and abundance, or absence, of MSHCP narrow endemic plant species at the site; and 4) prepare botanical resource maps showing the distribution of vegetation communities and the location of the MSHCP target species observed onsite. The project surveys also proposed to document other California Native Plant Society (CNPS) sensitive plants or species of local concern onsite, if present.

The methodology and focus of the survey program are consistent with the MSHCP guidelines, but also conforms to scientific and technical standards listed by USFWS (1996), CNPS (2001), and CDFW (2009) for sensitive plant species surveys.

Literature Review

Existing biological resources within and adjacent to the Project Site were initially investigated through a review of pertinent literature and online data. The California Natural Diversity Database (CNDDB 2024a), and CNPS (2024). In addition, soil, local floras, and consultation with local experts were utilized in the identification of species, soils, or habitats that could support the target MSHCP sensitive plants within or adjacent to the Project Site. Prior to conducting fieldwork, a thorough archival review was conducted using the following baseline resources:

- California Native Plant Society 8th Inventory Online (2024);
- California Natural Diversity Data Base for the USGS 7.5' Beaumont and surrounding Quadrangles (CNDDB 2024a);
- Soil Survey of Western Riverside Area (Knecht 1971; USDA-NRCS 2024);
- Vegetation Alliances of Western Riverside County, CA (Klein and Evens 2005);
- Vascular Flora of Western Riverside County (Roberts et al. 2004); and
- Reports prepared by the Regional Conservation Authority, Western Riverside County (http://www.wrc-rca.org/about-rca/monitoring/monitoring-surveys/);

Focused Survey Program Developed for MSHCP Target Plants

Floristic and focused plant surveys were conducted in order to identify all species observed on the Project Site. Additionally, program goals would also locate, census, and map the target MSHCP plants, and other CNPS or species of local concern, if present, occurring onsite.

Field notes and site photographs were taken during each field survey. These notes recorded the date, location, plant species observed, and general habitat characteristics of each area of the project and habitats examined that day. All plant species encountered during the field surveys were identified and recorded in the field notes, including any special-status plants occurring on the Project Site. Surveys were performed in a manner consistent with the MSHCP and other applicable survey protocol requirements as outlined by USFWS (1996), CNPS (2001), and CDFW (2009).

Fieldwork was coordinated throughout the spring and blooming periods, site-specific habitat conditions, and vegetation-soil associations of the target species. Accordingly, two (2) survey areas were established and three (3) surveys were conducted within each survey area on March 17th, April 22nd, 27th, May 19th, June 16th and 23rd 2024 as shown in Figure 3, *MSHCP Relationship Map*. All portions of the Project Site were surveyed on-foot by walking slowly and methodically across each habitat type. Scientific nomenclature and common names used in this report generally follow Roberts et al. (2004) and Baldwin et al. (2012), or Jepson Project eFlora (2024) for updated taxonomy.

4.2 Results/Impacts

Neither of the two (2) MSHCP narrow endemic sensitive plant species were detected during the project surveys and are therefore not expected to occur due to lack of observation and suitable clay substrates, as noted in Table 4, *Potential MSHCP Narrow Endemic Plant Assessment*.

Table 4.
Potential MSHCP Narrow Endemic Plant Assessment.

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
MSHCP Narrow Endemic Species		
Yucaipa (Marvin's) onion (*Allium marvinii)* CRPR 1B.2 MSHCP Covered	Perennial bulbiferous herb generally blooming from April to May within chaparral habitats. Often occurring in clay soils.	No Potential. Not expected to occur on site due to a lack of suitable habitat and clay substrates. Not detected during spring 2024 focused surveys.
Many-stemmed dudleya (*Dudleya multicaulis*) CRPR 1B.2 MSHCP Covered	Chaparral, coastal sage scrub, valley and foothill grassland. Often occurring in clay soils.	No Potential. Not expected to occur on site due to a lack of suitable habitat and clay substrates. Not detected during spring 2024 focused surveys.

4.3 Mitigation and Equivalency

Not expected to occur on site due to a lack of suitable habitat and clay substrates. Not detected during focused surveys conducted in 2024. No Mitigation Proposed.

4.3.1 Direct Effects

Not expected to occur on site due to a lack of suitable habitat and clay substrates. Not detected during focused surveys conducted in 2024. No Mitigation Proposed.

4.3.2 Indirect Effects

Not expected to occur on site due to a lack of suitable habitat and clay substrates. Not detected during focused surveys conducted in 2024. No Mitigation Proposed.

5. CRITERIA AREA SPECIES MITIGATION (SECTION 6.3.2)

The MSHCP has determined that all of the sensitive species potentially occurring onsite or within the offsite Project Site have been adequately covered (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). However, additional surveys may be required for criteria area species if suitable habitat is documented onsite and the assessment areas are located within a predetermined "Survey Area" (MSHCP 2004).

5.1 Criteria Area Species Survey Area – Plants

The Project Site is not located within an MSHCP Survey area for Criteria Area Plants (RCA GIS Data Downloads 2024). The project is consistent with MSHCP Section 6.3.2.

5.1.1 Methods

Not Applicable.

5.1.2 Results/Impacts

Not Applicable.

5.1.3 Mitigation and Equivalency

Not Applicable.

5.2 Burrowing Owl

The Project Site occurs within a predetermined Survey Area for the burrowing owl. Suitable burrowing owl burrows potentially utilized for refugia and/or nesting were documented within and adjacent to the property including foraging habitat documented throughout the Project Site Therefore, focused surveys were conducted by Cadre Environmental during the spring of 2024.

5.2.1 Methods

Burrowing Owl Habitat Assessment and Focused Surveys

In accordance with the MSHCP Burrowing Owl Survey Instructions (2006), survey protocol consists of two steps, Step I – Habitat Assessment and Step II – Locating Burrows and Burrowing Owls. Step II is comprised of two parts, Part A: Focused Burrow Surveys and Part B: Focused Burrowing Owl Surveys. Each step is briefly outlined below, followed by the methodology and results of each survey conducted within the Project Site. All initial habitat assessment, burrow and focused surveys were conducted by Ruben Ramirez, Cadre Environmental. Surveys were conducted during weather that is conducive to observing owls outside their burrows and detecting burrowing owl sign. Surveys were not conducted during rain, high winds (> 20 mph), dense fog, or temperatures over 90 °F. None of the surveys were conducted within five (5) days of measurable precipitation. In addition to the MSHCP guidelines, field notes were taken daily. These notes recorded the date, location, animal species observed, and general habitat characteristics of each area and habitat examined that day.

<u>Step I – Habitat Assessment</u>

Step 1 of the MSHCP habitat assessment for burrowing owl consists of a walking survey to determine if suitable habitat is present onsite. Cadre Environmental conducted the initial habitat assessment during the winter of 2021. Upon arrival at the Project Site, and prior to initiating the assessment survey, Cadre Environmental used binoculars to scan all suitable habitats on and adjacent to the property, including perch locations, to ascertain owl presence.

All suitable areas of the Project Site were surveyed on foot by walking slowly and methodically while recording/mapping areas that may represent suitable owl habitat onsite. Primary indicators of suitable burrowing owl habitat in western Riverside County include, but are not limited to, native and non-native grassland, interstitial grassland within shrub lands, shrub lands with low density shrub cover, golf courses, drainage ditches, earthen berms, unpaved airfields, pastureland, dairies, fallow fields, and agricultural use areas. Burrowing owls typically use burrows made by fossorial mammals, such as ground squirrels (*Otospermophilus beecheyi*) or badgers (*Taxidea taxus*), but they often utilize man-made structures, such as earthen berms, cement culverts, cement, asphalt, rock, or wood debris piles, or openings beneath cement or asphalt pavement. Burrowing owls are often found within, under, or in close proximity to man-made structures.

According to the MSHCP guidelines, if suitable habitat is present the biologist should also walk the perimeter of the property, which consists of a 150-meter (approximately 500 feet) buffer zone around the Project Site boundary. If permission to access the buffer area cannot be obtained, the biologist shall not trespass, but visually inspect adjacent habitats with binoculars. Results from the habitat assessment indicated that suitable burrowing owl burrows potentially utilized for refugia and/or nesting were documented within the property including foraging habitat within the disturbed and non-native grassland vegetation. Accordingly, if suitable habitat is documented onsite, both Step II surveys

and the 30-day pre-construction surveys are required in order to comply with the MSHCP guidelines.

Step II – Locating Burrows and Burrowing Owls

Concurrent with the habitat assessment, a detailed focused burrow survey was conducted and included documentation of appropriately sized natural burrows or suitable man-made structures that may be utilized by burrowing owl - as part of the MSHCP protocol, which is described below under Part A. Focused Burrow Survey. The MSHCP protocol indicates that no more than 100 acres should be surveyed per day/per biologist. A total of 223-acres of suitable habitat was documented within the Project Site. Therefore, three (3) separate burrowing owl survey areas were established.

Part A: Focused Burrow Survey

A systematic survey for burrows, including burrowing owl sign, was conducted by walking across all suitable habitats mapped within the Project Site on January 2021 and March 10th, 2024. Pedestrian survey transects were spaced to allow 100% visual coverage of the ground surface. The distances between transect centerlines were no more than 20 meters (approximately 66 ft.) apart, and owing to the terrain, often much smaller. Transect routes were also adjusted to account for topography and in general ground surface visibility. All observations of suitable burrows or dens, natural or man-made, or sightings of burrowing owl, were recorded and mapped during the survey.

Part B: Focused Burrowing Owl Surveys

Twelve (12) focused burrowing owl surveys were conducted on March 10th, 18th, 19th, 29th, April 28th, 30th, May 2nd, 4th, June 1st, 2nd, 9th, and 11th, 2024 from one hour before sunrise to two hours after sunrise or in the early evening two hours before sunset to one hour after sunset as summarized in Table 5, *Burrowing Owl Survey Schedule*. During visual surveys, all potentially suitable burrow or structure entrances were investigated for signs of owl occupation, such as feathers, tracks, or pellets, and carefully observed to determine if burrowing owls utilize these features, when present. All burrows are monitored at a short distance from the entrance, and at a location that would not interfere with potential owl behavior, when present. In addition to monitoring potential burrow locations, all suitable habitats in the Project Site were walked along travel routes which allowed for visual assessments of all suitable habitats.

Surveys were conducted during weather that is conducive to observing owls outside their burrows and detecting burrowing owl sign. Surveys will not be conducted during rain, high winds (> 20 mph), dense fog, or temperatures over 90 °F. None of the surveys were conducted within five (5) days of measurable precipitation. In addition to the MSHCP guidelines, field notes were taken daily. These notes record the date, location, animal species observed, and general habitat characteristics of each area and habitat examined each survey effort.

Table 5.
Burrowing Owl Survey Schedule

Survey	2024 Survey Dates/Conditions/Times	Results
SURVEY AREA 1		
1	March 10th, 44°F to 55°F, winds 0-2 mph, no rain 6:00am to 9:00am	No burrowing owls detected.
2	March 19th, 46°F to 59°F, winds 2-8 mph, no rain 6:00am to 9:00am	No burrowing owls detected.
3	May 2nd, 52°F to 64°F, winds 2-6 mph, no rain 5:30am to 8:00am	No burrowing owls detected.
4	June 2nd, 57 °F to 62°F, winds 0--2 mph, no rain 5:30am to 8:00am	No burrowing owls detected.
SURVEY AREA 2		
1	March 29th, 48°F to 54°F, winds 2-4 mph, no rain	No burrowing owls detected
2	April 28th, 48°F to 65°F, winds 2-4 mph, no rain	No burrowing owls detected
3	May 4th, 55°F to 58°F, winds 2-8 mph, no rain	No burrowing owls detected
4	June 9th, 58°F to 78°F, winds 4-12 mph, no rain	No burrowing owls detected
SURVEY AREA 3		
1	March 18th, 45°F to 60°F, winds 2-6 mph, no rain 6:00am to 9:00am	No burrowing owls detected
2	April 30th, 53°F to 68°F, winds 2-4 mph, no rain 5:30am to 8:30am	No burrowing owls detected
3	June 1st, 57°F to 62°F, winds 0-2 mph, no rain 5:30am to 8:30am	No burrowing owls detected
4	June 11th, 55°F to 72°F, winds 4-10 mph, no rain 5:30am to 8:30am	No burrowing owls detected

5.2.2 Results/Impacts

No burrowing owl or characteristic sign such as white-wash, feathers, tracks, or pellets were detected within or immediately adjacent to the Project Site during the 2024 survey efforts. At a minimum, an MSHCP 30-day preconstruction survey will be required immediately prior to the initiation of construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP.

5.2.3 Mitigation and Equivalency

Due to the presence of potentially suitable habitat, a 30-day pre-construction survey for burrowing owls is required prior to initial ground-disturbing activities (including vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging, grading, etc.) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the Project Site prior to the initiation of ground-disturbing activities, the project proponent will immediately inform the Regional Conservation Authority (RCA) and the Wildlife Agencies, and will need to

coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrowing owl is found, the same coordination described above will be necessary.
Following submittal, review and approval of the 30-day burrowing owl preconstruction survey report by the City of Beaumont and compliance with all species-specific conservation goals, if detected within or adjacent to the Project Site, the project will be consistent with MSHCP Section 6.3.2.

5.3 Mammals

The MSHCP has determined that all of the sensitive species potentially occurring onsite or within the offsite impact areas have been adequately covered (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). However, additional surveys may be required if suitable habitat for mammals is documented onsite and the property is located within a predetermined “Survey Area” (MSHCP 2004).

The Project Site does not occur within a predetermined Survey Area for mammal species. Compliance with Section 6.3.2 respective of MSHCP mammals is not applicable to the proposed Project Site.

5.3.1 Methods

Not Applicable.

5.3.2 Results/Impacts

Not Applicable.

5.3.3 Mitigation and Equivalency

Not Applicable.

5.4 Amphibians

The MSHCP has determined that all of the sensitive species potentially occurring onsite or within the offsite impact areas have been adequately covered (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). However, additional surveys may be required if suitable habitat for amphibian species is documented onsite and the property is located within a predetermined “Survey Area” (MSHCP 2004).

The Project Site does not occur within a predetermined Survey Area for mammal species. Compliance with Section 6.3.2 respective of MSHCP mammals is not applicable to the proposed Project Site.

5.4.1 Methods

Compliance with Section 6.3.2 respective of MSHCP amphibians is not applicable to the proposed Project Site or offsite impact areas.

5.4.2 Results/Impacts

Compliance with Section 6.3.2 respective of MSHCP amphibians is not applicable to the proposed Project Site or offsite impact areas.

6. DELHI SANDS FLOWER-LOVING FLY

6.1 Methods

The Project Site is not located within or adjacent to areas mapped as Delhi soils.

6.2 Results/Impacts

Not Applicable.

6.3 Mitigation and Equivalency

6.3.1 Direct Impacts

Not Applicable.

6.3.2 Indirect Impacts

Not Applicable.

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

Author:_____ Date: January 6 2026

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MSHCP Consistency Analysis

Beaumont Heights Business Centre Project
Unincorporated Riverside County, California

FINAL REPORT



HANS 240006

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January 2026

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1. EXECUTIVE SUMMARY

The Beaumont Heights Business Centre property (385.60-acres onsite, 243.67-acres offsite, 629.27-acres total (Project Site)) is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) The Pass Area Plan, southeastern region of Proposed Core 3 (Western Riverside County Regional Conservation Authority (RCA) Geographic Information System (GIS) Data Downloads 2024). The majority of the Project Site is located within Criteria Cells 1404, 1405, 1507, 1508, 1599, and 1597, Cell Group B, Subunit 1 – Potrero/Badlands. The following report was prepared for use during the Joint Project Review (JPR) and analysis of consistency with the MSHCP reserve design and guidelines.

A 375.96-acre onsite and 222.32-acre offsite portion of the Project Site (598.28-acres total) is located within Cell Group B. No conservation within Cell Group B is proposed or identified by the MSHCP criteria for the region located within the Project Site. The project is consistent and would not conflict with conservation reserve goals identified for Criteria Cells 1404, 1405, 1507, 1508, 1599, and 1597, Cell Group B and Proposed Core 3.

The Project Site is not located within an MSHCP Survey Area for amphibians or mammals (RCA GIS Data Downloads 2024). The project is consistent with MSHCP Section 6.3.2.

The Project Site is not located within an MSHCP Survey Area for criteria area plant species (RCA GIS Data Downloads 2024). The project is consistent with MSHCP Section 6.3.2.

No suitable vernal pool or seasonal depression habitat for the federally listed threatened vernal pool fairy shrimp (*Branchinecta lynchi*) or federally listed endangered Riverside fairy shrimp (*Streptocephalus woottoni*) was documented within the Project Site. The project is consistent with MSHCP Section 6.1.2.

The Project Site is located partially within an MHSCP narrow endemic plant and specific wildlife Survey Areas for three (3) species. Based on the initial MSHCP review of predetermined Survey Areas and habitat assessment conducted by Cadre Environmental for target species, focused surveys were conducted for the following species (Cadre Environmental 2024a, 2024b).

- Yucaipa (Marvin's) onion (*Allium marvinii)* [California Rare Plant Ranks (CRPR) 1B.2];
- many-stemmed dudleya (*Dudleya multicaulis)* [CRPR 1B.2];
- burrowing owl (*Athene cunicularia*) [State Candidate Endangered (SCE)].

No MSHCP narrow endemic plant species were documented during the focused sensitive plant surveys conducted in 2024 (Cadre Environmental 2024a). The project is consistent with MSHCP Section 6.1.3.

No burrowing owls were detected within the Project Site during focused MSHCP surveys conducted in 2024 (Cadre Environmental 2024b). Regardless, at a minimum, a 30-day preconstruction survey will be conducted immediately prior to the initiation of construction

to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP. A 30-day pre-construction survey for burrowing owls is required prior to initial ground-disturbing activities (e.g., vegetation clearing, clearing and grubbing, grading, tree removal, site watering, equipment staging) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the project site prior to the initiation of ground-disturbing activities, the project proponent will immediately inform the RCA and the Wildlife Agencies and will need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure that burrowing owl have not colonized the site since it was last disturbed. If burrowing owl is found, the same coordination described above will be necessary. The project is consistent with MSHCP Section 6.3.2.

No riparian scrub, forest or woodland vegetation representing suitable habitat for the federal/state endangered least Bell's vireo (Vireo bellii pusillus), federal/state endangered southwestern willow flycatcher (*Empidonax traillii extimus*) or federally threatened/state endangered western yellow-billed cuckoo (*Coccyzus americanus*) was detected within or adjacent to the Project Site. The project is consistent with MSHCP Section 6.1.2.

No federal or state listed threatened or endangered plants or wildlife were documented within the Project Site.

A total of 1.40-acre of permanent impacts on MSHCP Section 6.1.2 Riverine resources would result from project initiation (Michael Baker International 2024). To meet the criteria of a biologically equivalent or superior alternative, the applicant shall offset 1.40-acre of impacts to Western Riverside County MSHCP Section 6.1.2 Riverine resources, which also encompass aquatic resources regulated by the Regional Water Quality Control Board (RWQCB) and California Department of Fish and Wildlife (CDFW), as follows:

1) Permanent impacts to 1.40-acre of MSHCP 6.1.2 Riverine resources would be mitigated through purchase of 1.40-acre off-site re-establishment and 1.40-acre off-site re-establishment or rehabilitation credits (2.80-acre total, 2:1) from the Riverpark Mitigation Bank or another approved bank.

None of the twenty-eight (28) MSHCP species not adequately covered has the potential to occur within the Project Site impact area.

All MSHCP Urban/Wildlands Interface guidelines presented in Section 6.1.4 are intended to address indirect effects associated with locating commercial, mixed uses and residential developments in proximity to an MSHCP Conservation Area. Final project design will be developed to ensure best management practices are incorporated into the proposed project to address and minimize edge effects associated with the Urban/Wildlands Interface to Potrero Reserve located adjacent to the southern boundary.

2. INTRODUCTION

This document presents the results of a Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis (Analysis) and habitat assessment conducted by Cadre Environmental for the Beaumont Heights Business Centre Project Site. Specifically, the following report presents existing conditions, focused survey results, impact assessment and proposed best management practices to ensure compliance and consistency with MSHCP goals and objectives of the Reserve System.

2.1. Project Site Description

The 385.60-acre onsite and 243.67-acre offsite portions of the project site (Project Site, 629.27-acres total) is located within Assessor's Parcel Numbers (APNs) APNs onsite: 424-090-007, -008, 424-110-007 to -010, 424-130-001 to -003, 424-140-001, and 428-020-001, APNs offsite: 424-130-004 to -009, 424-140-010, portions of 428-010-019, 428-020-002, 424-140-012, and State Route 79, California Avenue and East 1st Street right-of-way's (ROW). The Project Site is located within United States Geological Survey (USGS) 7.5' Series Beaumont Quadrangle, Township 3 South, Range 1 West, extending east of State Route 79 (SR-79), south of Laird Road, north of Potrero Reserve, and bisected by the Southern California Edison Easement, as shown Figure 1, *Regional Location Map,* and Figure 2, *Project Site Map.*

The Project Site is located within the Western Riverside County MSHCP The Pass Plan Area, Subunit 1 – Potrero/Badlands and Proposed Core 3. The Project Site is located almost completely within MSHCP Criteria Cells 1404, 1405, 1507, 1508, 1599, and 1597, Cell Group B, as shown in Figure 3, *MSHCP Relationship Map* (Western Riverside County Regional Conservation Authority (RCA) Geographic Information System (GIS) Data Downloads 2024). Specifically, a 375.96-acre onsite and 222.32-acre offsite portion of the Project Site (598.28-acres total) is located within Cell Group B as outlined in Table 1*, Vegetation Community and Cell Group B Totals.*

Table 1.
Vegetation Community and Cell Group B Totals

*Vegetation Type	Cell Group B (ac)	Outside Cell Group B (ac)	Total (ac)
Non-native Grassland/Ruderal	237.66	15.85	253.51
Chamise Chaparral	245.14	--	245.14
Southern Mixed Chaparral	47.07	--	47.07
Disturbed	36.02	2.75	38.77
Developed	9.32	10.20	19.52
Riversidean Sage Scrub	11.84	--	11.84
California Buckwheat Scrub	7.06	--	7.06
Exotic	4.17	2.19	6.36
TOTALS	**598.28**	**30.99**	**629.27**



APNs Onsite: 424-090-007, -008, 424-110-007 to -010, 424-130-001 to -003, 424-140-001, and 428-020-001, APNs Offsite: 424-130-004 to -009, 424-140-010, ROWs, Portions of 428-010-019, 428-020-002, and 424-140-012

Figure 1 - Regional Location Map

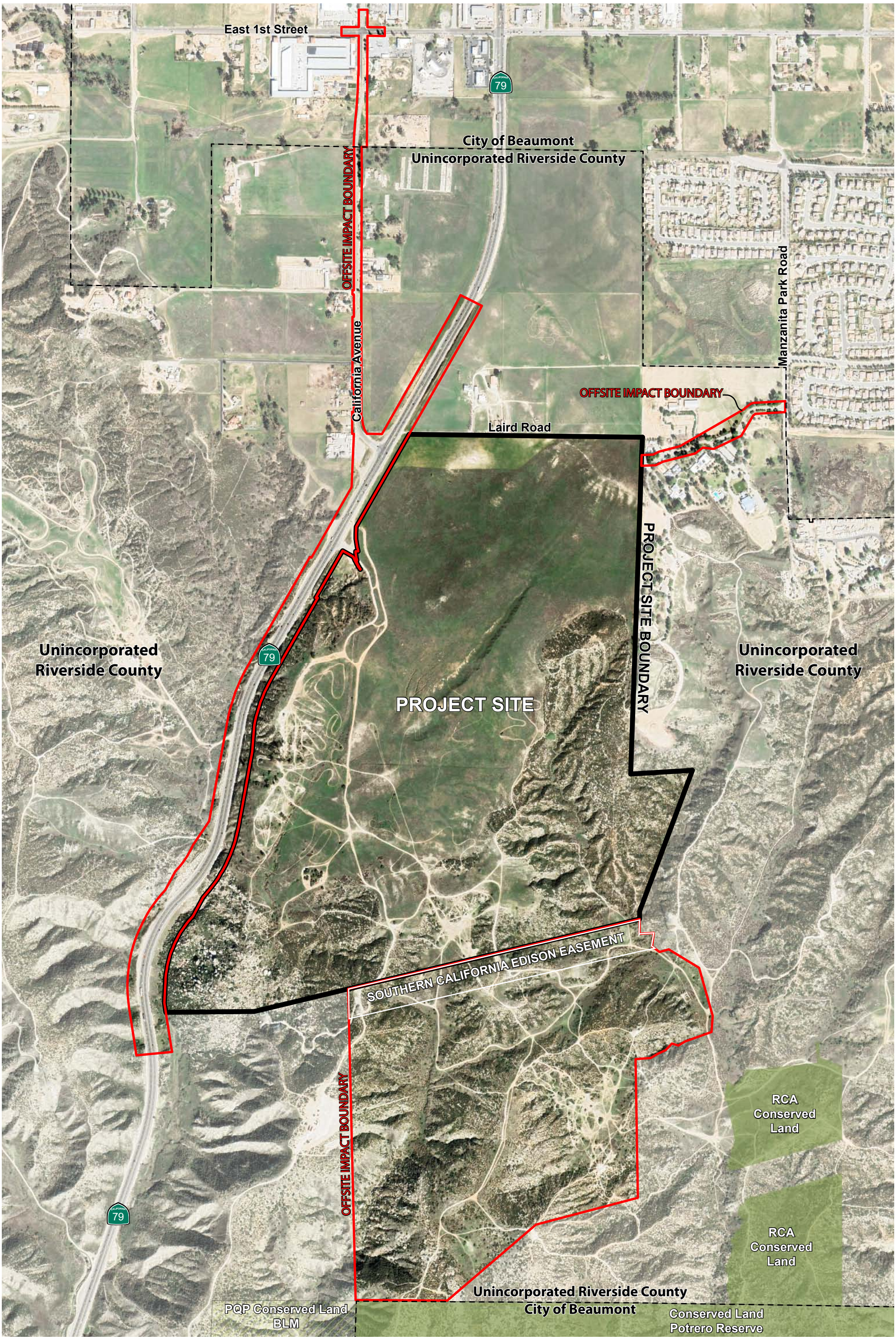
MSHCP Consistency Analysis - HANS 240006

Beaumont Heights Business Centre

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not to scale



APNs Onsite: 424-090-007, -008, 424-110-007 to -010, 424-130-001 to -003, 424-140-001, and 428-020-001, APNs Offsite: 424-130-004 to -009, 424-140-010, ROWs, Portions of 428-010-019, 428-020-002, and 424-140-012

Figure 2 - Project Site Map

MSHCP Consistency Analysis - HANS 240006
Beaumont Heights Business Centre

CADRE Environmental

N

1 inch = 800 feet

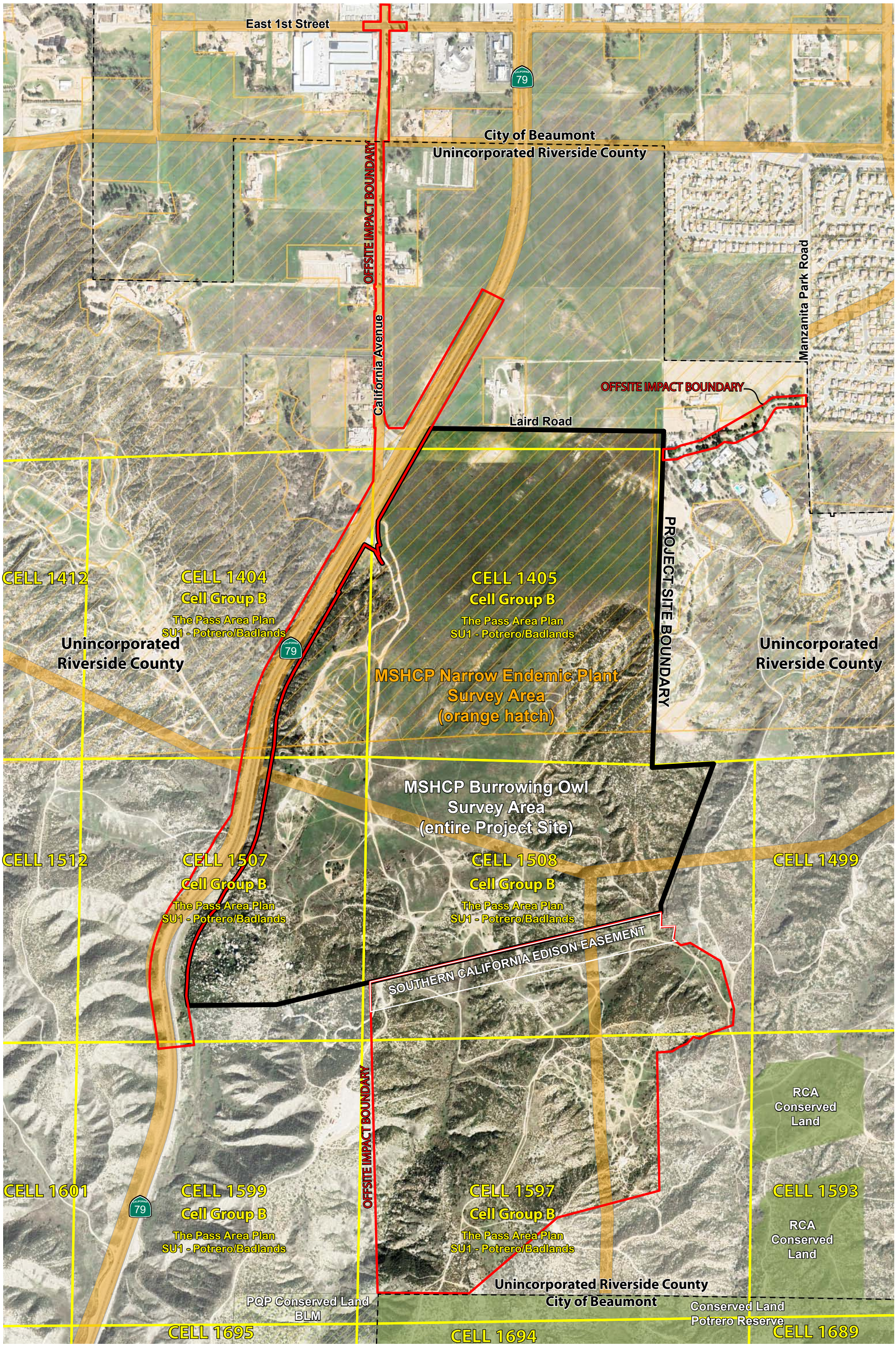


Figure 3 - MSHCP Relationship Map

MSHCP Consistency Analysis - HANS 240006
Beaumont Heights Business Centre

Covered Roads

CADRE Environmental

N

1 inch = 800 feet

The Project Site slopes from the northeast corner at 2,700 feet height above mean sea level (AMSL) in a southwest direction to 2,300 feet AMSL in the southwestern region. The northern region of Project Site is dominated by generally flat non-native grassland/ruderal vegetation and extends south toward an area of increased topographic relief characterized by several ridgelines and valleys of chamise chaparral and southern mixed chaparral as shown in Figure 4, *Vegetation Communities Map*, and Figures 5 to 12, *Current Project Site Photographs*.

The project proposes to develop four (4) industrial buildings (totaling 5,146,891 square feet) and associated improvements within 385.60-acres. However, the Environmental Impact Report (EIR) prepared for the project conservatively analyzes the project at a maximum buildout of 5,700,000 square feet. Each of the four (4) industrial buildings could be constructed to a maximum height of 50 feet and could operate up to 24 hours a day, seven days a week, and employ up to approximately 6,250 employees in total. It is anticipated that a portion of the proposed industrial space would accommodate cold storage uses. Automobile and trailer parking stalls would be provided on all sides of each building, and landscaping would be installed throughout the Project Site in accordance with City standards. Nighttime parking lot, vehicular access, and building security lighting are proposed on-site. The Project Site and 182.14-acre area south of the property are proposed to be annexed into the City of Beaumont's jurisdiction, which would require Riverside County Local Agency Formation Commission (LAFCO) approval.

The southern 182.14-acre offsite impact area is proposed solely for limited temporary construction staging and earthwork balance activities; no permanent development is proposed in this portion of the Project Site. The remaining approximately 61.53-acre offsite impact area involves transportation improvements along SR-79 and utility installation (water, reclaimed water, wastewater, electrical) along California Avenue and east of the Project Site within the Harmony Haven Children and Youth Center. All fuel modification zones (if required) will occur entirely within the permanent development footprint.

The Soil Survey of Western Riverside Area has the following soils mapped within the boundary of the Project Site as shown on Figure 13, *Soils Association Map*:

BaG Badland
CkF2 Cieneba rocky sandy loam, 15 to 50 percent slopes, eroded
GyC2 Greenfield sandy loam, 2 to 8 percent slopes, eroded
HcC Hanford course sandy loam, 2 to 8 percent slopes
MeD Metz loamy sand, channeled, 0 to 15 precent slopes
RaB2 Ramona sandy loam, 2 to 5 percent slopes, eroded
RaB3 Ramona sandy loam, 0 to 5 percent slopes, eroded
RaC3 Ramona sandy loam, 5 to 8 percent slopes, severely eroded
RaD2 Ramona sandy loam, 8 to 15 percent slopes, eroded
RaD3 Ramona sandy loam, 8 to 15 percent slopes, eroded, severely eroded
RdD2 Ramona sandy loam, moderately deep, 8 to 15 percent slopes, eroded
ReC2 Ramona very fine sandy loam, 0 to 8 percent slopes, eroded
RfC2 Ramona very fine sandy loam, moderately deep, 0 to 8 percent slopes, eroded
SeC2 San Emigdio fine sandy loam, 2 to 8 percent slopes, eroded
SeD2 San Emigdio fine sandy loam, 8 to 15 percent slopes, eroded

SgC San Emigdio loam, 2 to 8 percent slopes
SmE2 San Timoteo loam, 8 to 25 percent slopes, eroded
SmF2 San Timoteo loam, 25 to 50 percent slopes, eroded

Consistent with conditions documented onsite and as previously stated, the Project Site is characterized as sandy loam, all possessing well drained substrates (drainage class). No indication of clay substrates or hydric soils were documented within the Project Site
A total of 605.67-acres of vegetation communities and developed areas will be directly and permanently impacted as a result of project implementation. Specifically, a total of 574.68-acres of permanent impacts within Cell Group B, primarily to non-native grassland/ruderal and chaparral habitats would occur as a result of project implementation as outlined in Table 2, *Vegetation Community Cell Group B Impacts*, and illustrated on Figure 14, *Vegetation Communities Impact Map.*

Table 2.
Vegetation Community and Cell Group B Impacts

*Vegetation Type	Cell Group B Open Space (ac)	Cell Group B Permanent Impact (ac)	Outside Cell Group B Permanent Impact (ac)	Total Onsite/Offsite Permanent Impact (ac)
Non-native Grassland/Ruderal	0.09	237.57	15.85	253.42
Chamise Chaparral	2.47	242.70	--	242.70
Southern Mixed Chaparral	16.27	30.79	--	30.79
Disturbed	0.05	35.97	2.75	38.72
Developed		9.32	10.19	19.51
Riversidean Sage Scrub	4.72	7.12	--	7.12
California Buckwheat Scrub		7.05	--	7.05
Exotic		4.16	2.20	6.36
TOTALS	**23.60**	**574.68**	**30.99**	***605.67**

*Source: Cadre Environmental 2024. * Total includes all impacts within Project Site*

2.2. Covered Roads

The project proposes improvements to two (2) MSHCP "Covered Road", SR-79 and California Avenue as shown in Figure 3, *MSHCP Relationship Map*. All impacts are proposed to occur within existing rights-of-way. As stated in the MSHCP Section 7.51"

"*The specific location for the planned roads, bridges and interchanges depicted on Figure 7-1 are not exact; the ultimate alignment and design will be determined during project level engineering and approval for the alignment which will include appropriate environmental review pursuant to CEQA. The ultimate alignment and design of the facility will be subject to the following design, siting and construction guidelines.*

- *Planned roads will be located in the least environmentally sensitive location Feasible, including disturbed and developed areas or areas that have been previously altered. Alignments will follow existing roads, easements, right-of-ways, and disturbed areas, as appropriate to minimize habitat fragmentation.*

- *Planned roads will avoid, to the greatest extent Feasible, impacts to Covered Species and wetlands. If wetlands avoidance is not possible, then any impacts to wetlands will require issuance of and mitigation in accordance with a federal 404 and /or state 1600 permit.*
- *Design of planned roads will consider wildlife movement requirements, as further outlined below under Guidelines for Construction of Wildlife Corridors.*
- *Narrow Endemic Plant Species will be avoided; if avoidance is not Feasible, then mitigation as described in the Narrow Endemics Plant Policy will be implemented.*
- *Any construction, maintenance and operation activities that involves clearing of natural vegetation will be conducted outside the active breeding season (March 1 through June 30).*
- *Prior to design and construction of transportation facilities, biological surveys will be conducted within the study area for the facility including vegetation mapping and species surveys and/or wetland delineations. The appropriate biological surveys to be conducted will be based on field conditions and recommendations of the project manager in consultation with a qualified biologist. The results of the biological resources investigations will be mapped and documented. The documentation will include preliminary conclusions and recommendations regarding potential effects of facility construction on MSHCP Conservation Area resources and methods to avoid and minimize impacts to MSHCP Conservation Area resources in conjunction with project siting, design, construction and operation. The project biologist will work with facility designers during the design and construction phase to ensure implementation of Feasible recommendations*." (MSHCP 2004, Section 7.51)

2.3. Covered Public Access Activities

The proposed project does not include covered public access activities including but not limited to construction or improvements to trails or other public access facilities.

2.4. General Setting

The Project Site slopes from the northeast corner at 2,700 feet height AMSL in a southwest direction to 2,300 feet AMSL in the southwestern region. The northern region of Project Site is dominated by generally flat non-native grassland/ruderal vegetation and extends south toward an area of increased topographic relief characterized by several ridgelines and valleys of chamise chaparral and southern mixed chaparral as shown in Figure 4, *Vegetation Communities Map*, and Figures 5 to 12, *Current Project Site Photographs*.

Vegetation Communities

- NNG — Non-Native Grassland/Ruderal
- CC — Chamise Chaparral
- CBS — California Buckwheat Scrub
- ORN — Exotic
- RSS — Riversidean Sage Scrub
- SMC — Southern Mixed Chaparral
- DIS — Disturbed
- DEV — Developed

Source: Cadre Environmental 2021, 2024

East 1st Street
79
DEV
OFFSITE IMPACT BOUNDARY
City of Beaumont
Unincorporated Riverside County
California Avenue
Manzanita Park Road
NNG
OFFSITE IMPACT BOUNDARY
ORN
DEV
DIS
ORN
Laird Road
DEV
DIS
NNG
PROJECT SITE BOUNDARY
CELL 1412
CELL 1404
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
Unincorporated
Riverside County
SMC
SMC
79
NNG
CC
ORN
CELL 1405
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
NNG
CC
Unincorporated
Riverside County
DIS
ORN
NNG
CC
SMC
RSS
CELL 1512
CELL 1507
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
CBS
SMC
NNG
CC
RSS
ORN
CELL 1508
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
CC
DIS
CC
CC
SOUTHERN CALIFORNIA EDISON EASEMENT
RSS
NNG
NNG
CC
SMC
CELL 1499
RSS
OFFSITE IMPACT BOUNDARY
CC
CC
ORN
DIS
CBS
NNG
CC
RCA
Conserved
Land
CELL 1601
79
CELL 1599
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
CC
CELL 1597
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
NNG
CELL 1593
RCA
Conserved
Land
PQP Conserved Land
BLM
Unincorporated Riverside County
City of Beaumont
Conserved Land
Potrero Reserve
CELL 1695
CELL 1694
CELL 1689

Figure 4 - Vegetation Communities Map
MSHCP Consistency Analysis - HANS 240006
Beaumont Heights Business Centre

CADRE Environmental

N
1 inch = 800 feet



PHOTOGRAPH 1 - Northward view of northern region of Project Site - Non-native grassland.



PHOTOGRAPH 2 - Northwest view of northern region of Project Site.

Figure 5 - Current Project Site Photographs
MSHCP Consistency Analysis - HANS 240006
Beaumont Heights Business Centre

CADRE Environmental



PHOTOGRAPH 3 - Chamise chaparral vegetation community.



PHOTOGRAPH 4 - Chamise chaparral vegetation community.

Figure 6 - Current Project Site Photographs
MSHCP Consistency Analysis - HANS 240006
Beaumont Heights Business Centre

CADRE Environmental



PHOTOGRAPH 5 - Southwest view of northern region of Project Site.



PHOTOGRAPH 6 - Northwest view of Project Site.

Figure 7 - Current Project Site Photographs
MSHCP Consistency Analysis - HANS 240006
Beaumont Heights Business Centre

CADRE Environmental



PHOTOGRAPH 7 - Northward view of central region of Project Site.



PHOTOGRAPH 8 - Eastern view of southern region of Project Site.

Figure 8 - Current Project Site Photographs
MSHCP Consistency Analysis - HANS 240006
Beaumont Heights Business Centre

CADRE Environmental



PHOTOGRAPH 9 - Disturbed/non-native grassland vegetation community.



PHOTOGRAPH 10 - Disturbed/non-native grassland vegetation community.

Figure 9 - Current Project Site Photographs
MSHCP Consistency Analysis - HANS 240006
Beaumont Heights Business Centre

CADRE Environmental



PHOTOGRAPH 11 - Northward view from southern region of Project Site.



PHOTOGRAPH 12 - Northward view of southern offsite impact area adjacent to SR79 - southern mixed chaparral in background.

Figure 10 - Current Project Site Photographs
MSHCP Consistency Analysis - HANS 240006
Beaumont Heights Business Centre

CADRE Environmental



PHOTOGRAPH 13 - Southward view of offsite impact area within SR79 right-of-way.



PHOTOGRAPH 14 - Northward view of offsite impact area at SR79/California Avenue intersection.

Figure 11 - Current Project Site Photographs
MSHCP Consistency Analysis - HANS 240006
Beaumont Heights Business Centre

CADRE Environmental



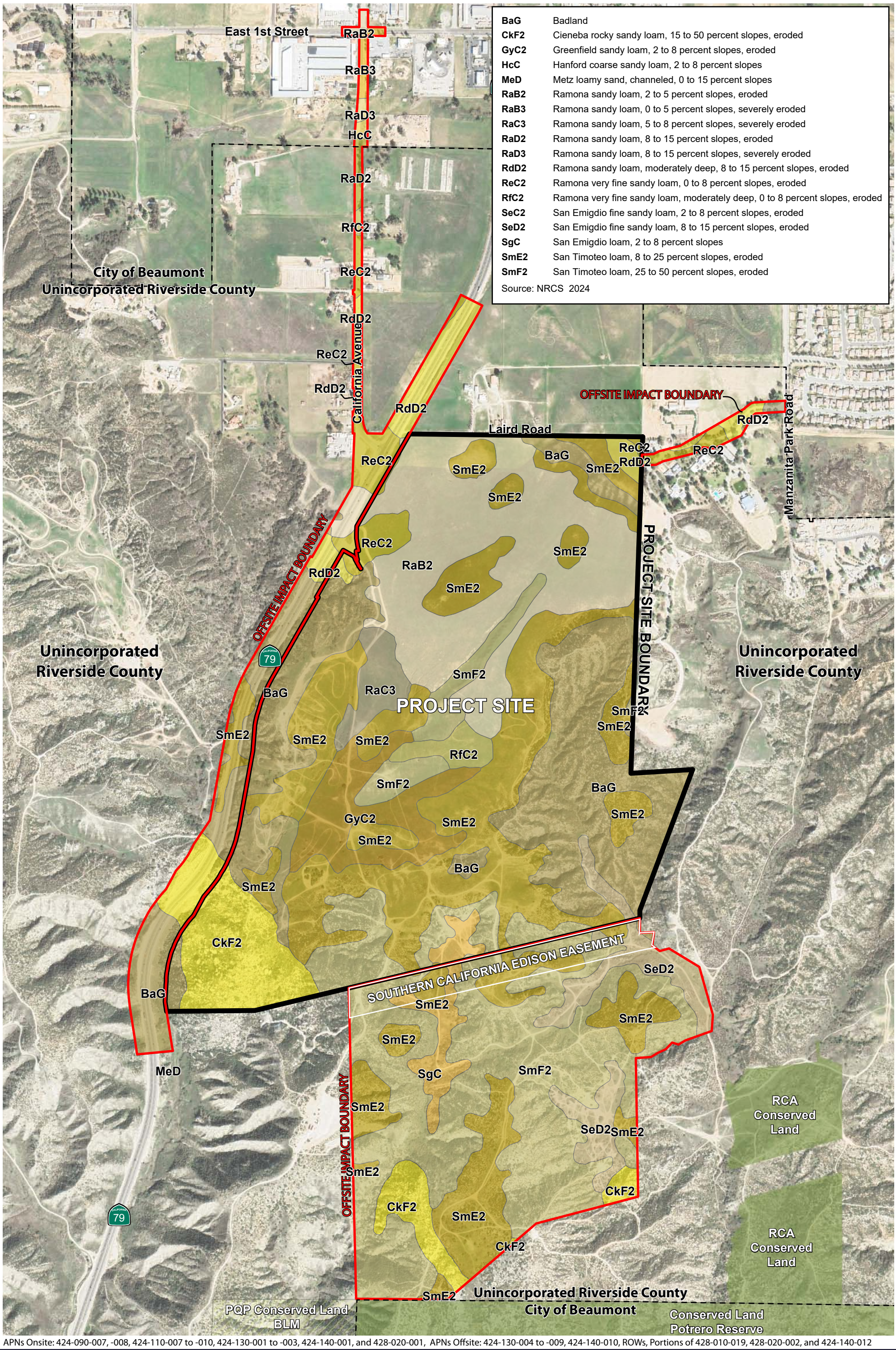
PHOTOGRAPH 15 - Northward view of offsite impact area within California Avenue right-of-way.



PHOTOGRAPH 16 - Southward view of offsite impact area from California Avenue/East 1st Street intersection right-of-way.

Figure 12 - Current Project Site Photographs
MSHCP Consistency Analysis - HANS 240006
Beaumont Heights Business Centre

CADRE Environmental



BaG	Badland
CkF2	Cieneba rocky sandy loam, 15 to 50 percent slopes, eroded
GyC2	Greenfield sandy loam, 2 to 8 percent slopes, eroded
HcC	Hanford coarse sandy loam, 2 to 8 percent slopes
MeD	Metz loamy sand, channeled, 0 to 15 percent slopes
RaB2	Ramona sandy loam, 2 to 5 percent slopes, eroded
RaB3	Ramona sandy loam, 0 to 5 percent slopes, severely eroded
RaC3	Ramona sandy loam, 5 to 8 percent slopes, severely eroded
RaD2	Ramona sandy loam, 8 to 15 percent slopes, eroded
RaD3	Ramona sandy loam, 8 to 15 percent slopes, severely eroded
RdD2	Ramona sandy loam, moderately deep, 8 to 15 percent slopes, eroded
ReC2	Ramona very fine sandy loam, 0 to 8 percent slopes, eroded
RfC2	Ramona very fine sandy loam, moderately deep, 0 to 8 percent slopes, eroded
SeC2	San Emigdio fine sandy loam, 2 to 8 percent slopes, eroded
SeD2	San Emigdio fine sandy loam, 8 to 15 percent slopes, eroded
SgC	San Emigdio loam, 2 to 8 percent slopes
SmE2	San Timoteo loam, 8 to 25 percent slopes, eroded
SmF2	San Timoteo loam, 25 to 50 percent slopes, eroded

Source: NRCS 2024

APNs Onsite: 424-090-007, -008, 424-110-007 to -010, 424-130-001 to -003, 424-140-001, and 428-020-001, APNs Offsite: 424-130-004 to -009, 424-140-010, ROWs, Portions of 428-010-019, 428-020-002, and 424-140-012

Figure 13 - Soils Association Map

MSHCP Consistency Analysis - HANS 240006
Beaumont Heights Business Centre

CADRE Environmental

N

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Vegetation Communities

- NNG — Non-Native Grassland/Ruderal
- CC — Chamise Chaparral
- CBS — California Buckwheat Scrub
- ORN — Exotic
- RSS — Riversidean Sage Scrub
- SMC — Southern Mixed Chaparral
- DIS — Disturbed
- DEV — Developed

Source: Cadre Environmental 2021, 2024

Project Site Impact Area Boundary

East 1st Street
DEV
79
City of Beaumont
Unincorporated Riverside County
OFFSITE IMPACT BOUNDARY
California Avenue
Manzanita Park Road
NNG
OFFSITE IMPACT BOUNDARY
ORN
DEV
DIS
Laird Road
DEV
DIS
ORN
BUILDING 1
635,622 S.F.
NNG
PROJECT SITE BOUNDARY
CELL 1412
CELL 1404
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
SMC
Unincorporated
Riverside County
SMC
79
BUILDING 2
1,376,044 S.F.
CELL 1405
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
NNG
CC
Unincorporated
Riverside County
CC
ORN
NNG
BUILDING 3
1,478,920 S.F.
DIS
CC
ORN
NNG
RSS
SMC
CELL 1512
CELL 1507
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
RSS
Detention
Basin
ORN
CBS
CELL 1508
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
BUILDING 4
1,656,305 S.F.
CC
DIS
CC
CELL 1499
SMC
OPEN SPACE
NNG
CC
CC
SOUTHERN CALIFORNIA EDISON EASEMENT
RSS
RSS
NNG
NNG
CC
SMC
RSS
CC
CC
ORN
DIS
CBS
NNG
CC
RCA
Conserved
Land
OFFSITE IMPACT BOUNDARY
CELL 1601
CELL 1599
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
79
CC
CELL 1597
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
NNG
CELL 1593
RCA
Conserved
Land
Unincorporated Riverside County
City of Beaumont
PQP Conserved Land
BLM
Conserved Land
Potrero Reserve
CELL 1695
CELL 1694
CELL 1689

Figure 14 - Vegetation Communities Impact Map
MSHCP Consistency Analysis - HANS 240006
Beaumont Heights Business Centre

CADRE Environmental

N
1 inch = 800 feet

3. RESERVE ASSEMBLY ANALYSIS

Regions of the MHSCP have been organized into Area Plans that generally coincide with logical political boundaries, including city limits or long-standing unincorporated communities. Both the Beaumont Heights Business Centre parcels and offsite impact areas are located within The Pass Area Plan, which encompasses Banning, Beaumont, and Calimesa City limits and surrounding unincorporated communities.

The majority of the Project Site is located within Criteria Cells 1404, 1405, 1507, 1508, 1599, and 1597, Cell Group B, Subunit 1, Potrero/Badlands. Target conservation acreage within Subunit 1 is 5,570 to 9,275 acres. Planning species for Subunit 1 include arroyo toad, Bell's sage sparrow, cactus wren, least Bell's vireo, loggerhead shrike, Southern California rufous-crowned sparrow, bobcat, Los Angeles pocket mouse, mountain lion, San Bernardino kangaroo rat, and Stephens' kangaroo rat. As stated by the MSHCP: Biological issues and considerations for Subunit 1 are as follows.

- Provide for a new Core Area focused on the Potrero Creek area.
- Maintain large blocks of undisturbed Habitat for Core Area purposes.
- Maintain large blocks of Habitat for large mammal movement between the northern and southern sections of the San Bernardino National Forest.
- Conserve Potrero Creek and associated alluvial fan sage scrub for maintenance of key species such as the Stephens' kangaroo rat, Los Angeles pocket mouse and arroyo toad.
- Maintain Core Area for bobcat.
- Maintain Core and Linkage Habitat for mountain lion.
- Maintain Core Area in Potrero Valley for Stephens' kangaroo rat.
- Determine presence of possible scattered populations of San Bernardino kangaroo rat in the tributaries to San Jacinto River.
- Determine presence of potential Core Area for Los Angeles pocket mouse in tributaries to San Timoteo Creek.

A 375.96-acre onsite and 222.32-acre offsite portion of the Project Site (598.28-acres total) is located within Cell Group B, as illustrated in Figure 3, *MSHCP Relationship Map*.

An initial Habitat Assessment & Negotiation Strategy (HANS) was completed by the Riverside County Environmental Programs Division (EPD) on April 27th, 2005 for APN 424-090-008, CUP 03417 Intake 80, HANS00080 which resulted in identification of 16.66-acres of development and 6.32-acre of proposed conservation. A JPR was issued by the RCA in 2005 and a request to have the JPR voided will be submitted to the RCA. An updated HANS 240006, Case No. GPA240048 was issued by the Riverside County EPD for the Project Site on May 31st, 2024 and no conservation was described. As stated by the County of Riverside EPD:

> "*HANS00080 was previously carried out on Assessor's Parcel number: 424-090-008. HANS00080 and the Regional Conservation Authority's Joint Project Review (04 11 23 01) determined that approximately 6.32 acres would be required for conservation and MSHCP Reserve Assembly. We have determined that the area that was previously proposed for*

conservation would not function to meet the conservation objectives of the MSHCP in this region. The current HANS determination (HAN240006) will void the previous determination (HANS00080)." (County of Riverside 2024)

Criteria Cells 1404, 1405, 1507, 1508, 1599, and 1597, Cell Group B, Subunit 1, Potrero/Badlands

As stated by the MSHCP:

"*Conservation within this Cell Group will contribute to assembly of Proposed Core 3. Conservation within this Cell Group will focus on chaparral, coastal sage scrub, Riversidean alluvial fan sage scrub, water, and riparian scrub, woodland, forest. Areas conserved within this Cell Group will be connected to uplands and water proposed for conservation in Cell Group A to the east, in Cell Group P in the San Jacinto Area Plan to the south, and in Cell Groups F and G in the San Jacinto Area Plan to the west, and to uplands proposed for conservation in Cell Groups S, R, O, and Cells #2270 in the San Jacinto Area Plan to the south and in Cell Group M in the San Jacinto Area Plan to the west. Conservation within this Cell Group will range from 45%-55% focusing on the central portions of the Cell Group*." (MSHCP 2004)

The Beaumont Heights Business Centre project is located within the northeastern region of MSHCP Proposed Core 3 and provides suitable refugia and resources for local wildlife movement. The Project Site is bordered to the west by SR-79 and to the north by farmlands/Interstate 10, and to the south and west by open space and Potrero Reserve. Regional wildlife movement corridors are located 1.7 miles east of the Project Site within Potrero Creek and 4.5 miles south with the San Jacinto River. As stated in the MSHCP:

"*Proposed Core 3 (Badlands/Potrero) is located in the northeast region of the Plan Area. This Core consists mainly of private lands but also contains a few Public/Quasi-Public parcels including De Anza Cycle Park. The Core is connected to Proposed Linkage 12 (north San Timoteo Creek), Proposed Linkage 4 (Reche Canyon), Proposed Constrained Linkage 22 (east San Timoteo Creek), Existing Core H (Lake Perris), Existing Core K (San Jacinto Mountains), Proposed Linkage 11 (Soboba/Gilman Springs), and Proposed Constrained Linkage 21. The Core also functions as a Linkage, connecting the San Bernardino National Forest to the southwest with San Bernardino County and other conserved areas to the north of the Core. With a total acreage of approximately 24,920 acres, Proposed Core 3 is one of the largest MSHCP Core Areas. In addition, the Core is contiguous with Existing Core H (Lake Perris/Mystic Lake) and Existing Core K (San Jacinto Mountains), thus greatly enlarging the functional area of the Core. The Core has both a large proportion of its area unaffected by edge (approximately 23,420 acres of the total 24,940 acres) and is only partially constrained by existing agricultural use. Within the Core, important Live-In and movement Habitat is provided for Bell's sage sparrow, loggerhead shrike, cactus wren, Stephens' kangaroo rat, southern California rufous-crowned sparrow, and mountain lion, which have key populations in the Badlands. Management*

of edge conditions will be necessary in the Badlands to maintain high quality Habitat for these species in areas which may be affected by covered facilities including Lambs Canyon Road, San Timoteo Canyon Road, and Gilman Springs Road. Guidelines Pertaining to Urban/Wildlands Interface for the management of edge factors such as lighting, urban runoff, toxics, and domestic predators are presented in Section 6.1 *of this document*." (MSHCP 2004)

No conservation within Cell Group B is proposed or identified by the MSHCP criteria for the region located within the Project Site. A total of 12,214.13-acre of conserved lands (Potrero Reserve) are located within the central region of Cell Group B representing 62% conservation, exceeding the 55% upper conservation range, as shown in Figure 15, *MSHCP Reserve Assembly Analysis Map*. Also, development of the Project Site would not conflict with the connection guidelines with Cell Group A to the east, Cell Group P in the San Jacinto Area Plan to the south, Cell Groups F and G in the San Jacinto Area Plan to the west, Cell Groups S, R, O, and Cells #2270 in the San Jacinto Area Plan to the south and in Cell Group M in the San Jacinto Area Plan to the west. The project is consistent and would not conflict with conservation reserve goals identified for Criteria Cells 1404, 1405, 1507, 1508, 1599, and 1597, Cell Group B and Proposed Core 3.

Potential high to low quality habitat for seven (7) MSHCP planning species, Bell's sage sparrow, loggerhead shrike, Southern California rufous-crowned sparrow, bobcat, Los Angeles pocket mouse, mountain lion, and Stephens' kangaroo rat is located throughout the Project Site, as outlined in Table 3, *Potential Planning Species Assessment*.

Table 3
Potential Planning Species Assessment

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
MSHCP Planning Species Criteria Cells 1404, 1405, 1507, 1508, 1599, and 1597, Cell Group B, Subunit 1, Potrero/Badlands		
AMPHIBIANS		
Arroyo toad (*Anaxyrus californicus*) FE/SSC MSHCP Covered Species	Shallow, slow moving active and braided stream channels with sandy substrates for breeding, bench and terrace habitats for foraging and aestivation, willow scrub, coastal sage scrub and riparian/oak woodlands.	No Potential. No suitable breeding or upland habitat documented within or adjacent to the Project Site.

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
BIRDS		
Bell's sage sparrow (*Artemisiospiza belli belli*) CWL MSHCP Covered Species	Bell's sage sparrow is an uncommon to fairly common but localized resident breeder in dry chaparral and coastal sage scrub along the coastal lowlands, inland valleys, and in the lower foothills of local mountains (MSHCP 2004).	Potential. The scrub and chaparral vegetation represents suitable breeding and foraging habitat.
Cactus wren (*Campylorhynchus brunneicapillus*) SSC MSHCP Covered Species	This species is a rare localized resident that is found in maritime succulent scrub and coastal sage scrub that contain *Opuntia* thickets.	No Potential. No suitable habitat was documented within the Project Site.
Least Bell's vireo (*Vireo bellii pusillus*) FE/SE MSHCP Covered Species	Least Bell's vireo resides in riparian habitats with a well-defined understory including southern willow scrub, mule fat, and riparian forest/woodland habitats.	No Potential. No suitable riparian scrub, forest or woodland habitat was documented within or adjacent to the Project Site.
Loggerhead shrike (*Lanius ludovicianus*) SSC MSHCP Covered *Species*	Loggerhead shrike prefer open ground for foraging and thick trees and shrubs including sage scrub, chaparral, and desert scrub habitats for nesting.	Potential. Suitable foraging and nesting habitat documented onsite.
Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*) CWL MSHCP Covered Species	Southern California rufous-crowned sparrow is a non-migratory bird species that primarily occurs within sage scrub and grassland habitats and to a lesser extent chaparral sub-associations (Unitt 2004). This species generally breeds on the ground within grassland and scrub communities in the western and central regions of California.	Potential. The scrub and chaparral vegetation represents suitable breeding and foraging habitat.

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
MAMMALS		
San Bernardino kangaroo rat (*Dipodomys merriami parvus*) FE MSHCP Covered Species	Alluvial sage scrub on alluvial fans, flood plains, along washes, in adjacent upland areas, and in areas with historic braided stream channels; these habitats characterized by sand, loam, sandy loam, or gravelly soils. Prefers the more open early and intermediate phases of alluvial sage scrub, but mature sage scrub is important as refugia during floods.	No Potential. No suitable habitat documented onsite.
Stephens' kangaroo rat (*Dipodomys stephensi*) FE/ST MSHCP Covered Species	The Stephens' kangaroo rat is found almost exclusively in open grasslands or sparse shrublands with cover of less than 50 percent during the summer (MSHCP 2004).	Potential. Suitable habitat documented onsite within the open habitats (1993 onsite occurrence records, USFWS 2024).
Los Angeles pocket mouse (*Perognathus longimembris brevinasus*) SSC MSHCP Covered Species	The Los Angeles pocket mouse appears to be limited to sparsely vegetated habitat areas in patches of fine sandy soils associated with washes or of aeolian (windblown) origin, such as dunes (MSHCP 2004)	Potential. The open Riversidean sage scrub patches provide suitable habitat for the species.
Bobcat (*Lynx rufus*) MSHCP Covered Species	The bobcat requires large expanses of relatively undisturbed brushy and rocky habitats near springs or other perennial water sources.	Potential. The Project Site provides suitable refugia and movement habitats.
Mountain lion (*Puma concolor*) MSHCP Covered Species	Mountain lions use rocky areas, cliffs, and ledges that provide cover within open woodlands and chaparral, as well as riparian areas that provide protective habitat connections for	Potential. The Project Site provides suitable refugia and movement habitats.

Species Name (*Scientific Name*) Status	Habitat Description	Comments
	movement between fragmented core habitats (MSHCP 2004)	

Federal (USFWS) Protection and Classification
FE – Federally Endangered

State (CDFW) Protection and Classification
SE – State Endangered
ST – State Threatened
SSC – State Species of Special Concern
CWL – California Watch List

Permanent impacts to 605.67-acres of primarily non-native grassland/ruderal and chaparral vegetation of which 574.68-acres occur within Criteria Cells 1404, 1405, 1507, 1508, 1599, and 1597, Cell Group B, Subunit 1 – Potrero/Badlands in a region not identified for conservation in the MSHCP, would not represent a significant impact to MSHCP Planning Species. the proposed project would not conflict with the conservation goals for these species as discussed in Section 5, PROTECTION OF SPECIES ASSOCIATED WITH RIPARIAN/RIVERINE AREAS AND VERNAL POOLS (SECTION 6.1.2), Section 6, PROTECTION OF NARROW ENDEMIC PLANT SPECIES (SECTION 6.1.3) and Section 7, ADDITIONAL SURVEY NEEDS AND PROCEDURES (SECTION 6.3.2) in the following report.

3.1. Public Quasi-Public Lands in Reserve Assembly Analysis

3.1.1. Public Quasi-Public Lands in Reserve Assembly Analysis

No Public Quasi-Public (PQP) lands are located within the Project Site and project initiation will not result in direct impacts to PQP lands.

3.1.2. Project Impacts to Public Quasi-Public Lands

The Project Site is located immediately northeast of PQP lands. All MSHCP Urban/Wildlands Interface guidelines presented in Section 6.1.4 are intended to address indirect effects associated with locating commercial, mixed uses and residential developments in proximity to Conservation Areas. Final project design will be developed to ensure best management practices are incorporated into the proposed project to address and minimize edge effects associated with the Urban/Wildlands Interface to PQP lands.

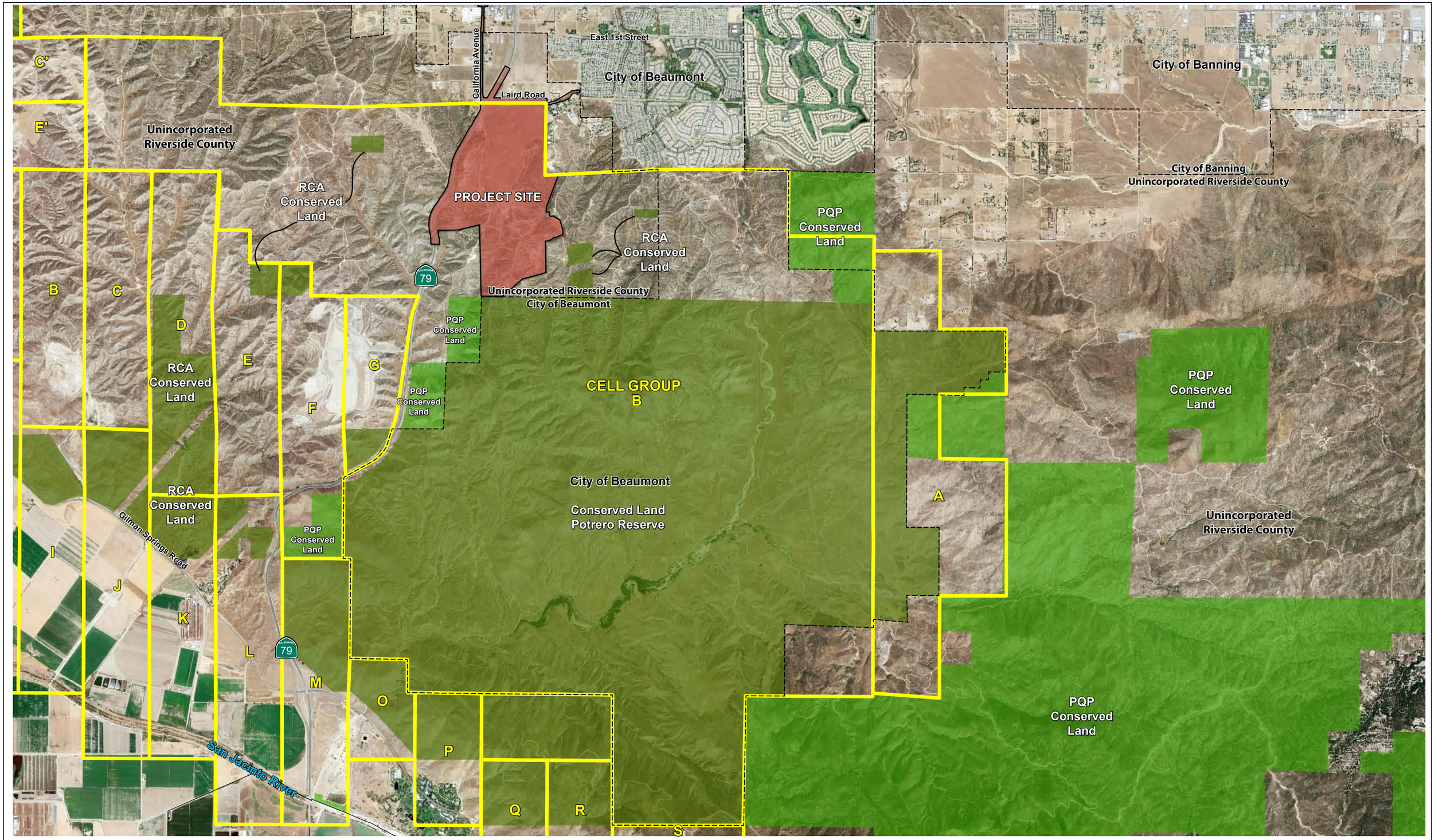


Figure 15 - MSHCP Reserve Assembly Analysis Map

MSHCP Consistency Analysis - HANS 240006
Beaumont Heights Business Centre

CADRE Environmental

N

1 inch = 3,500 feet

4. VEGETATION MAPPING

The Project Site slopes from the northeast corner at 2,700 feet height AMSL in a southwest direction to 2,300 feet AMSL in the southwestern region. The northern region of Project Site is dominated by generally flat non-native grassland/ruderal vegetation and extends south toward an area of increased topographic relief characterized by several ridgelines and valleys of chamise chaparral and southern mixed chaparral as shown in Figure 4, *Vegetation Communities Map*, and Figures 5 to 12, *Current Project Site Photographs*.

Chamise Chaparral

The majority of the Project Site including the southern and eastern regions are dominated by chamise chaparral. Species documented within this vegetation community include chamise (*Adenostoma fasciculatum*) with scattered sugar bush (*Rhus ovata*), laurel sumac (*Malosma laurina*), toyon (*Heteromeles arbutifolia*), Mojave yucca (*Yucca schidigera*), chaparral honeysuckle (*Lonicera interrupta*), and patches of black sage (*Salvia mellifera*). Rock outcrops are scattered within the western region of the Project Site where this vegetation community is present.

Non-native Grassland/Ruderal

The northern region of the Development Site is generally flat with a slight southwestern slope. This region is dominated by non-native grassland/ruderal vegetation. Species documented within this vegetation community include wild oat (*Avena fatua*), slim oat (*Avena barbata*), ripgut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), foxtail brome (*Bromus madritensis* ssp. *rubens*), goldentop (*Lamarckia aurea*), and ruderal invasive species. Other species scattered throughout this vegetation community include stinknet (*Oncosiphon piluliferum*), black mustard (*Brassica nigra*), tocalote (*Centaurea melitensis*), red-stemmed filaree (*Erodium cicutarium*), white-stemmed filaree (*Erodium moschatum*), prickly lettuce (*Lactuca serriola*), Russian thistle (*Salsola tragus*), annual sunflower (*Helianthus annuus*), telegraph weed (*Heterotheca grandiflora*), clustered tarweed (*Deinandra fasciculata*), field bindweed (*Convolvulus arvensis*), turkey mullein (*Croton setigerus*), white horse-nettle (*Solanum elaeagnifolium*), tree tobacco (*Nicotiana glauca*), four-spot clarkia (*Clarkia purpurea*), California poppy (*Eschscholzia californica*), vinegarweed (*Trichostema lanceolatum*), and slender buckwheat (*Eriogonum gracile*).

Southern Mixed Chaparral

Southern mixed chaparral is located along the western boundary of the Project Site and within the rock outcrops. Dominant plant species documented within this vegetation community include hoaryleaf ceanothus (*Ceanothus crassifolius*), chamise, sugar bush, inland scrub oak (*Quercus berberidifolia*), four wing saltbush (*Atriplex canescens*), blue elderberry (*Sambucus cerulea*), skunkbush (*Rhus trilobata*), birch leaf mountain mahogany (*Cercocarpus betuloides*), spiny redberry (*Rhamnus crocea*), and hollyleaf cherry (*Prunus ilicifolia*). Rock outcrops are scattered within the western region of the Project Site where this vegetation community is present.

Disturbed

Disturbed regions of the Project Site include dirt roads and off-road vehicle recreational paths devoid of vegetation.

Riversidean Sage Scrub

A few isolated patches of Riversidean sage scrub are located within the western region of the Project Site. Dominant plant species documented within this vegetation community include brittlebush (*Encelia farinosa*), California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), pinebush (*Ericameria pinifolia*), cotton-thorn (*Tetradymia comosa*), black sage, horehound (*Marrubium vulgare*), coast goldenbush (*Isocoma menziesii* var. *menziesii*), white sage (*Salvia apiana*), and slender buckwheat. Rock outcrops are scattered within the western region of the Project Site where this vegetation community is present.

California Buckwheat Scrub,

A few isolated patches of California buckwheat scrub are located within the western region of the Project Site. Dominant plant species documented within this vegetation community include California buckwheat, common sandaster (*Corethrogyne filaginifolia* var. *filaginifolia*), deerweed (*Acmispon glaber*), California match weed (*Gutierrezia californica*), and beavertail cactus (*Opuntia basilaris*).

Exotic

Several patches of ornamental exotic vegetation were documented within the Project Site including Eucalyptus (*Eucalyptus* sp.), Peruvian pepper tree (*Schinus molle*), chinaberry (*Melia azedarach*), olive (*Olea europaea*), and pine (*Pinus* sp.)

5. PROTECTION OF SPECIES ASSOCIATED WITH RIPARIAN/RIVERINE AREAS AND VERNAL POOLS (SECTION 6.1.2)

5.1. Riparian/Riverine

5.1.1. Methods

A formal jurisdictional delineation was conducted by Michael Baker International in 2024. The delineations determined the boundaries or absence of potential wetland and non-wetland waters of the U.S. subject to the regulatory jurisdiction of the U.S. Army Corps of Engineers (USACE) pursuant to Clean Water Act (CWA) Section 404; wetland and non-wetland waters of the State subject to the regulatory jurisdiction of the RWQCB pursuant to CWA Section 401 and State Porter-Cologne Water Quality Control Act (Porter-Cologne); and streambed and riparian habitat subject to the regulatory jurisdiction of the CDFW pursuant Sections 1600 *et seq*. of the California Fish and Game Code (CFG Code). Wetlands are identified by the presence of three characteristics: hydrophytic vegetation, wetland hydrology, and hydric soils. If any of these criteria were met, one or more transects were run to determine the extent of the wetland. Specifically, the presence

of wetland hydrology was evaluated throughout the Project Site by recording the extent of observed surface flows, depth of inundation, depth to saturated soils, and depth to free water in the soil pits, where applicable. In addition, indicators of wetland or riverine hydrology were recorded, including water marks, drift lines, rack, debris, and sediment deposits, as warranted. Any indicators of hydric soils, such as redoximorphic features, buried organic matter, organic streaking, reduced soil conditions, gleyed or low-chroma soils, or sulfidic odor were also recorded.

Regulated activities within inland streams, wetlands and riparian areas in Western Riverside County California fall under the jurisdiction of the MSHCP Section 6.1.2. The MSHCP requires, among other things, assessments for riparian/riverine and vernal pool resources. As projects are proposed within the MSHCP Plan Area, an assessment of the potentially significant effects of those projects on riparian/riverine areas, and vernal pools are required, as currently mandated by CEQA, using available information augmented by project-specific mapping provided to and reviewed by the permittee's biologist(s). Riparian/riverine areas and vernal pools are defined for this section as follows in accordance with Section 6.1.2, Vol. I, of the Final MSHCP Plan:

> "*Riparian/Riverine Areas are lands which contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year*." (MSHCP 2004)

It is assumed the first part of the definition defines riparian habitat, and the second part defines riverine areas. Vernal pools are defined as:

> "…*seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate hydrophytes and facultative wetlands plant species are normally dominant during the wetter portion of the growing season, while upland species (annuals) may be dominant during the drier portion of the growing season*". (MSHCP 2004)

All resources delineated as CDFW jurisdictional features were also defined as Western Riverside County MSHCP Section 6.1.2 resources.

5.1.2. Existing Conditions and Results

As noted in Table 4, *MSHCP Section 6.1.2 Resources,* and shown in Figure 16, *MSHCP Section 6.1.2 Riverine Resources Map*, a total of 1.40-acre of MSHCP Section 6.1.2 Riverine resources were documented on- and offsite (Michael Baker International 2024).

5.1.3. Impacts

A total of 1.40-acres of permanent impacts on MSHCP Section 6.1.2 Riverine resources would result from project initiation, as summarized in Table 5, *MSHCP Section 6.1.2 Resources Cell Group B Impacts*, and shown in Figure 17, *MSHCP Section 6.1.2 Riverine Resources Impact Map* (Michael Baker International 2024).

Table 4. MSHCP Section 6.1.2 Resources

JURISDICTIONAL RESOURCES	EXISTING	
	Project Site Acres	Off-Site Acres
MSHCP Riverine Areas		
Streambed	0.80	0.60
TOTAL	**0.80**	**0.60**

Source: Michael Baker International 2024.

Table 5. MSHCP Section 6.1.2 Resources Cell Group B Impacts

JURISDICTIONAL RESOURCES	EXISTING			
	Project Site Impacts Acres		Off-Site Impacts Acres	
MSHCP Riverine Areas				
Cell Group B	**Inside**	**Outside**	**Inside**	**Outside**
Streambed	0.80	0.00	0.59	0.01
TOTAL	**0.80**	**0.00**	**0.59**	**0.01**

Source: Michael Baker International 2024.

5.1.4. Mitigation

To meet the criteria of a biologically equivalent or superior alternative, the applicant shall offset 1.40-acre of impacts to Western Riverside County MSHCP Section 6.1.2 Riverine resources, which also encompass aquatic resources regulated by the RWQCB and California Department of Fish and Wildlife (CDFW), as follows: Permanent impacts to 1.40-acre of MSHCP 6.1.2 Riverine resources would be mitigated through purchase of 1.40-acre off-site re-establishment and 1.40-acre off-site re-establishment or rehabilitation credits (2.80-acre total, 2:1) from the Riverpark Mitigation Bank or another approved bank. The proposed compensatory mitigation through purchase of re-establishment and rehabilitation credits from the Riverpark Mitigation Bank represents biologically equivalent functions and values of the impacted resources. This is generally because the mitigation resources are associated with natural riparian, riverine, and floodplain habitat within the San Jacinto River; the impacted resources are not located in areas targeted for conservation under the MSHCP, whereas the mitigation resources are associated with existing conservation areas within Proposed Extension of Existing Core 4, comprising the middle reach of the San Jacinto River and contiguous with Core Area H; the impacted resources were demonstrated not to support species targeted for conservation under the MSHCP, whereas the mitigation resources support multiple species targeted for conservation under the MSHCP; whereas the mitigation resources support high-quality riparian/riverine habitat for both common and sensitive plant and animal species.

Jurisdictional Resources

RWQCB Resources (Non-Wetland)

CDFW/MSHCP Section 6.1.2 Riparian/Riverine

Sources: Michael Baker International 2024.

DETAIL MAP

AF-6

OFFSITE IMPACT BOUNDARY

City of Beaumont

Unincorporated Riverside County

California Avenue

Manzanita Park Road

Laird Road

PROJECT SITE BOUNDARY

CELL 1404
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1412

CELL 1405
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1507
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1508
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1512

CELL 1499

CELL 1601

CELL 1599
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1597
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1593

CELL 1695

CELL 1694

CELL 1689

AF-1 AF-2 AF-3 AF-4 AF-5 AF-7

79

Unincorporated Riverside County

PROJECT SITE

SOUTHERN CALIFORNIA EDISON EASEMENT

RCA Conserved Land

PQP Conserved Land
BLM

Conserved Land
Potrero Reserve

Figure 16 - Jurisdiction Resources Map

MSHCP Consistency Analysis - HANS 240006
Beaumont Heights Business Centre

CADRE Environmental

N

1 inch = 800 feet

Jurisdictional Resources

RWQCB Resources (Non-Wetland)

CDFW/MSHCP Section 6.1.2 Riparian/Riverine

Sources: Michael Baker International 2024.

Project Site Impact Area Boundary

DETAIL MAP

AF-6

OFFSITE IMPACT BOUNDARY

City of Beaumont

Unincorporated Riverside County

California Avenue

Manzanita Park Road

Laird Road

PROJECT SITE BOUNDARY

CELL 1404
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1412

CELL 1405
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1507
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1512

CELL 1503
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1499

CELL 1601

CELL 1599
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1597
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands

CELL 1593

CELL 1695

CELL 1694

CELL 1689

BUILDING 1
635,622 S.F.

BUILDING 2
1,376,044 S.F.

BUILDING 3
1,478,920 S.F.

BUILDING 4
1,656,305 S.F.

PROJECT SITE

AF-1

AF-2

AF-3

AF-4

AF-5

AF-7

Detention Basin

OPEN SPACE

SOUTHERN CALIFORNIA EDISON EASEMENT

RCA Conserved Land

PQP Conserved Land
BLM

Conserved Land
Potrero Reserve

79

Figure 17 - Jurisdiction Resources Impact Map

MSHCP Consistency Analysis - HANS 240006
Beaumont Heights Business Centre

CADRE Environmental

1 inch = 800 feet

5.2. Vernal Pools

5.2.1. Methods

A formal jurisdictional delineation was conducted by Michael Baker International in 2024. The delineations determined the boundaries or absence of potential wetland and non-wetland waters of the U.S. subject to the regulatory jurisdiction of the USACE pursuant to CWA Section 404; wetland and non-wetland waters of the State subject to the regulatory jurisdiction of the RWQCB pursuant to CWA Section 401 and State Porter-Cologne Water Quality Control Act (Porter-Cologne); streambed and riparian habitat subject to the regulatory jurisdiction of the CDFW pursuant Sections 1600 *et seq*. of the CFG Code; and Riparian/Riverine Areas and Vernal Pools defined in Section 6.1.2 of the Western Riverside County MSHCP.

It is assumed the first part of the definition defines riparian habitat, and the second part defines riverine areas. Vernal pools are defined as:

> "…*seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate hydrophytes and facultative wetlands plant species are normally dominant during the wetter portion of the growing season, while upland species (annuals) may be dominant during the drier portion of the growing season*". (MSHCP 2004)

5.2.2. Existing Conditions and Results

No evidence of vernal pools, seasonal depressions, or other wetland features were recorded within the Project Site. Vernal pools are depressions in areas where a hard-underground layer prevents rainwater from draining downward into the subsoils. When rain fills the pools in the winter and spring, the water collects and remains in the depressions. In the springtime, the water gradually evaporates away, until the pools became completely dry in the summer and fall. Vernal pools tend to have an impermeable layer that results in ponded water. The soil texture (the amount of sand, silt, and clay particles) typically contains higher amounts of fine silts and clays with lower percolation rates. Pools that retain water for a sufficient length of time will develop hydric cells. Hydric cells form when the soil is saturated from flooding for extended periods of time and anaerobic conditions (lacking oxygen or air) develop.

Consistent with conditions documented during the site assessment and as previously stated, the Project Site is characterized as sandy loam, all possessing well drained substrates (drainage class). No indication of clay substrates or inundated conditions were documented within the Project Site.

A review of historic aerials was conducted to determine if inundated features were present during years of high rainfall when features would certainly be documented. Historic

aerials taken in 2011 and 2023 represent an ideal baseline during which know (previously documented) inundated vernal pools, seasonal depressions and road ruts can easily be seen. No sign or indication of inundation was documented within the Project Site during a review of historic aerials.

In summary, none of the conditions (i.e., no inundated depressions including road ruts, hydric soils, historic inundation, etc.) were observed on documented within the Project Site. No features are present that would support fairy shrimp. No standing water or other sign of areas that pond water was recorded.

5.2.3. Impacts

No Impact.

5.2.4. Mitigation

No Mitigation Proposed.

5.3. Fairy Shrimp

5.3.1. Methods

The Project Site was assessed in the winter of 2021 and spring of 2024 to determine the presence/absence and extent of vernal pool (fairy shrimp habitat). The assessment included a review of historic aerials and soils maps within and immediately adjacent to the Project Site.

5.3.2. Existing Conditions and Results

No evidence of vernal pools, seasonal depressions, or other wetland features were recorded within the Project Site. Vernal pools are depressions in areas where a hard-underground layer prevents rainwater from draining downward into the subsoils. When rain fills the pools in the winter and spring, the water collects and remains in the depressions. In the springtime, the water gradually evaporates away, until the pools became completely dry in the summer and fall. Vernal pools tend to have an impermeable layer that results in ponded water. The soil texture (the amount of sand, silt, and clay particles) typically contains higher amounts of fine silts and clays with lower percolation rates. Pools that retain water for a sufficient length of time will develop hydric cells. Hydric cells form when the soil is saturated from flooding for extended periods of time and anaerobic conditions (lacking oxygen or air) develop.

Consistent with conditions documented during the site assessment and as previously stated, the Project Site is characterized as sandy loam, all possessing well drained substrates (drainage class). No indication of clay substrates or inundated conditions were documented within the Project Site.

A review of historic aerials was conducted to determine if inundated features were present during years of high rainfall when features would certainly be documented. Historic aerials taken in 2011 and 2023 represent an ideal baseline during which know (previously documented) inundated vernal pools, seasonal depressions and road ruts can easily be seen. No sign or indication of inundation was documented within the Project Site during a review of historic aerials.

In summary, none of the conditions (i.e., no inundated depressions including road ruts, hydric soils, historic inundation, etc.) were observed on documented within the Project Site. No features are present that would support fairy shrimp. No standing water or other sign of areas that pond water was recorded.

5.3.3. Impacts

No Impact.

5.3.4. Mitigation

No Mitigation Proposed.

5.4. Riparian Birds

5.4.1. Methods

The Project Site was assessed during the winter of 2021 and spring of 2024 at which time all vegetation communities were mapped. Natural community names and hierarchical structure follows the CDFW "List of California Terrestrial Natural Communities" and/or Holland (1986) classification systems, which have been refined and augmented where appropriate to better characterize the habitat types observed onsite when not addressed by the MSHCP classification system. The vegetation mapping was utilized to determine the presence and/or absence of suitable habitat for the least Bell's vireo *(Vireo bellii pusillus)*, southwestern willow flycatcher (*Empidonax traillii extimus*) or western yellow-billed cuckoo (*Coccyzus americanus*). Authorization to access adjacent properties within a 100-meter buffer was not provided so these regions were analyzed through the use of aerial photography and assessment from the Project Site Boundary.

5.4.2. Existing Conditions and Results

No MSHCP Section 6.1.2, riparian scrub, forest or woodland habitats are located within or adjacent to the Project Site. Therefore, no suitable habitat for the following three (3) MSHCP Section 6.1.2 species was documented within or adjacent to the Project Site including least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo. No additional surveys required.

5.4.3. Impacts

No Impact.

5.4.4. Mitigation

No Mitigation Proposed.

5.5. Other Section 6.1.2 Species

6. PROTECTION OF NARROW ENDEMIC PLANT SPECIES (SECTION 6.1.3)

The Project Site lies partially within a predetermined Survey Area for two (2) MSHCP narrow endemic sensitive plant species as shown in Figure 3, *MSHCP Relationship Map* (RCA GIS Data Downloads 2024), which includes:

- Yucaipa (Marvin's) onion [CRPR) 1B.2]; and
- many-stemmed dudleya [CRPR 1B.2];

6.1. Methods

According to the MSHCP guidelines, focused surveys are required during the appropriate flowering season to identify and document the presence/absence of target sensitive plant species if suitable habitat is present and if the property is located within a predetermined Survey Area (MSHCP 2004). Although the Yucaipa (Marvin's) onion and many-stemmed dudleya are not expected to occur onsite based on a lack of clay substrates, focused spring surveys for both MSHCP Narrow Endemic Plant Species (NEPS) were conducted during the spring of 2024 to determine presence/absence.

A site-specific survey program was developed to achieve the following goals: (1) characterize the vegetation; (2) prepare a detailed floristic compendium; (3) conduct focused surveys to document the distribution and abundance, or absence, of MSHCP narrow endemic plant species at the site; and 4) prepare botanical resource maps showing the distribution of vegetation communities and the location of the MSHCP target species observed onsite. The project surveys also proposed to document other California Native Plant Society (CNPS) sensitive plants or species of local concern onsite, if present.

The methodology and focus of the survey program are consistent with the MSHCP guidelines, but also conforms to scientific and technical standards listed by USFWS (1996), CNPS (2001), and CDFW (2009) for sensitive plant species surveys.

Literature Review

Existing biological resources within and adjacent to the Project Site were initially investigated through a review of pertinent literature and online data. The California Natural Diversity Database (CNDDB 2024a), and CNPS (2024). In addition, soil, local floras, and consultation with local experts were utilized in the identification of species, soils, or habitats that could support the target MSHCP sensitive plants within or adjacent to the Project Site. Prior to conducting fieldwork, a thorough archival review was conducted using the following baseline resources:

- California Native Plant Society 8th Inventory Online (2024);
- California Natural Diversity Data Base for the USGS 7.5' Beaumont and surrounding Quadrangles (CNDDB 2024a);
- Soil Survey of Western Riverside Area (Knecht 1971; USDA-NRCS 2024);
- Vegetation Alliances of Western Riverside County, CA (Klein and Evens 2005);
- Vascular Flora of Western Riverside County (Roberts et al. 2004); and
- Reports prepared by the Regional Conservation Authority, Western Riverside County (http://www.wrc-rca.org/about-rca/monitoring/monitoring-surveys/);

Focused Survey Program Developed for MSHCP Target Plants

Floristic and focused plant surveys were conducted in order to identify all species observed on the Project Site. Additionally, program goals would also locate, census, and map the target MSHCP plants, and other CNPS or species of local concern, if present, occurring onsite.

Field notes and site photographs were taken during each field survey. These notes recorded the date, location, plant species observed, and general habitat characteristics of each area of the project and habitats examined that day. All plant species encountered during the field surveys were identified and recorded in the field notes, including any special-status plants occurring on the Project Site. Surveys were performed in a manner consistent with the MSHCP and other applicable survey protocol requirements as outlined by USFWS (1996), CNPS (2001), and CDFW (2009).

Fieldwork was coordinated throughout the spring and blooming periods, site-specific habitat conditions, and vegetation-soil associations of the target species. Accordingly, two (2) survey areas were established and three (3) surveys were conducted within each survey area on March 17th, April 22nd, 27th, May 19th, June 16th and 23rd 2024 as shown in Figure 3, *MSHCP Relationship Map*. All portions of the Project Site were surveyed on-foot by walking slowly and methodically across each habitat type. Scientific nomenclature and common names used in this report generally follow Roberts et al. (2004) and Baldwin et al. (2012), or Jepson Project eFlora (2024) for updated taxonomy.

6.2. Existing Conditions and Results

Neither of the two (2) MSHCP narrow endemic sensitive plant species were detected during the project surveys and are therefore not expected to occur due to lack of observation and suitable clay substrates, as noted in Table 6, *Potential MSHCP Narrow Endemic Plant Assessment*.

Table 6.
Potential MSHCP Narrow Endemic Plant Assessment

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
MSHCP Narrow Endemic Species		
Yucaipa (Marvin's) onion (*Allium marvinii*) CRPR 1B.2 MSHCP Covered	Perennial bulbiferous herb generally blooming from April to May within chaparral habitats. Often occurring in clay soils.	No Potential. Not expected to occur on site due to a lack of suitable habitat and clay substrates. Not detected during spring 2024 focused surveys.
Many-stemmed dudleya (*Dudleya multicaulis*) CRPR 1B.2 MSHCP Covered	Chaparral, coastal sage scrub, valley and foothill grassland. Often occurring in clay soils.	No Potential. Not expected to occur on site due to a lack of suitable habitat and clay substrates. Not detected during spring 2024 focused surveys.
California Native Plant Society (CNPS): California Rare Plant Rank (CRPR) CRPR 1A – plants presumed extinct in California CRPR 1B – plants rare, threatened, or endangered in California, but more common elsewhere CRPR 2A – plants presumed extirpated in California but common elsewhere CRPR 2B – plants rare, threatened, or endangered in California but more common elsewhere CRPR 3 – plants about which we need more information, a review list CRPR 4 – plants of limited distribution, a watch list .1 – Seriously endangered in California .2 – Fairly endangered in California .3 – Not very endangered in California		

Source: Cadre Environmental 2024.

6.3. Impacts

No Impact.

6.4. Mitigation

No Mitigation Proposed.

7. ADDITIONAL SURVEY NEEDS AND PROCEDURES (SECTION 6.3.2)

7.1. Criteria Area Plant Species

The Project Site does not occur within an MSHCP Criteria Area Plant Survey Area; therefore, no surveys are required (RCA GIS Data Downloads 2024). The project is consistent with MSHCP Section 6.3.2.

7.2. Amphibians

7.2.1. Methods

The Project Site is not located within an Amphibian Species Survey Area; therefore, no surveys are required (RCA GIS Data Downloads 2024). The project is consistent with MSHCP Section 6.3.2.

7.2.2. Existing Conditions and Results

The Project Site is not located within an Amphibian Species Survey Area; therefore, no surveys are required (RCA GIS Data Downloads 2024). The project is consistent with MSHCP Section 6.3.2.

7.2.3. Impacts

No Impact.

7.2.4. Mitigation

No Mitigation Proposed.

7.3. Burrowing Owl

The MSHCP has determined that all of the sensitive species potentially occurring onsite have been adequately covered (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). However, additional surveys may be required wildlife species if suitable habitat is documented onsite and/or if the property is located within a predetermined “Survey Area” (MSHCP 2004).

The Project Site occurs within a predetermined Survey Area for the burrowing owl. Suitable burrowing owl burrows potentially utilized for refugia and/or nesting were documented within and adjacent to the property including foraging habitat documented throughout the Project Site Therefore, focused surveys were conducted by Cadre Environmental during the spring of 2024.

7.3.1. Methods

In accordance with the MSHCP Burrowing Owl Survey Instructions (2006), survey protocol consists of two steps, Step I – Habitat Assessment and Step II – Locating Burrows and Burrowing Owls. Step II is comprised of two parts, Part A: Focused Burrow Surveys and Part B: Focused Burrowing Owl Surveys. Each step is briefly outlined below, followed by the methodology and results of each survey conducted within the Project Site. All initial habitat assessment, burrow and focused surveys were conducted by Ruben Ramirez, Cadre Environmental. Surveys were conducted during weather that is conducive to observing owls outside their burrows and detecting burrowing owl sign. Surveys were not conducted during rain, high winds (> 20 mph), dense fog, or temperatures over 90 °F. None of the surveys were conducted within five (5) days of

measurable precipitation. In addition to the MSHCP guidelines, field notes were taken daily. These notes recorded the date, location, animal species observed, and general habitat characteristics of each area and habitat examined that day.

Step I – Habitat Assessment

Step 1 of the MSHCP habitat assessment for burrowing owl consists of a walking survey to determine if suitable habitat is present onsite. Cadre Environmental conducted the initial habitat assessment during the winter of 2021 and spring of 2024. Upon arrival at the Project Site, and prior to initiating the assessment survey, Cadre Environmental used binoculars to scan all suitable habitats on and adjacent to the property, including perch locations, to ascertain owl presence.

All suitable areas of the Project Site were surveyed on foot by walking slowly and methodically while recording/mapping areas that may represent suitable owl habitat onsite. Primary indicators of suitable burrowing owl habitat in western Riverside County include, but are not limited to, native and non-native grassland, interstitial grassland within shrub lands, shrub lands with low density shrub cover, golf courses, drainage ditches, earthen berms, unpaved airfields, pastureland, dairies, fallow fields, and agricultural use areas. Burrowing owls typically use burrows made by fossorial mammals, such as ground squirrels (*Otospermophilus beecheyi*) or badgers (*Taxidea taxus*), but they often utilize man-made structures, such as earthen berms, cement culverts, cement, asphalt, rock, or wood debris piles, or openings beneath cement or asphalt pavement. Burrowing owls are often found within, under, or in close proximity to man-made structures.

According to the MSHCP guidelines, if suitable habitat is present the biologist should also walk the perimeter of the property, which consists of a 150-meter (approximately 500 feet) buffer zone around the Project Site boundary. If permission to access the buffer area cannot be obtained, the biologist shall not trespass, but visually inspect adjacent habitats with binoculars. Results from the habitat assessment indicated that suitable burrowing owl burrows potentially utilized for refugia and/or nesting were documented within the property including foraging habitat within the disturbed and non-native grassland vegetation. Accordingly, if suitable habitat is documented onsite, both Step II surveys and the 30-day pre-construction surveys are required in order to comply with the MSHCP guidelines.

Step II – Locating Burrows and Burrowing Owls

Concurrent with the habitat assessment, a detailed focused burrow survey was conducted and included documentation of appropriately sized natural burrows or suitable man-made structures that may be utilized by burrowing owl - as part of the MSHCP protocol, which is described below under Part A. Focused Burrow Survey. The MSHCP protocol indicates that no more than 100 acres should be surveyed per day/per biologist. A total of 223-acres of suitable habitat was documented within the Project Site. Therefore, three (3) separate burrowing owl survey areas were established.

Part A: Focused Burrow Survey

A systematic survey for burrows, including burrowing owl sign, was conducted by walking across all suitable habitats mapped within the Project Site on January 2021 and March 10th, 2024. Pedestrian survey transects were spaced to allow 100% visual coverage of the ground surface. The distances between transect centerlines were no more than 20 meters (approximately 66 ft.) apart, and owing to the terrain, often much smaller. Transect routes were also adjusted to account for topography and in general ground surface visibility. All observations of suitable burrows or dens, natural or man-made, or sightings of burrowing owl, were recorded and mapped during the survey.

Part B: Focused Burrowing Owl Surveys

Twelve (12) focused burrowing owl surveys were conducted on March 10th, 18th, 19th, 29th, April 28th, 30th, May 2nd, 4th, June 1st, 2nd, 9th, and 11th, 2024 from one hour before sunrise to two hours after sunrise or in the early evening two hours before sunset to one hour after sunset. During visual surveys, all potentially suitable burrow or structure entrances were investigated for signs of owl occupation, such as feathers, tracks, or pellets, and carefully observed to determine if burrowing owls utilize these features, when present. All burrows are monitored at a short distance from the entrance, and at a location that would not interfere with potential owl behavior, when present. In addition to monitoring potential burrow locations, all suitable habitats in the Project Site were walked along travel routes which allowed for visual assessments of all suitable habitats.

7.3.2. Existing Conditions and Results

No burrowing owl or characteristic sign such as white-wash, feathers, tracks, or pellets were detected within or immediately adjacent to the Project Site during the 2024 survey efforts. At a minimum, an MSHCP 30-day preconstruction survey will be required immediately prior to the initiation of construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP.

7.3.3. Impacts

No Impact.

7.3.4. Mitigation

A 30-day MSHCP preconstruction survey will also be required immediately prior to the initiation of construction to ensure protection for this species and compliance with the conservation goals as outlined in MSHCP Section 6.3.2.

A 30-day pre-construction survey for burrowing owls is required prior to initial ground-disturbing activities (e.g., vegetation clearing, clearing and grubbing, grading, tree removal, site watering, equipment staging) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the Project Site prior to the initiation of ground-disturbing activities, the project proponent will immediately inform the RCA and the Wildlife Agencies and will need to

coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure that burrowing owl have not colonized the site since it was last disturbed. If burrowing owl is found, the same coordination described above will be necessary.

7.4. Mammals

7.4.1. Methods

The Project Site is not located within a Mammal Species Survey Area; therefore, no surveys are required (RCA GIS Data Downloads 2024). The project is consistent with MSHCP Section 6.3.2.

7.4.2. Existing Conditions and Results

The Project Site is not located within a Mammal Species Survey Area; therefore, no surveys are required (RCA GIS Data Downloads 2024). The project is consistent with MSHCP Section 6.3.2.

7.4.3. Impacts

No Impact.

7.4.4. Mitigation

No Mitigation Proposed.

8. INFORMATION ON OTHER SPECIES

8.1. Delhi Sands Flower Loving Fly

The Project Site is not located within or adjacent to areas mapped as Delhi soils.

8.2. Species Not Adequately Covered

Suitable habitat for one (1) of the twenty-eight (28) MSHCP species not adequately covered has the potential to occur within the Project Site impact area including grasshopper sparrow, as presented in Table 7, *Species not Adequately Covered with Potential to Occur on Project Site*. As stated in the MSHCP respective of species conservation objectives for the grasshopper sparrow:

> "*Species Specific Conservation Objective: Within the MSHCP Conservation Area, maintain occupancy within 3 large Core Areas (100 percent) and at least 3 of the 4 smaller Core Areas (75 percent) in at least 1 year out of any 5 consecutive year period. In order for this species to become a Covered Species Adequately Conserved, the following conservation must be*

demonstrated: Include within the MSHCP Conservation Area at least 8,000 acres in 7 Core Areas. Core areas may include the following: 1) Prado Basin, 2) Lake Skinner/Diamond Valley Lake/Johnson Ranch area, 3) Lake Mathews-Estelle Mountain, 4) Badlands, 5) Box Springs, 6) Santa Rosa Plateau/Tenaja, 7) Kabian Park, 8) Steele Peak, 9) Sycamore Canyon, 10) Potrero, and 11) Mystic Lake/San Jacinto Wildlife Area. Three of the 7 Core Areas will be large, consisting of a minimum of 2,000 acres of grassland habitat or grassland-dominated habitat (<20 percent shrub cover). The other 4 Core Areas may be smaller but will consist of at least 500 acres of contiguous grassland habitat or grassland-dominated habitat (<20 percent shrub cover). Five of the 7 Core Areas will be demonstrated to support at least 20 grasshopper sparrow pairs with evidence of successful reproduction within the first 5 years after permit issuance. Successful reproduction is defined as a nest which fledged at least one known young." (MSHCP 2024)

The proposed project will result in impacts to 253.42-acres of suitable non-native grassland/ruderal habitat for the grasshopper sparrow. However, a total of 12,214.13-acres of conserved lands (Potrero Reserve) are located within the central region of Cell Group B representing 62% conservation, exceeding the 55% upper conservation range. A total of 1,533-acres of grassland habitats have been mapped within the Potrero Reserve (County of Riverside 1994).

Table 7.
Species not Adequately Covered with Potential to Occur on Project Site

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
PLANTS		
Beautiful hulsea (*Hulsea vestita* ssp. *callicarpha*) CRPR 4.2	Perennial herb generally blooming from May to October within chaparral and lower montane coniferous forest in association with rocky or gravelly, granitic substrates (CNPS 2024).	No Potential – Not expected based on lack of observation during focused surveys conducted in 2024 and the lack of suitable habitat.
California bedstraw (*Galium californicum ssp. primum*) CRPR 1B.2	Perennial herb generally blooming from May to July within chaparral and lower montane coniferous forest in association with granitic and sandy substrates (CNPS 2024).	No Potential – Not expected based on lack of observation during focused surveys conducted in 2024 and the lack of suitable habitat.

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
California muhly (*Muhlenbergia californica*) CRPR 4.3	Perennial rhizomatous herb generally blooming from June to September within chaparral, coastal scrub, lower montane coniferous forest, meadows and seeps in association with mesic, seeps and streambanks (CNPS 2024).	No Potential – Not expected based on lack of observation during focused surveys conducted in 2024 and the lack of suitable habitat.
Chickweed oxytheca (*Sidotheca caryophylloides*) CRPR 4.3	Annual herb generally blooming from July to October within lower montane coniferous forest in association with sandy substrates. CNPS 2024).	No Potential – Not expected based on lack of observation during focused surveys conducted in 2024 and the lack of suitable habitat.
Cleveland's bush monkeyflower (*Diplacus clevelandii*) CRPR 4.2	Perennial rhizomatous herb generally blooming from April to July in chaparral, cismontane woodland and lower montane coniferous forest in association with gabbroic, often disturbed areas, openings, rocky. (CNPS 2024).	No Potential – Not expected based on lack of observation during focused surveys conducted in 2024 and the lack of suitable habitat.
Cliff cinquefoil (*Potentilla rimicola*) CRPR 2B.3	Perennial herb generally blooming from July to September in subalpine coniferous forest, upper montane coniferous forest in association with granitic and rocky substrates. (CNPS 2024).	No Potential – Not expected based on lack of observation during focused surveys conducted in 2024 and the lack of suitable habitat.
Coulter's Matilija poppy (*Romneya coulteri*) CRPR 4.2	Perennial rhizomatous herb generally blooming from April to July in chaparral, coastal scrub, often in burned areas. (CNPS 2024).	No Potential – Not expected based on lack of observation during focused surveys conducted in 2024.
Fish's milkwort (*Polygala cornuta* var. *fishiae*) CRPR 4.3	Perennial deciduous shrub generally blooming from May to August in chaparral, cismontane and riparian woodland. (CNPS 2024).	No Potential – Not expected based on lack of observation during focused surveys conducted in 2024 and the lack of suitable habitat.

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
Graceful tarplant (*Holocarpha virgata* ssp. *elongata*) CRPR 4.2	Annual herb generally blooming from May to November in chaparral, cismontane woodland, coastal scrub and valley and foothill grassland. (CNPS 2024) "*Graceful tarplant is known from heavy clay soils around vernal pools and wet meadows (U.S. Fish and Wildlife Service, unpublished data*). (MSHCP 2024)	No Potential – Not expected based on lack of observation during focused surveys conducted in 2024 and the lack of suitable substrates.
Lemon lily (*Lilium parryi*) CRPR 1B.2	Perennial bulbiferous herb generally blooming from July to August in lower montane coniferous forest, meadows and seeps, riparian forest and upper montane coniferous forest in association with mesic substrates. (CNPS 2024)	No Potential – Not expected based on lack of observation during focused surveys conducted in 2024 and the lack of suitable habitat.
Mojave tarplant (*Deinandra mohavensis*) CRPR 1B.3	Annual herb generally blooming from June to October in chaparral, coastal scrub and riparian habitat in association with mesic substrates. (CNPS 2024)	No Potential – Not expected based on lack of observation during focused surveys conducted in 2024 and the lack of suitable substrates.
Ocellated Humboldt lily (*Lilium humboldtii ssp. ocellatum*) CRPR 4.2	Perennial bulbiferous herb generally blooming from March to August in chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest and riparian woodland in openings. (CNPS 2024)	No Potential – Not expected based on lack of observation during focused surveys conducted in 2024.
Parry's spine flower (*Chorizanthe parryi* var. *parryi*) CRPR 1B.1	Annual herb generally blooming from April to June in chaparral, cismontane woodland, coastal scrub, valley and foothill grassland in association with sandy or	No Potential – Not expected based on lack of observation during focused surveys conducted in 2024.

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
	rocky openings. (CNPS 2024)	
Peninsular spine flower (*Chorizanthe leptotheca*) CRPR 4.2	Annual herb generally blooming from May to August in chaparral, coastal scrub and lower montane coniferous forest in association with alluvial fan and granitic substrates. (CNPS 2024)	No Potential – Not expected based on lack of observation during focused surveys conducted in 2024.
Plummer's mariposa lily (*Calochortus plummerae*) CRPR 4.2	Perennial bulbiferous herb generally blooming from May to July in chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, valley and foothill grassland in association with granitic and rocky substrates. (CNPS 2024)	No Potential – Not expected based on lack of observation during focused surveys conducted in 2024.
Rainbow manzanita (*Arctostaphylos rainbowensis*) CRPR 1B.1	Perennial evergreen shrub generally blooming from December to March in chaparral habitat. (CNPS 2024)	No Potential – Not expected based on lack of observation during focused surveys conducted in 2024.
Shaggy-haired alumroot (*Heuchera hirsutissima*) CRPR 1B.3	Perennial rhizomatous herb generally blooming from May to July in subalpine coniferous forest, upper montane coniferous forest in association with rocky and granitic substrates. (CNPS 2024)	No Potential – Not expected based on lack of observation during focused surveys conducted in 2024 and the lack of suitable habitat.
Small-flowered microseris (*Microseris douglasii* var. *platycarpha*) CRPR 4.2	Annual herb generally blooming from March to May in cismontane woodland, coastal scrub, valley and foothill grassland, vernal pools in association with clay substrates. (CNPS 2024)	No Potential – Not expected based on lack of observation during focused surveys conducted in 2024 and the lack of suitable habitat.

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
Sticky-leaved dudleya (*Dudleya viscida*) CRPR 1B.2	Perennial herb generally blooming from May to June in coastal bluff scrub, chaparral, cismontane woodland, coastal scrub in association with rocky substrates. (CNPS 2024)	No Potential – Not expected based on lack of observation during focused surveys conducted in 2024.
REPTILES		
San Bernardino mountain kingsnake (*Lampropeltis zonata parvirubra*)	A habitat generalist, found in diverse habitats including coniferous forest, oak-pine woodlands, riparian woodland, chaparral, manzanita, and coastal sage scrub. Wooded areas near a stream with rock outcrops, talus or rotting logs that are exposed to the sun are good places to find this snake.	No Potential – based on a lack of suitable vegetation within and adjacent to the Project Site.
San Diego mountain kingsnake (*Lampropeltis zonata pulchra*)	A habitat generalist, found in diverse habitats including coniferous forest, oak-pine woodlands, riparian woodland, chaparral, manzanita, and coastal sage scrub. Wooded areas near a stream with rock outcrops, talus or rotting logs that are exposed to the sun are good places to find this snake.	No Potential – based on a lack of suitable vegetation within and adjacent to the Project Site.
Southern rubber boa (*Charina umbratica*) ST	Grassland, mountain meadows, chaparral, woodland, along streamsides, deciduous and coniferous forest in the San Bernardino and San Jacinto Mountains.	No Potential – based on a lack of suitable vegetation within and adjacent to the Project Site.

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
Southern sagebrush lizard (*Sceloporus graciosus vandenburgianus*)	Lives in shrublands such as chaparral, manzanita and ceanothus, as well as open pine and Douglas Fir forests, mainly in the mountains. (CalHerps 2024) The distribution of the Southern Sagebrush Lizard extends in a series of disjunct, montane sky islands from Los Angeles County, southward to the Sierra San Pedro Martir in Baja California. It is commonly found above 5,000 feet in elevation, depending on latitude These lizards enjoy open ground, with clear sunlight and dappled low vegetation. (SDNH 2024).	No Potential – based on a lack of suitable vegetation within and adjacent to the Project Site.
BIRDS		
California spotted owl (*Strix occidentalis occidentalis*) SSC	Primarily occurs in woodlands of oaks and coniferous forests.	No Potential – based on a lack of suitable vegetation within and adjacent to the Project Site.
Grasshopper sparrow (*Ammodramus savannarum*) SSC	Occurs within native and non-native grasslands.	Potential – based on presence of suitable non-native grassland/ruderal vegetation.
Lincoln's sparrow (breeding) (*Melospiza lincolnii*)	Occurs in riparian scrub, riparian edges and mesic weedy areas.	No Potential – based on a lack of suitable vegetation within and adjacent to the Project Site.
Williamson's sapsucker (*Sphyrapicus thyroideus*)	Resident in the San Jacinto Mountains in montane coniferous forest.	No Potential – based on a lack of suitable vegetation within and adjacent to the Project Site.
MAMMALS		
San Bernardino flying squirrel (*Glaucomys sabrinus californicus*) SSC	San Bernardino flying squirrel occurs in a range of coniferous and deciduous forest, including riparian forests in the San Gabriel, San Bernardino, and San	No Potential – based on a lack of suitable vegetation within and adjacent to the Project Site.

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
	Jacinto Mountains. The San Bernardino flying squirrel has been reported in mixed conifer forests of Jeffrey pine and white fir. Sumner (1927) reported the habitat as white fir and black oak (*Quercus kelloggii*) woodlands. (CDFG 1998)	

California Native Plant Society (CNPS): California Rare Plant Rank (CRPR)

CRPR 1A – plants presumed extinct in California
CRPR 1B – plants rare, threatened, or endangered in California, but more common elsewhere
CRPR 2A – plants presumed extirpated in California but common elsewhere
CRPR 2B – plants rare, threatened, or endangered in California but more common elsewhere
CRPR 3 – plants about which we need more information, a review list
CRPR 4 – plants of limited distribution, a watch list
.1 – Seriously endangered in California
.2 – Fairly endangered in California
.3 – Not very endangered in California

State (CDFW) Protection and Classification

ST – State Threatened
SSC – State Species of Special Concern

9. GUIDELINES PERTAINING TO THE URBAN/WILDLANDS INTERFACE (Section 6.1.4)

All MSHCP Urban/Wildlands Interface guidelines presented in Section 6.1.4 are intended to address indirect effects associated with locating commercial, mixed uses and residential developments in proximity to an MSHCP Conservation Area. Final project design will be developed to ensure best management practices are incorporated into the proposed project to address and minimize edge effects associated with the Urban/Wildlands Interface to south of the Project Site into the Potrero Reserve.

Water Quality/Hydrology

The project will comply with all applicable water quality regulations, including obtaining and complying with those conditions established in Waste Discharge Requirement Programs (WDRs) and a National Pollutant Discharge Elimination System (NPDES) permits. Both of these permits include the treatment of all surface runoff from paved and developed areas, the implementation of applicable Best Management Practices (BMPs) during construction activities and the installation and proper maintenance of structural BMPs to ensure adequate long-term treatment of water before entering into any stream course or offsite conservation areas. No significant impacts are anticipated.

Toxics

Storm water treatment systems will be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant material, or other elements that could degrade or harm downstream biological or aquatic resources. Toxic sources within the Project Site would be limited to those commonly associated with commercial development, such as pesticides, insecticides, herbicides, fertilizers, and vehicle emissions. In order to mitigate the potential effects of these toxics, the project will incorporate structural BMPs, as required in association with compliance with WDRs and the NPDES permit system, in order to reduce the level of toxins introduced into the drainage system and the surrounding areas. Water quality measures will be implemented and no significant impacts are anticipated.

Lighting

Night lighting associated with the proposed development that is adjacent to any proposed conservation areas would be directed away to reduce potential indirect impacts to wildlife species. No significant impacts are anticipated.

Noise

Because the proposed project development will not result in noise levels that exceed noise standards established for County of Riverside or City of Beaumont, wildlife within proposed open space habitats will not be subject to noise that exceeds these established standards. Short-term construction-related noise impacts will be reduced by the implementation of the following:

- During all Project Site excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project Site.

- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the Project Site during all project construction.

- The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours to be determined by County of Riverside or City of Beaumont staff.

- The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.

No significant impacts are anticipated.

Invasive Species

The landscape plans for the commercial development shall avoid the use of invasive species for the portions of the development areas adjacent to the open space areas. Invasive plants that should be avoided are included in Table 6-2 of the MSHCP, *Plants That Should Be Avoided Adjacent to the MSHCP Conservation Area*. No significant impacts are anticipated.

Barriers

Barriers are intended to reduce or minimize unauthorized public access and associated impacts to protected resources. A permanent barrier between the Project Site and Potrero Reserve will be constructed. No significant impacts are anticipated.

Implementation of all Urban/Wildlands Interface guidelines will minimize adverse project indirect impacts and ensure consistency with MSHCP Section 6.1.4 guidelines. In conformance with MSHCP Section 6.1.4, the project would minimize potential indirect effects to downstream resources and reduce any edge effects to the urban/wildland interface through the following measures:

- BMPs would be implemented to maintain water quality. All run-off from the development area, would be treated, as needed, prior to exiting the site to reduce pollutants of concern.

- The project would not drain into any MSHCP Conservation Area.

- The project would not discharge toxics into any MSHCP Conservation Area.

- The project would not direct night lighting into any MSHCP Conservation Areas.

- The project would not generate noise in excess of residential noise standards in any MSHCP Conservation Areas.

- The project is not adjacent to the MSHCP Conservation Area, where it would be likely to increase unauthorized public access, domestic animal predation, illegal trespass, or dumping.

- No manufactured slopes associated with the project would extend into any MSHCP conservation area.

- No plants included on the California Invasive Plant Council's list of invasive species or in Table 6-2 of the MSHCP would be used in any project landscape anywhere on-site.

- The project would not impact any conserved habitat for fuel modification purposes, as the project is not located adjacent to conserved habitat or within a high fire zone and no fuel modification is required.

10. BEST MANAGEMENT PRACTICES

The following BMP's will be implemented and/or included as conditions of approval as warranted and applicable to final project designs.

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 FESA and the MSHCP, the need to adhere to the provisions of the FESA and the MSHCP, the penalties associated with violating the provisions of the FESA, 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. A qualified biologist shall be onsite prior to and during all initial ground and habitat disturbance activities to move out of harm's way special status species or other wildlife of low or limited mobility that would otherwise be injured or killed from project-related activities.

3. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.

4. 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.

5. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the drainages shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.

6. Projects should be designed to avoid the placement of equipment and personnel within stream channels or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern located outside of impact areas.

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 offsite. 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 the City of Beaumont, USFWS, and CDFW, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.

9. Erodible fill material shall not be deposited into water courses. 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.

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.

11. REFERENCES

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

Author:_____ Date: January 6 2026

Contact: Ruben S. Ramirez, Jr. 949-300-0212, r.ramirez@cadreenvironmental.com

INFORMATION SUMMARY

A. Report Date: November 18th, 2024

B. Report Title: Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Focused Burrowing Owl Surveys for the 385.60-Acre Beaumont Heights Business Centre Project Site, Unincorporated Riverside County (City of Beaumont Sphere of Influence), California.

C. APN#s: Onsite: 424-090-007, -008, 424-110-007 to -010, 424-130-001 to -003, 424-140-001, and 428-020-001, Offsite: 424-130-004 to -009, 424-140-010, right-of-way (ROW), Portions of 428-010-019, 428-020-002, and 424-140-012.

D. Project Location: United States Geological Survey (USGS) 7.5' Series Beaumont Quadrangle, Township 3 South, Range 1 West, Extending East of State Route 79, South of Laird Road, North of Potrero Reserve, and Bisected by the Southern California Edison Easement as shown in Attachment A, *Regional Location Map* and Attachment B, *Project Site Map*.

E. Applicant: Beaumont Heights, LLC
1501 Quail Street, Suite 250
Newport Beach, CA 92660
Contact: Grant Ross (949) 688-6931

F. MOU Principal: Cadre Environmental
701 Palomar Airport Road, Suite 300,
Carlsbad, CA 92011
Contact: Ruben S. Ramirez, Jr. (949) 300-0212

G. Date of Surveys: March 10th, 18th, 19th, 29th, April 28th, 30th, May 2nd, 4th, June 1st, 2nd, 9th, and 11th, 2024.

H. Summary: The 385.60-acre project site including 243.67-acre offsite impact area (629.27-acres total) is located within the Western Riverside County MSHCP The Pass Plan Area, Subunit 1 – Potrero/Badlands and Proposed Core 3. The project site is located almost completely within MSHCP Criteria Areas 1404, 1405, 1507, 1508, 1599, and 1597, Cell Group B, as shown in Attachment C, *MSHCP Relationship Map*.

The MSHCP has determined that all of the sensitive species potentially occurring onsite have been adequately covered (MSHCP

Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). However, additional surveys may be required for narrow endemic plants, criteria area species, and specific wildlife species, if suitable habitat is documented onsite and/or if the property is located within a predetermined "Survey Area" (MSHCP 2004).

The project site occurs completely within a predetermined Survey Area for the burrowing owl (*Athene cunicularia*). Suitable burrowing owl burrows potentially utilized for refugia and/or nesting, and foraging habitat were documented within 223-acres of the project site. Therefore, three (3) survey areas were delineated and focused surveys were conducted by Cadre Environmental during the spring of 2024.

No burrowing owl or characteristic sign such as white-wash, feathers, tracks, or pellets were detected within or immediately adjacent to the project site during the 2024 survey efforts. At a minimum, an MSHCP 30-day preconstruction survey will be required immediately prior to the initiation of construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP.

SUBJECT

Western Riverside County Multiple Species Habitat Conservation Plan Focused Burrowing Owl Surveys for the 385.60-Acre Beaumont Heights Business Centre Project Site, Unincorporated Riverside County (City of Beaumont Sphere of Influence), California

This report presents the findings of focused Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) burrowing owl (*Athene cunicularia*) surveys conducted for the Beaumont Heights Business Centre project site ("Project Site") located within unincorporated Riverside County (City of Beaumont Sphere of Influence), California, as shown in Attachment A, *Regional Location Map.* The Project Site occurs completely within a predetermined Survey Area for the burrowing owl.

The 385.60-acre Project Site is located within Assessor's Parcel Numbers (APNs) 424-090-007, -008, 424-110-007 to -010, 424-130-001 to -003, 424-140-001, and 428-020-001. The 243.67-acre offsite impact areas associated with road, infrastructure improvements and project construction staging areas are located within APN's 424-130-004 to -009, 424-140-010, portions of 428-010-019, 428-020-002, 424-140-012, and State Route 79, California Avenue and East 1st Street right-of-way's (ROW).

The Project Site is located within United States Geological Survey (USGS) 7.5' Series Beaumont Quadrangle, Township 3 South, Range 1 West, extending east of State Route 79, south of Laird Road, north of Potrero Reserve, and bisected by the Southern California Edison Easement, as shown Attachment B, *Project Site Map.*

The Project Site is located within the Western Riverside County MSHCP The Pass Plan Area, Subunit 1 – Potrero/Badlands and Proposed Core 3. The Project Site is located almost completely within MSHCP Criteria Areas 1404, 1405, 1507, 1508, 1599, and 1597, Cell Group B, as shown in Attachment C, *MSHCP Relationship Map* (Western Riverside County Regional Conservation Authority (RCA) Geographic Information System (GIS) Data Downloads 2024).

METHODS OF STUDY

APPROACH

Prior to initiating the focused survey efforts, a review of all available and relevant data on the biological characteristics, sensitive habitats, and species potentially present on or adjacent to the Project Site was conducted. Additionally, aerial photography, and USGS topographic map data were examined. After reviewing the available information, Cadre Environmental conducted a physical site assessment and initiated focused surveys.

Plant Community/Habitat Classification and Mapping

Plant communities were preliminarily mapped with the aid of an aerial photograph using the MSHCP uncollapsed vegetation communities classification system during the initial habitat assessment conducted during the winter of 2021 and updated spring of 2024. When a vegetation community could not be accurately characterized using this classification system, an updated community classification code was developed to more accurately represent onsite habitat types. Vegetation communities and Project Site photographs are shown in Attachment D, *Vegetation Communities Map*, and Attachment E to M, *Project Site Photographs*.

General Wildlife Inventory

All animals identified during the focused surveys by sight, call, tracks, scat, or other characteristic sign were recorded onto a 1:200 scale orthorectified color aerial photograph or documented using a global positioning system (GPS). In addition to species actually detected, expected use of the site by other wildlife was derived from the analysis of habitats on the site, combined with known habitat preferences of regionally occurring wildlife species.

Vertebrate taxonomy followed in this report is according to the Center for North American Herpetology (2024 for amphibians and reptiles), the American Ornithologists' Union (1988 and supplemental) for birds, and Baker et al. (2003) for mammals. Both common and scientific names are used during the first mention of a species; common names only are used in the remainder of the text.

Burrowing Owl Surveys

In accordance with the MSHCP Burrowing Owl Survey Instructions (2006), survey protocol consists of two steps, Step I – Habitat Assessment and Step II – Locating Burrows and Burrowing Owls. Step II is comprised of two parts, Part A: Focused Burrow Surveys and Part B: Focused Burrowing Owl Surveys. Each step is briefly outlined below, followed by the methodology and results of each survey conducted within the Project Site. All initial habitat assessment, burrow and focused surveys were conducted by Ruben Ramirez, Cadre Environmental. Surveys were conducted during weather that is conducive to observing owls outside their burrows and detecting burrowing owl sign. Surveys were not conducted during rain, high winds (> 20 mph), dense fog, or temperatures over 90 °F. None of the surveys were conducted within five (5) days of measurable precipitation. In addition to the MSHCP guidelines, field notes were taken daily. These notes recorded the date, location, animal species observed, and general habitat characteristics of each area and habitat examined that day.

Step I – Habitat Assessment

Step 1 of the MSHCP habitat assessment for burrowing owl consists of a walking survey to determine if suitable habitat is present onsite. Cadre Environmental conducted the initial habitat assessment during the winter of 2021. Upon arrival at the Project Site, and prior to initiating the assessment survey, Cadre Environmental used binoculars to scan all suitable habitats on and adjacent to the property, including perch locations, to ascertain owl presence.

All suitable areas of the Project Site were surveyed on foot by walking slowly and methodically while recording/mapping areas that may represent suitable owl habitat onsite. Primary indicators of suitable burrowing owl habitat in western Riverside County include, but are not limited to, native and non-native grassland, interstitial grassland within shrub lands, shrub lands with low density shrub cover, golf courses, drainage ditches, earthen berms, unpaved airfields, pastureland, dairies, fallow fields, and agricultural use areas. Burrowing owls typically use burrows made by fossorial mammals, such as ground squirrels (*Otospermophilus beecheyi*) or badgers (*Taxidea taxus*), but they often utilize man-made structures, such as earthen berms, cement culverts, cement, asphalt, rock, or wood debris piles, or openings beneath cement or asphalt pavement. Burrowing owls are often found within, under, or in close proximity to man-made structures.

According to the MSHCP guidelines, if suitable habitat is present the biologist should also walk the perimeter of the property, which consists of a 150-meter (approximately 500 feet) buffer zone around the Project Site boundary. If permission to access the buffer area cannot be obtained, the biologist shall not trespass, but visually inspect adjacent habitats with binoculars. Results from the habitat assessment indicated that suitable burrowing owl burrows potentially utilized for refugia and/or nesting were documented within the property including foraging habitat within the disturbed and non-native grassland vegetation. Accordingly, if suitable habitat is documented onsite, both Step II surveys and the 30-day pre-construction surveys are required in order to comply with the MSHCP guidelines.

Step II – Locating Burrows and Burrowing Owls

Concurrent with the habitat assessment, a detailed focused burrow survey was conducted and included documentation of appropriately sized natural burrows or suitable man-made structures that may be utilized by burrowing owl - as part of the MSHCP protocol, which is described below under Part A. Focused Burrow Survey as shown in Attachment M, *Current Project Site Photographs*. The MSHCP protocol indicates that no more than 100 acres should be surveyed per day/per biologist. A total of 223-acres of suitable habitat was documented within the Project Site. Therefore, three (3) separate burrowing owl survey areas were established, as shown in Attachment M, *Burrowing Owl Survey Area Map.*

Part A: Focused Burrow Survey

A systematic survey for burrows, including burrowing owl sign, was conducted by walking across all suitable habitats mapped within the Project Site on January 2021 and March 10th, 2024. Pedestrian survey transects were spaced to allow 100% visual coverage of the ground surface. The distances between transect centerlines were no more than 20 meters (approximately 66 ft.) apart, and owing to the terrain, often much smaller. Transect routes were also adjusted to account for topography and in general ground surface visibility. All observations of suitable burrows or dens, natural or man-made, or sightings of burrowing owl, were recorded and mapped during the survey.

Part B: Focused Burrowing Owl Surveys

Twelve (12) focused burrowing owl surveys were conducted on March 10th, 18th, 19th, 29th, April 28th, 30th, May 2nd, 4th, June 1st, 2nd, 9th, and 11th, 2024 from one hour before sunrise to two hours after sunrise or in the early evening two hours before sunset to one hour after sunset, as outlined in Table 1, *Burrowing Owl Survey Schedule*. During visual surveys, all potentially suitable burrow or structure entrances were investigated for signs of owl occupation, such as feathers, tracks, or pellets, and carefully observed to determine if burrowing owls utilize these features, when present. All burrows are monitored at a short distance from the entrance, and at a location that would not interfere with potential owl behavior, when present. In addition to monitoring potential burrow locations, all suitable habitats in the Project Site were walked along travel routes which allowed for visual assessments of all suitable habitats, as shown in Attachment N, *Burrowing Owl Survey Area Map*.

Table 1.
Burrowing Owl Survey Schedule

Survey	2024 Survey Dates/Conditions/Times	Results
SURVEY AREA 1		
1	March 10th, 44°F to 55°F, winds 0-2 mph, no rain 6:00am to 9:00am	No burrowing owls detected.
2	March 19th, 46°F to 59°F, winds 2-8 mph, no rain 6:00am to 9:00am	No burrowing owls detected.
3	May 2nd, 52°F to 64°F, winds 2-6 mph, no rain 5:30am to 8:00am	No burrowing owls detected.
4	June 2nd, 57 °F to 62°F, winds 0--2 mph, no rain 5:30am to 8:00am	No burrowing owls detected.
SURVEY AREA 2		
1	March 29th, 48°F to 54°F, winds 2-4 mph, no rain	No burrowing owls detected
2	April 28th, 48°F to 65°F, winds 2-4 mph, no rain	No burrowing owls detected
3	May 4th, 55°F to 58°F, winds 2-8 mph, no rain	No burrowing owls detected

Survey	2024 Survey Dates/Conditions/Times	Results
4	June 9th, 58°F to 78°F, winds 4-12 mph, no rain	No burrowing owls detected
SURVEY AREA 3		
1	March 18th, 45°F to 60°F, winds 2-6 mph, no rain 6:00am to 9:00am	No burrowing owls detected
2	April 30th, 53°F to 68°F, winds 2-4 mph, no rain 5:30am to 8:30am	No burrowing owls detected
3	June 1st, 57°F to 62°F, winds 0-2 mph, no rain 5:30am to 8:30am	No burrowing owls detected
4	June 11th, 55°F to 72°F, winds 4-10 mph, no rain 5:30am to 8:30am	No burrowing owls detected

EXISTING CONDITIONS

As previously stated, plant communities were mapped using the MSHCP uncollapsed vegetation communities classification system when appropriate. When a vegetation community could not be accurately characterized using this information, an updated community classification code was developed to more accurately represent onsite habitat types. The Project Site slopes from the northeast corner at 2,700 feet height above mean sea level (AMSL) in a southwest direction to 2,300 feet AMSL in the southwestern region. The northern region of Project Site is dominated by generally flat non-native grassland/ruderal vegetation and extends south toward an area of increased topographic relief characterized by several ridgelines and valleys. A total of eight (8) vegetation communities were mapped onsite as outlined in Table 2, *Vegetation Communities Acreages*.

Table 2.
Vegetation Communities Acreages

*Vegetation Type	Onsite Acres	Offsite Acres	Total Acres
Non-native Grassland/Ruderal	223.02	30.49	253.51
Chamise Chaparral	97.07	148.10	245.17
Southern Mixed Chaparral	33.22	13.84	47.06
Disturbed	13.72	25.05	38.77
Developed	0.00	19.51	19.51
Riversidean Sage Scrub	10.38	1.46	11.84
California Buckwheat Scrub	4.72	2.33	7.05
Exotic	3.47	2.89	6.36
TOTALS	**385.60**	**243.67**	**629.27**

**Source: Cadre Environmental 2021/2024*

Chamise Chaparral

The majority of the Project Site including the southern and eastern regions are dominated by chamise chaparral. Species documented within this vegetation community include chamise (*Adenostoma fasciculatum*) with scattered sugar bush (*Rhus ovata*), laurel sumac (*Malosma laurina*), toyon (*Heteromeles arbutifolia*), Mojave yucca (*Yucca schidigera*), chaparral honeysuckle (*Lonicera interrupta*), and patches of black sage (*Salvia mellifera*). Rock outcrops are scattered within the western region of the Project Site where this vegetation community is present.

Non-native Grassland/Ruderal

The northern region of the Development Site is generally flat with a slight southwestern slope. This region is dominated by non-native grassland/ruderal vegetation. Species documented within this vegetation community include wild oat (*Avena fatua*), slim oat (*Avena barbata*), ripgut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), foxtail brome (*Bromus madritensis* ssp. *rubens*), goldentop (*Lamarckia aurea*), and ruderal invasive species. Other species scattered throughout this vegetation community include stinknet (*Oncosiphon piluliferum*), black mustard (*Brassica nigra*), tocalote (*Centaurea melitensis*), red-stemmed filaree (*Erodium cicutarium*), white-stemmed filaree (*Erodium moschatum*), prickly lettuce (*Lactuca serriola*), Russian thistle (*Salsola tragus*), annual sunflower (*Helianthus annuus*), telegraph weed (*Heterotheca grandiflora*), clustered tarweed (*Deinandra fasciculata*), field bindweed (*Convolvulus arvensis*), turkey mullein (*Croton setigerus*), white horse-nettle (*Solanum elaeagnifolium*), tree tobacco (*Nicotiana glauca*), four-spot clarkia (*Clarkia purpurea*), California poppy (*Eschscholzia californica*), vinegarweed (*Trichostema lanceolatum*), and slender buckwheat (*Eriogonum gracile*).

Southern Mixed Chaparral

Southern mixed chaparral is located along the western boundary of the Project Site and within the rock outcrops. Dominant plant species documented within this vegetation community include hoaryleaf ceanothus (*Ceanothus crassifolius*), chamise, sugar bush, inland scrub oak (*Quercus berberidifolia*), four wing saltbush (*Atriplex canescens*), blue elderberry (*Sambucus cerulea*), skunkbush (*Rhus trilobata*), birch leaf mountain mahogany (*Cercocarpus betuloides*), spiny redberry (*Rhamnus crocea*), and hollyleaf cherry (*Prunus ilicifolia*). Rock outcrops are scattered within the western region of the Project Site where this vegetation community is present.

Disturbed

Disturbed regions of the Project Site include dirt roads and off-road vehicle recreational paths devoid of vegetation.

Riversidean Sage Scrub

A few isolated patches of Riversidean sage scrub are located within the western region of the Project Site. Dominant plant species documented within this vegetation community include brittlebush (*Encelia farinosa*), California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), pinebush (*Ericameria pinifolia*), cotton-thorn (*Tetradymia comosa*), black sage, horehound (*Marrubium vulgare*), coast goldenbush (*Isocoma menziesii* var. *menziesii*), white sage (*Salvia apiana*), and slender buckwheat. Rock outcrops are scattered within the western region of the Project Site where this vegetation community is present.

California Buckwheat Scrub,

A few isolated patches of California buckwheat scrub are located within the western region of the Project Site. Dominant plant species documented within this vegetation community include California buckwheat, common sandaster (*Corethrogyne filaginifolia* var. *filaginifolia*), deerweed (*Acmispon glaber*), California match weed (*Gutierrezia californica*), and beavertail cactus (*Opuntia basilaris*).

Exotic

Several patches of ornamental exotic vegetation were documented within the Project Site including Eucalyptus (*Eucalyptus* sp.), Peruvian pepper tree (*Schinus molle*), chinaberry (*Melia azedarach*), olive (*Olea europaea*), and pine (*Pinus* sp.)

RESULTS

Burrowing Owl

No burrowing owl or characteristic sign such as white-wash, feathers, tracks, or pellets were detected within or immediately adjacent to the Project Site during the 2024 survey efforts. At a minimum, an MSHCP 30-day preconstruction survey will be required immediately prior to the initiation of construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP.

General Faunal Species Observations

General wildlife species documented on site include but are not limited to red-tailed hawk (*Buteo jamaicensis*), turkey vulture (*Cathartes aura*), rock dove (*Columba livia*), American kestrel (*Falco sparverius*), Anna's hummingbird (*Calypte anna*), bushtit (*Psaltriparus minimus*), white-crowned sparrow (*Zonotrichia leucophrys*), song sparrow (*Melospiza melodia*), western meadowlark (*Sturnella neglecta*), northern flicker (*Colaptes auratus*), California quail (*Callipepla californica*), blue-grey gnatcatcher (*Polioptila caerulea*), mourning dove (*Zenaida macroura*), Cassin's kingbird (*Tyrannus vociferans*), black phoebe (*Sayornis nigricans*), Say's phoebe (*Sayornis saya*), cliff swallow (*Petrochelidon*

pyrrhonota), American crow (*Corvus brachyrhynchos*), wrentit (*Chamaea fasciata*), California towhee (*Pipilo crissalis*), spotted towhee (*Pipilo maculatus*), European starling (*Sturnus vulgaris*), house finch (*Haemorhous mexicanus*), lesser goldfinch (*Spinus psaltria*), house sparrow (*Passer domesticus*), desert cottontail rabbit (*Sylvilagus audubonii*), and California ground squirrel.

LITERATURE CITED AND SELECTED REFERENCES

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ATTACHMENTS

Attachment A - Regional Location Map
Attachment B - Project Site Map
Attachment C - MSHCP Relationship Map
Attachment D - Vegetation Communities Map
Attachment E - Current Project Site Photographs
Attachment F - Current Project Site Photographs
Attachment G - Current Project Site Photographs
Attachment H - Current Project Site Photographs
Attachment I - Current Project Site Photographs
Attachment J - Current Project Site Photographs
Attachment K - Current Project Site Photographs
Attachment L - Current Project Site Photographs
Attachment M - Current Project Site Photographs
Attachment N - Burrowing Owl Survey Area Map

Certification

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

Author: _____ Date: November 18th, 2024

Fieldwork Performed By: _____ Date: November 18th, 2024



APNs Onsite: 424-090-007, -008, 424-110-007 to -010, 424-130-001 to -003, 424-140-001, and 428-020-001, APNs Offsite: 424-130-004 to -009, 424-140-010, ROWs, Portions of 428-010-019, 428-020-002, and 424-140-012

Attachment A - Regional Location Map

MSHCP Focused Burrowing Owl Surveys
Beaumont Heights Business Centre

CADRE Environmental

N
not to scale

East 1st Street

79

City of Beaumont
Unincorporated Riverside County

OFFSITE IMPACT BOUNDARY

California Avenue

Manzanita Park Road

OFFSITE IMPACT BOUNDARY

Laird Road

PROJECT SITE BOUNDARY

Unincorporated
Riverside County

79

PROJECT SITE

Unincorporated
Riverside County

SOUTHERN CALIFORNIA EDISON EASEMENT

RCA
Conserved
Land

OFFSITE IMPACT BOUNDARY

RCA
Conserved
Land

79

PQP Conserved Land
BLM

Unincorporated Riverside County
City of Beaumont

Conserved Land
Potrero Reserve

APNs Onsite: 424-090-007, -008, 424-110-007 to -010, 424-130-001 to -003, 424-140-001, and 428-020-001, APNs Offsite: 424-130-004 to -009, 424-140-010, ROWs, Portions of 428-010-019, 428-020-002, and 424-140-012

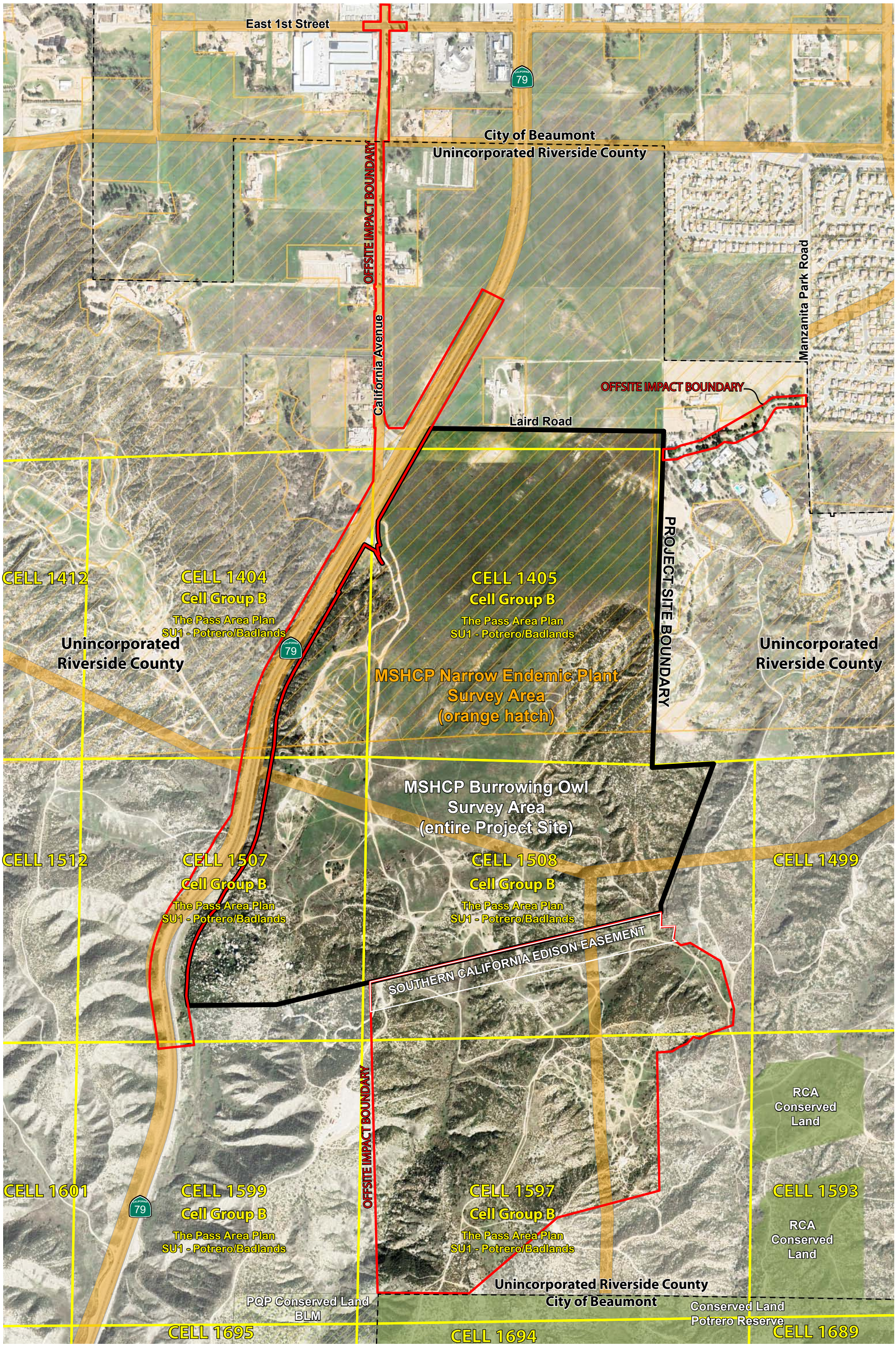
Attachment B - Project Site Map

MSHCP Focused Burrowing Owl Surveys
Beaumont Heights Business Centre

CADRE Environmental

N

1 inch = 800 feet



Attachment C - MSHCP Relationship Map

MSHCP Focused Burrowing Owl Surveys
Beaumont Heights Business Centre

Covered Roads

CADRE Environmental

N

1 inch = 800 feet

Vegetation Communities

- NNG — Non-Native Grassland/Ruderal
- CC — Chamise Chaparral
- CBS — California Buckwheat Scrub
- ORN — Exotic
- RSS — Riversidean Sage Scrub
- SMC — Southern Mixed Chaparral
- DIS — Disturbed
- DEV — Developed

Source: Cadre Environmental 2021, 2024

East 1st Street
79
DEV
City of Beaumont
Unincorporated Riverside County
OFFSITE IMPACT BOUNDARY
California Avenue
Manzanita Park Road
NNG
OFFSITE IMPACT BOUNDARY
ORN
DEV
DIS
ORN
Laird Road
DEV
DIS
NNG
PROJECT SITE BOUNDARY
CELL 1412
CELL 1404
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
Unincorporated
Riverside County
SMC
SMC
79
CELL 1405
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
NNG
NNG
CC
Unincorporated
Riverside County
CC
ORN
DIS
CC
ORN
NNG
RSS
SMC
CELL 1512
CELL 1507
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
RSS
ORN
CBS
SMC
CC
NNG
RSS
CELL 1508
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
CC
DIS
CC
CC
SOUTHERN CALIFORNIA EDISON EASEMENT
RSS
NNG
CC
NNG
SMC
CELL 1499
RSS
CC
CC
ORN
DIS
CBS
NNG
CC
OFFSITE IMPACT BOUNDARY
RCA
Conserved
Land
CELL 1601
79
CELL 1599
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
CELL 1597
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
NNG
CELL 1593
RCA
Conserved
Land
PQP Conserved Land
BLM
Unincorporated Riverside County
City of Beaumont
Conserved Land
Potrero Reserve
CELL 1695
CELL 1694
CELL 1689

Attachment D - Vegetation Communities Map
MSHCP Focused Burrowing Owl Surveys
Beaumont Heights Business Centre

CADRE Environmental

N
1 inch = 800 feet



PHOTOGRAPH 1 - Northward view of northern region of Project Site - Non-native grassland.



PHOTOGRAPH 2 - Northwest view of northern region of Project Site.



PHOTOGRAPH 3 - Chamise chaparral vegetation community.



PHOTOGRAPH 4 - Chamise chaparral vegetation community.



PHOTOGRAPH 5 - Southwest view of northern region of Project Site.



PHOTOGRAPH 6 - Northwest view of Project Site.



PHOTOGRAPH 7 - Northward view of central region of Project Site.



PHOTOGRAPH 8 - Eastern view of southern region of Project Site.



PHOTOGRAPH 9 - Disturbed/non-native grassland vegetation community.



PHOTOGRAPH 10 - Disturbed/non-native grassland vegetation community.



PHOTOGRAPH 11 - Northward view from southern region of Project Site.



PHOTOGRAPH 12 - Northward view of southern offsite impact area adjacent to SR79 - southern mixed chaparral in background.



PHOTOGRAPH 13 - Southward view of offsite impact area within SR79 right-of-way.



PHOTOGRAPH 14 - Northward view of offsite impact area at SR79/California Avenue intersection.



PHOTOGRAPH 15 - Northward view of offsite impact area within California Avenue right-of-way.



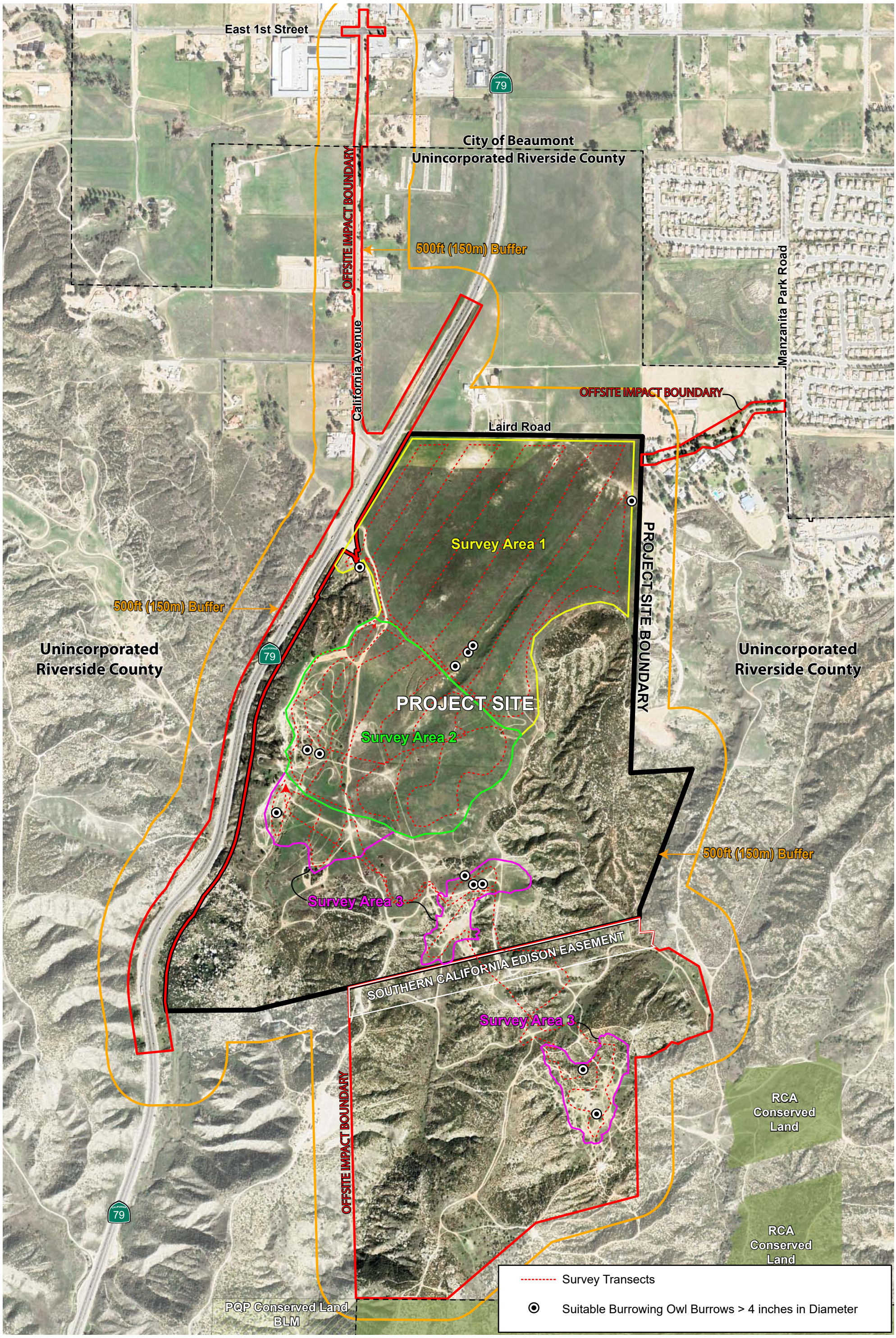
PHOTOGRAPH 16 - Southward view of offsite impact area from California Avenue/East 1st Street intersection right-of-way.



PHOTOGRAPH 17 - Potential Burrowing Owl Burrow



PHOTOGRAPH 18 - Potential Burrowing Owl Burrow



APNs Onsite: 424-090-007, -008, 424-110-007 to -010, 424-130-001 to -003, 424-140-001, and 428-020-001, APNs Offsite: 424-130-004 to -009, 424-140-010, ROWs, Portions of 428-010-019, 428-020-002, and 424-140-012

Attachment N - Burrowing Owl Survey Area Map

MSHCP Focused Burrowing Owl Surveys

Beaumont Heights Business Centre

CADRE Environmental

N

1 inch = 800 feet

INFORMATION SUMMARY

A. Report Date: August 5th, 2024

B. Report Title: Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Narrow Endemic Sensitive Plant Surveys for the 389.30-Acre Beaumont Heights Business Centre Project Site, Unincorporated Riverside County (City of Beaumont Sphere of Influence), California.

C. APN#s: Onsite: 424-090-007, -008, 424-110-007 to -010, 424-130-001 to -003, 424-140-001, and 428-020-001. Offsite: 424-130-004 to -009, 424-140-010 and Right-of-Ways.

D. Project Location: United States Geological Survey (USGS) 7.5' Series Beaumont Quadrangle, Township 3 South, Range 1 West, Extending East of State Route 79, South of Laird Road, North of Potrero Reserve, and Bisected by the Southern California Edison Easement as shown in Attachment A, *Regional Location Map* and Attachment B, *Project Site Map*.

E. Applicant: Beaumont Heights, LLC
1501 Quail Street, Suite 250
Newport Beach, CA 92660
Contact: Grant Ross (949) 688-6931

F. MOU Principal: Cadre Environmental
701 Palomar Airport Road, Suite 300
Carlsbad, CA 92011
Contact: Ruben S. Ramirez, Jr. (949) 300-0212

G. Date of Surveys: March 17th, April 22nd, 27th, May 19th, June 16th and 23rd 2024.

H. Summary: The 389.30-acre project site including 234.09-acre offsite impact area (623.39-acres total) is located within the Western Riverside County MSHCP The Pass Plan Area, Subunit 1 – Potrero/Badlands and Proposed Core 3. The project site is located almost completely within MSHCP Criteria Areas 1404, 1405, 1507, 1508, 1599, and 1597, Cell Group B, as shown in Attachment C, *MSHCP Relationship Map*.

The MSHCP has determined that all of the sensitive species potentially occurring onsite have been adequately covered (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). However, additional surveys may be required for

narrow endemic plants, criteria area species, and specific wildlife species if suitable habitat is documented onsite and/or if the property is located within a predetermined "Survey Area" (MSHCP 2004).

The project site and offsite impact area occurs partially within a predetermined Survey Area for two (2) MSHCP narrow endemic plant species as shown in Attachment C, *MSHCP Relationship Map:* Yucaipa (Marvin's) onion (*Allium marvinii*) [California Rare Plant Ranks (CRPR) 1B.2], and many-stemmed dudleya (*Dudleya multicaulis*) [CRPR 1B.2] (RCA GIS Data Downloads 2024). Although the Yucaipa (Marvin's) onion and many-stemmed dudleya are not expected onsite based on a lack of clay substrates, focused spring surveys for both MSHCP Narrow Endemic Plant Species (NEPS) were conducted during the spring of 2024 to determine presence/absence.

No MSHCP narrow endemic plants were documented within the project site. No other California Native Plant Society (CNPS), special-status plants, or species of local concern were observed. No state or federally listed threatened or endangered plant species were observed.

SUBJECT

Western Riverside County Multiple Species Habitat Conservation Plan Narrow Endemic Sensitive Plant Surveys for the 389.30-Acre Beaumont Heights Business Centre Project Site, Unincorporated Riverside County (City of Beaumont Sphere of Influence), California

This report presents the findings of a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) focused narrow endemic sensitive plant surveys conducted for the Beaumont Heights Business Centre project site ("Project Site") located within unincorporated Riverside County (City of Beaumont Sphere of Influence), California, as shown in Attachment A, *Regional Location Map.*

The 389.30-acre Project Site is located within Assessor's Parcel Numbers (APNs) 424-090-007, -008, 424-110-007 to -010, 424-130-001 to -003, 424-140-001, and 428-020-001. The 234.09-acre offsite impact areas associated with road/infrastructure improvements and project construction staging are located within APN's 424-130-004 to -009, 424-140-010 and right-of-way. The Project Site is located within United States Geological Survey (USGS) 7.5' Series Beaumont Quadrangle, Township 3 South, Range 1 West, extending east of State Route 79, south of Laird Road, north of Potrero Reserve, and bisected by the Southern California Edison Easement, as shown Attachment B, *Project Site Map.*

The Project Site is located within the Western Riverside County MSHCP The Pass Plan Area, Subunit 1 – Potrero/Badlands and Proposed Core 3. The Project Site is located almost completely within MSHCP Criteria Areas 1404, 1405, 1507, 1508, 1599, and 1597, Cell Group B, as shown in Attachment C, *MSHCP Relationship Map* (Western Riverside County Regional Conservation Authority (RCA) Geographic Information System (GIS) Data Downloads 2024).

METHODS OF STUDY

APPROACH

The Project Site lies partially within a predetermined Survey Area for two (2) MSHCP narrow endemic sensitive plant species as shown in Attachment C, *MSHCP Relationship Map* (RCA GIS Data Downloads 2024), which includes:

- Yucaipa (Marvin's) onion (*Allium marvinii)* [California Rare Plant Ranks (CRPR) 1B.2]; and
- many-stemmed dudleya (*Dudleya multicaulis)* [CRPR 1B.2];

According to the MSHCP guidelines, focused surveys are required during the appropriate flowering season to identify and document the presence/absence of target sensitive plant species if suitable habitat is present and if the property is located within a predetermined Survey Area (MSHCP 2004). Although the Yucaipa (Marvin's) onion and many-stemmed dudleya are not expected to occur onsite based on a lack of clay substrates, focused

spring surveys for both MSHCP Narrow Endemic Plant Species (NEPS) were conducted during the spring of 2024 to determine presence/absence.

A site-specific survey program was developed to achieve the following goals: (1) characterize the vegetation; (2) prepare a detailed floristic compendium; (3) conduct focused surveys to document the distribution and abundance, or absence, of MSHCP narrow endemic plant species at the site; and 4) prepare botanical resource maps showing the distribution of vegetation communities and the location of the MSHCP target species observed onsite. The project surveys also proposed to document other California Native Plant Society (CNPS) sensitive plants or species of local concern onsite, if present. The methodology and focus of the survey program are consistent with the MSHCP guidelines, but also conforms to scientific and technical standards listed by USFWS (1996), CNPS (2001), and CDFW (2009) for sensitive plant species surveys.

Literature Review

Existing biological resources within and adjacent to the Project Site were initially investigated through a review of pertinent literature and online data. The California Natural Diversity Database (CNDDB 2024a), and CNPS (2024). In addition, soil, local floras, and consultation with local experts were utilized in the identification of species, soils, or habitats that could support the target MSHCP sensitive plants within or adjacent to the Project Site. Prior to conducting fieldwork, a thorough archival review was conducted using the following baseline resources:

- California Native Plant Society 8th Inventory Online (2024);
- California Natural Diversity Data Base for the USGS 7.5' Beaumont and surrounding Quadrangles (CNDDB 2024a);
- Soil Survey of Western Riverside Area (Knecht 1971; USDA-NRCS 2024);
- Vegetation Alliances of Western Riverside County, CA (Klein and Evens 2005);
- Vascular Flora of Western Riverside County (Roberts et al. 2004); and
- Reports prepared by the Regional Conservation Authority, Western Riverside County (http://www.wrc-rca.org/about-rca/monitoring/monitoring-surveys/);

Focused Survey Program Developed for MSHCP Target Plants

Although the Yucaipa (Marvin's) onion and many-stemmed dudleya are not expected onsite based on a lack of clay substrates, focused spring surveys for both species were conducted during the spring of 2024 and reference populations were not monitored as part of the survey program. Floristic and focused plant surveys were conducted in order to identify all species observed on the Project Site. Additionally, program goals would also locate, census, and map the target MSHCP plants, and other CNPS or species of local concern, if present, occurring onsite. Field notes and site photographs were taken during each field survey. These notes recorded the date, location, plant species observed, and general habitat characteristics of each area of the project and habitats examined that day. All plant species encountered during the field surveys were identified and recorded in the field notes, including any special-status plants occurring on the Project

Site. Surveys were performed in a manner consistent with the MSHCP and other applicable survey protocol requirements as outlined by USFWS (1996), CNPS (2001), and CDFW (2009).

Fieldwork was coordinated throughout the spring and blooming periods, site-specific habitat conditions (when available), and vegetation-soil associations of the target species (no clay substrates documented onsite, NRCS 2024). Yucaipa (Marvin's) onion generally blooms from April to May and many-stemmed dudleya generally blooms from April to July. Accordingly, to cover the blooming seasons of both species, two (2) survey areas were established and three (3) surveys were conducted within each survey area on March 17th, April 22nd, 27th, May 19th, June 16th and 23rd 2024, as shown in Attachment C, *MSHCP Relationship Map*. All portions of the Project Site were surveyed on-foot by walking slowly and methodically across each habitat type. Scientific nomenclature and common names used in this report generally follow Roberts et al. (2004) and Baldwin et al. (2012), or Jepson Project eFlora (2024) for updated taxonomy.

EXISTING CONDITIONS

As previously stated, plant communities were mapped using the MSHCP uncollapsed vegetation communities classification system when appropriate. When a vegetation community could not be accurately characterized using this information, an updated community classification code was developed to more accurately represent onsite habitat types. The Project Site slopes from the northeast corner at 2,700 feet height above mean sea level (AMSL) in a southwest direction to 2,300 feet AMSL in the southwestern region. The northern region of Project Site is dominated by generally flat non-native grassland/ruderal vegetation and extends south toward an area of increased topographic relief characterized by several ridgelines and valleys. A total of eight (8) vegetation communities were mapped onsite as outlined in Table 1, *Vegetation Communities Acreages*.

Table 1.
Vegetation Communities Acreages

*Vegetation Type	Onsite Acres	Offsite Acres	Total Acres
Non-native Grassland/Ruderal	223.90	28.07	251.97
Chamise Chaparral	99.28	147.10	246.38
Southern Mixed Chaparral	33.71	14.05	47.76
Disturbed	13.90	23.27	37.17
Developed	0.00	16.53	16.53
Riversidean Sage Scrub	10.36	1.98	12.34
California Buckwheat Scrub	4.73	2.34	7.07
Exotic	3.42	0.75	4.17
TOTALS	**389.30**	**234.09**	**623.39**

**Source: Cadre Environmental 2021/2024*

Chamise Chaparral

The majority of the Project Site including the southern and eastern regions are dominated by chamise chaparral. Species documented within this vegetation community include chamise (*Adenostoma fasciculatum*) with scattered sugar bush (*Rhus ovata*), laurel sumac (*Malosma laurina*), toyon (*Heteromeles arbutifolia*), Mojave yucca (*Yucca schidigera*), Chaparral honeysuckle (Lonicera interrupta), and patches of black sage (*Salvia mellifera*).

Non-native Grassland/Ruderal

The northern generally flat (slight southwestern slope) is dominated by non-native grassland/ruderal vegetation. Species documented within this vegetation community include wild oat (*Avena fatua*), slim oat (*Avena barbata*), ripgut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), foxtail brome (*Bromus madritensis* ssp. *rubens*), goldentop (*Lamarckia aurea*), and ruderal invasive species. Other species scattered throughout this vegetation community include stinknet (Oncosiphon piluliferum), black mustard (*Brassica nigra*), tocalote (*Centaurea melitensis*), red-stemmed filaree (*Erodium cicutarium*), white-stemmed filaree (*Erodium moschatum*), prickly lettuce (*Lactuca serriola*), Russian thistle (*Salsola tragus*), annual sunflower (*Helianthus annuus*), telegraph weed (*Heterotheca grandiflora*), clustered tarweed (*Deinandra fasciculata*), field bindweed (*Convolvulus arvensis*), turkey mullein (*Croton setigerus*), white horse-nettle (*Solanum elaeagnifolium*), tree tobacco (*Nicotiana glauca*), four-spot clarkia (*Clarkia purpurea*), California poppy (*Eschscholzia californica*), vinegarweed (*Trichostema lanceolatum*), and slender buckwheat (*Eriogonum gracile*).

Southern Mixed Chaparral

Southern mixed chaparral is located along the western boundary of the Project Site and within the rock outcrops. Dominant plant species documented within this vegetation community include hoaryleaf ceanothus (*Ceanothus crassifolius*), chamise, sugar bush, inland scrub oak (*Quercus berberidifolia*), four wing saltbush (*Atriplex canescens*), blue elderberry (*Sambucus cerulea*), skunkbush (*Rhus trilobata*), *Birch leaf* mountain mahogany (*Cercocarpus betuloides*), spiny redberry (*Rhamnus crocea*), and hollyleaf cherry (*Prunus ilicifolia*).

Disturbed

Disturbed regions of the Project Site include dirt roads and off-road vehicle recreational paths devoid of vegetation.

Riversidean Sage Scrub

A few isolated patches of Riversidean sage scrub are located within the western region of the Project Site. Dominant plant species documented within this vegetation community include brittlebush (*Encelia farinosa*), California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), pinebush (*Ericameria pinifolia*), cotton-

thorn (*Tetradymia comosa*), black sage, horehound (*Marrubium vulgare*), coast goldenbush (*Isocoma menziesii* var. *menziesii*), white sage (*Salvia apiana*), and slender buckwheat.

California Buckwheat Scrub,

A few isolated patches of California buckwheat scrub are located within the western region of the Project Site. Dominant plant species documented within this vegetation community include California buckwheat, common sandaster (*Corethrogyne filaginifolia* var. *filaginifolia*), deerweed (*Acmispon glaber*), California match weed (*Gutierrezia californica*), and beavertail cactus (*Opuntia basilaris*).

Exotic

Several patches of ornamental exotic vegetation were documented within the Project Site including Eucalyptus (*Eucalyptus* sp.), Peruvian pepper tree (*Schinus molle*), chinaberry (*Melia azedarach*), olive (*Olea europaea*), and pine (*Pinus* sp.)

SOILS

The Soil Survey of Western Riverside Area has the following soils mapped within the boundary of the property as shown on Attachment M, *Soils Association Map*:

BaG Badland
CkF2 Cieneba rocky sandy loam, 15 to 50 percent slopes, eroded
GyC2 Greenfield sandy loam, 2 to 8 percent slopes, eroded
HcC Hanford course sandy loam, 2 to 8 percent slopes
MeD Metz loamy sand, channeled, 0 to 15 precent slopes
RaB2 Ramona sandy loam, 2 to 5 percent slopes, eroded
RaB3 Ramona sandy loam, 0 to 5 percent slopes, eroded
RaC3 Ramona sandy loam, 5 to 8 percent slopes, severely eroded
RaD2 Ramona sandy loam, 8 to 15 percent slopes, eroded
RaD3 Ramona sandy loam, 8 to 15 percent slopes, eroded, severely eroded
RdD2 Ramona sandy loam, moderately deep, 8 to 15 percent slopes, eroded
ReC2 Ramona very fine sandy loam, 0 to 8 percent slopes, eroded
RfC2 Ramona very fine sandy loam, moderately deep, 0 to 8 percent slopes, eroded
SeC2 San Emigdio fine sandy loam, 2 to 8 percent slopes, eroded
SeD2 San Emigdio fine sandy loam, 8 to 15 percent slopes, eroded
SgC San Emigdio loam, 2 to 8 percent slopes
SmE2 San Timoteo loam, 8 to 25 percent slopes, eroded
SmF2 San Timoteo loam, 25 to 50 percent slopes, eroded

Consistent with conditions documented onsite and as previously stated, the Project Site is characterized as sandy loam, all possessing well drained substrates (drainage class). No indication of clay substrates or hydric soils were documented within the Project Site

RAINFALL TOTALS

The average rainfall total for the City of Beaumont is 12 inches per season (Riverside County Flood Control and Water Conservation District). Rainfall totals to date for the 2024 season is 18.81 inches. Accordingly, the project survey results for spring of 2024 were not constrained by low seasonal rainfall.

RESULTS

Narrow Endemic Plants: Neither of the two (2) MSHCP narrow endemic sensitive plant species were detected during the project surveys and are therefore not expected to occur due to lack of observation as noted in Table 2, *MSHCP Narrow Endemic Plant Assessment.*

No other CNPS, special-status plants, or species of local concern were observed. No state or federally listed threatened or endangered plant species were observed.

Table 2.
MSHCP Narrow Endemic Plant Assessment

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
MSHCP Narrow Endemic Species		
Yucaipa (Marvin's) onion (*Allium marvinii)* CRPR 1B.2 MSHCP Covered	Perennial bulbiferous herb generally blooming from April to May within chaparral habitats. Often occurring in clay soils.	No Potential. Not expected to occur on site due to a lack of suitable habitat and clay substrates. Not detected during spring 2024 focused surveys.
Many-stemmed dudleya (*Dudleya multicaulis*) CRPR 1B.2 MSHCP Covered	Chaparral, coastal sage scrub, valley and foothill grassland. Often occurring in clay soils.	No Potential. Not expected to occur on site due to a lack of suitable habitat and clay substrates. Not detected during spring 2024 focused surveys.

LITERATURE CITED AND SELECTED REFERENCES

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ATTACHMENTS

Attachment A - Regional Location Map
Attachment B - Project Site Map
Attachment C - MSHCP Relationship Map
Attachment D - Vegetation Communities Map
Attachment E - Current Project Site Photographs
Attachment F - Current Project Site Photographs
Attachment G - Current Project Site Photographs
Attachment H - Current Project Site Photographs
Attachment I - Current Project Site Photographs
Attachment J - Current Project Site Photographs
Attachment K - Current Project Site Photographs
Attachment L - Current Project Site Photographs
Attachment M - Soils Association Map

Certification

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

Author: _____ Date: August 5th, 2024

Fieldwork Performed By: _____ Date: August 5th, 2024

APPENDIX A

FLORAL COMPENDIUM

***** Non-native species

GYMNOSPERMS

CUPRESSACEAE - CYPRESS FAMILY

*****_Juniper_ sp**.** ▪ ornamental juniper

PINACEAE - PINE FAMILY

*****_Pinus sp._ ▪ pine tree

DICOTYLEDONES - DICOTS
ANGEOSPERMS

AMARANTHACEAE - AMARANTH FAMILY

*****_Amaranthus albus_ ▪ tumbling pigweed
Amaranthus palmeri ▪ Palmer's amaranth

ANACARDIACEAE - SUMAC FAMILY

Malosma laurina ▪ laurel sumac
Rhus aromatica ▪ skunk bush
Rhus ovata ▪ sugar bush
*****_Schinus molle_ ▪ Peruvian peppertree

ASTERACEAE - SUNFLOWER FAMILY

Acourtia microcephala ▪ sacapellote
Agoseris grandiflora ▪ California dandelion
Ambrosia psilostachya ▪ western ragweed
Artemisia californica ▪ coastal sage brush
Artemisia dracunculus ▪ tarragon
Baccharis salicifolia ▪ mule fat
*****_Carduus pycnocephalus_ ▪ Italian thistle
*****_Centaurea benedicta_ ▪ blessed thistle
*****_Centaurea melitensis_ ▪ tocalote
*****_Centaurea solstitialis_ ▪ yellow star-thistle
Corethrogyne filaginifolia var. _filaginifolia_ ▪ common sandaster
Cirsium occidentale var. _occidentale_ ▪ cobweb thistle
*****_Cirsium vulgare_ ▪ bull thistle
Deinandra fasciculata ▪ clustered tarweed

Encelia farinosa ▪ brittlebush
Ericameria pinifolia ▪ pinebush
Erigeron canadensis ▪ horseweed
Eriophyllum confertiflorum ▪ yellow yarrow
Gutierrezia californica ▪ California matchweed
Helianthus annuus ▪ annual sunflower
Helianthus gracilentus ▪ slender sunflower
Heterotheca grandiflora ▪ telegraph weed
**Hypochaeris glabra* ▪ smooth cat's ear
Isocoma menziesii var. menziesii ▪ coast goldenbush
**Lactuca serriola* ▪ prickly lettuce
Logfia filaginoides ▪ California cottonrose
Logfia gallica ▪ narrowleaf cottonrose
**Oncosiphon pilulifer* ▪ stinknet
Rafinesquia californica ▪ California chicory
**Senecio vulgaris* ▪ common groundsel
**Sonchus asper* subs. *asper* ▪ prickly sow thistle
**Sonchus oleraceus* ▪ common sow thistle
Tetradymia comosa ▪ cotton thorn

BERBERIDACEAE - BARBERRY FAMILY

BORAGINACEAE - BORAGE FAMILY

Amsinckia menziesii ▪ common fiddleneck
Cryptantha intermedia ▪ common cryptantha
Pectocarya linearis ▪ slender comb seed
Pectocarya penicillata ▪ winged comb seed

BRASSICACEAE - MUSTARD FAMILY

**Brassica nigra* ▪ black mustard
**Brassica tournefortii* ▪ Asian mustard
**Hirschfeldia incana* ▪ summer mustard
Lepidium nitidum var. nitidum ▪ shinning peppergrass
**Sisymbrium irio* ▪ London rocket
**Sisymbrium orientale* ▪ Indian hedge mustard

CACTACEAE - CACTUS FAMILY

Opuntia basilaris ▪ beavertail cactus

CAPRIFOLIACEAE - HONEYSUCKLE FAMILY

Lonicera subspicata ▪ southern honeysuckle

CHENOPODIACEAE - GOOSEFOOT FAMILY

Atriplex canescens ▪ four-wing saltbush
**Atriplex semibaccata* ▪ Australian saltbush
Chenopodium album ▪ white goosefoot
Chenopodium californicum ▪ California goosefoot
**Chenopodium murale* ▪ nettle leaf goosefoot
**Salsola tragus* ▪ Russian thistle

CISTACEAE – ROCK-ROSE FAMILY

Crocanthemum scoparium ▪ peak rush-rose

CONVOLVULACEAE - MORNING-GLORY FAMILY

**Convolvulus arvensis* ▪ field bindweed

CUCURBITACEAE - GOURD FAMILY

Cucurbita palmata ▪ coyote melon
Marah macrocarpa ▪ chilicothe

EUPHORBIACEAE - SPURGE FAMILY

Croton californicus ▪ desert croton
Croton setigerus ▪ turkey mullein
Euphorbia albomarginata ▪ rattlesnake sandmat

FABACEAE - PEA FAMILY

Acmispon glaber ▪ deerweed
**Lotus corniculatus* ▪ bird's foot trefoil
Lupinus bicolor ▪ miniature lupine
**Melilotus indicus* ▪ annual yellow sweetclover
**Vicia villosa* ▪ winter vetch

FAGACEAE - OAK FAMILY

Quercus berberidifolia ▪ inland scrub oak

GERANIACEAE - GERANIUM FAMILY

**Erodium cicutarium* ▪ red-stemmed filaree
**Erodium botrys* ▪ long-beaked filaree
**Erodium moschatum* ▪ white-stemmed filaree

HYDROPHYLLACEAE - WATERLEAF FAMILY

Emmenanthe penduliflora var. *penduliflora* ▪ whispering bells
Eucrypta chrysanthemifolia ▪ common eucrypta
Nemophila menziesii var. *integrifolia* ▪ baby blue eyes
Phacelia brachyloba ▪ short lobed phacelia
Phacelia cicutaria ▪ caterpillar phacelia
Phacelia minor ▪ wild canterbury bells
Phacelia ramosissima ▪ branching phacelia

LAMIACEAE – MINT FAMILY

**Marrubium vulgare* ▪ white horehound
Salvia apiana ▪ white sage
Salvia columbariae ▪ chia
Salvia mellifera ▪ black sage
Trichostema lanceolatum ▪ vinegar weed

MALVACEAE – MALLOW FAMILY

Malacothamnus fasciculatus ▪ chaparral mallow
**Malva parviflora* ▪ cheeseweed

MELIACEAE – MAHOGANY FAMILY

**Melia azedarach* ▪ chinaberry

MYRTACEAE – MYRTLE FAMILY

**Eucalyptus camaldulensis* ▪ red gum tree

OLEACEA – OLIVE FAMILY

**Olea europaea* ▪ common olive

ONAGRACEA – EVENING PRIMROSE FAMILY

Clarkia purpurea ssp. *quadrivulnera* ▪ four-spot clarkia
Camissoniopsis bistorta ▪ California sun cup

OROBANCHACEAE – BROOMRAPE FAMILY

Castilleja exserta ▪ purple owl's clover

PAPAVERACEAE – POPPY FAMILY

Argemone munita ▪ prickly poppy

Eschscholzia californica ▪ California poppy

PHRYMACEAE – LOPESEED FAMILY

Diplacus aurantiacus ▪ orange bush monkey flower

PLANTAGINACEAE – PLANTAIN FAMILY

Antirrhinum nuttallianum ssp. *nuttallianum* ▪ Nuttall's snapdragon
Plantago erecta ▪ California plantain

POLEMONIACEA – PHLOX FAMILY

Eriastrum sapphirinum ▪ sapphire woollystar
Gilia angelensis ▪ chaparral gilia
Gilia capitata ssp. *abrotanifolia* ▪ ball gilia

POLYGONACEAE - BUCKWHEAT FAMILY

Eriogonum fasciculatum ▪ California buckwheat
Eriogonum gracile ▪ slender buckwheat

RHAMNACEAE - BUCKTHORN FAMILY

Ceanothus crassifolius ▪ hoary leaved ceanothus
Ceanothus cuneatus ▪ buckbrush
Rhamnus crocea ▪ redberry buckthorn

ROSACEAE - ROSE FAMILY

Adenostoma fasciculatum ▪ chamise
Cercocarpus betuloides ▪ birch leaf mountain mahogany
Heteromeles arbutifolia ▪ toyon
Prunus ilicifolia ▪ hollyleaf cherry

RANUNCULACEAE - BEDSTRAY FAMILY

Delphinium parryi ssp. *parryi* ▪ Parry's larkspur

SALICACEAE - WILLOW FAMILY

Populus fremontii subs. *fremontii* ▪ Fremont cottonwood
Salix goodingii ▪ Gooding's black willow

SIMAROUBACEAE – SIMAROUBA FAMILY

***Ailanthus altissima* ▪ tree of heaven

SCROPULARIACEAE – FIGWORT FAMILY

Scrophularia californica ▪ California bee plant

SOLANACEAE - NIGHTSHADE FAMILY

Datura wrightii ▪ jimsonweed
Nicotiana attenuata ▪ coyote tobacco
**Nicotiana glauca* ▪ tree tobacco
**Solanum elaeagnifolium* ▪ silverleaf nightshade
Solanum xanti ▪ purple nightshade

TAMARICACEAE - TAMARISK FAMILY

**Tamarix ramosissima* ▪ saltcedar

VIBRUNACEAE - MUSKROOT FAMILY

Sambucus mexicana ▪ blue elderberry

MONOCOTYLEDONES - MONOCOTS

AGAVACEAE - CENTURY PLANT FAMILY

Hesperoyucca whipplei ▪ chaparral yucca
Yucca schidigera ▪ Mohave yucca

IRIDACEAE - IRIS FAMILY

Sisyrinchium bellum ▪ western blue eyed grass

THEMIDACEAE - LILY FAMILY

Calochortus splendens ▪ splendid mariposa lily

POACEAE - GRASS FAMILY

Avena barbata ▪ slender wild oat
**Avena fatua* ▪ wild oat
**Bromus diandrus* ▪ ripgut grass
**Bromus hordeaceus* ▪ soft chess
**Bromus madritensis* ▪ foxtail chess
**Bromus rubens* ▪ red brome
**Bromus tectorum* ▪ downy chess
**Cynodon dactylon* ▪ Bermuda grass
**Festuca myuros* ▪ rat's-tail fescue
**Festuca perennis* ▪ Italian ryegrass

*****_Lamarckia aurea_ ▪ goldentop
*****_Pennisetum setaceum_ ▪ fountaingrass
*****_Schismus barbatus_ ▪ Mediterranean grass
*****_Secale cereale_ ▪ cereal rye
Stipa pulchra ▪ purple needle grass

THEMIDACEAE - BRODIAEA FAMILY

Bloomeria crocea ▪ common goldenstar
Dipterostemon capitatus ▪ blue dicks



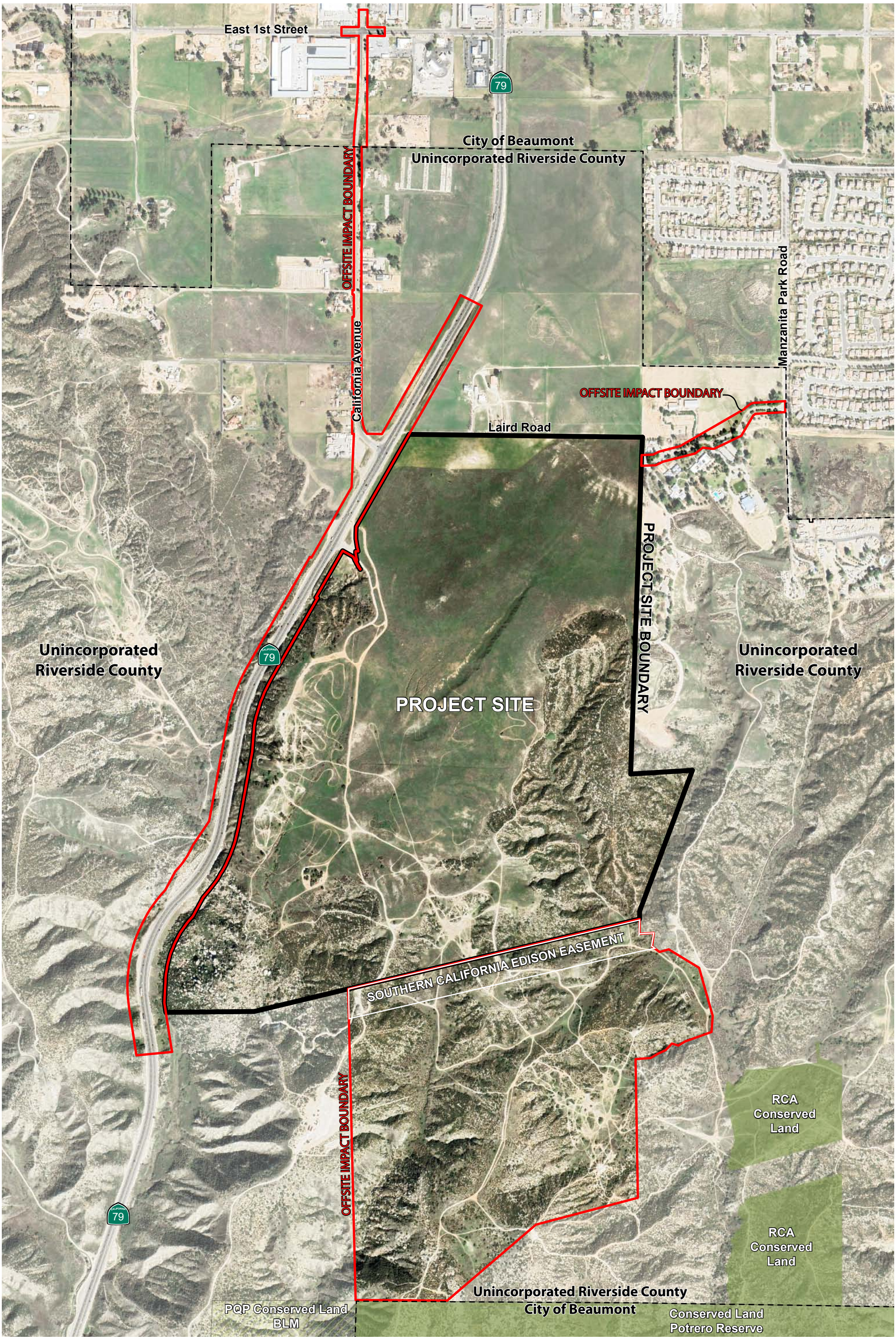
APNs Onsite: 424-090-007, -008, 424-110-007 to -010, 424-130-001 to -003, 424-140-001, and 428-020-001, APNs Offsite: 424-130-004 to -009, 424-140-010, ROWs, Portions of 428-010-019, 428-020-002, and 424-140-012

Attachment A - Regional Location Map

MSHCP Narrow Endemic Sensitive Plant Surveys
Beaumont Heights Business Centre

CADRE Environmental

N
not to scale



APNs Onsite: 424-090-007, -008, 424-110-007 to -010, 424-130-001 to -003, 424-140-001, and 428-020-001, APNs Offsite: 424-130-004 to -009, 424-140-010, ROWs, Portions of 428-010-019, 428-020-002, and 424-140-012

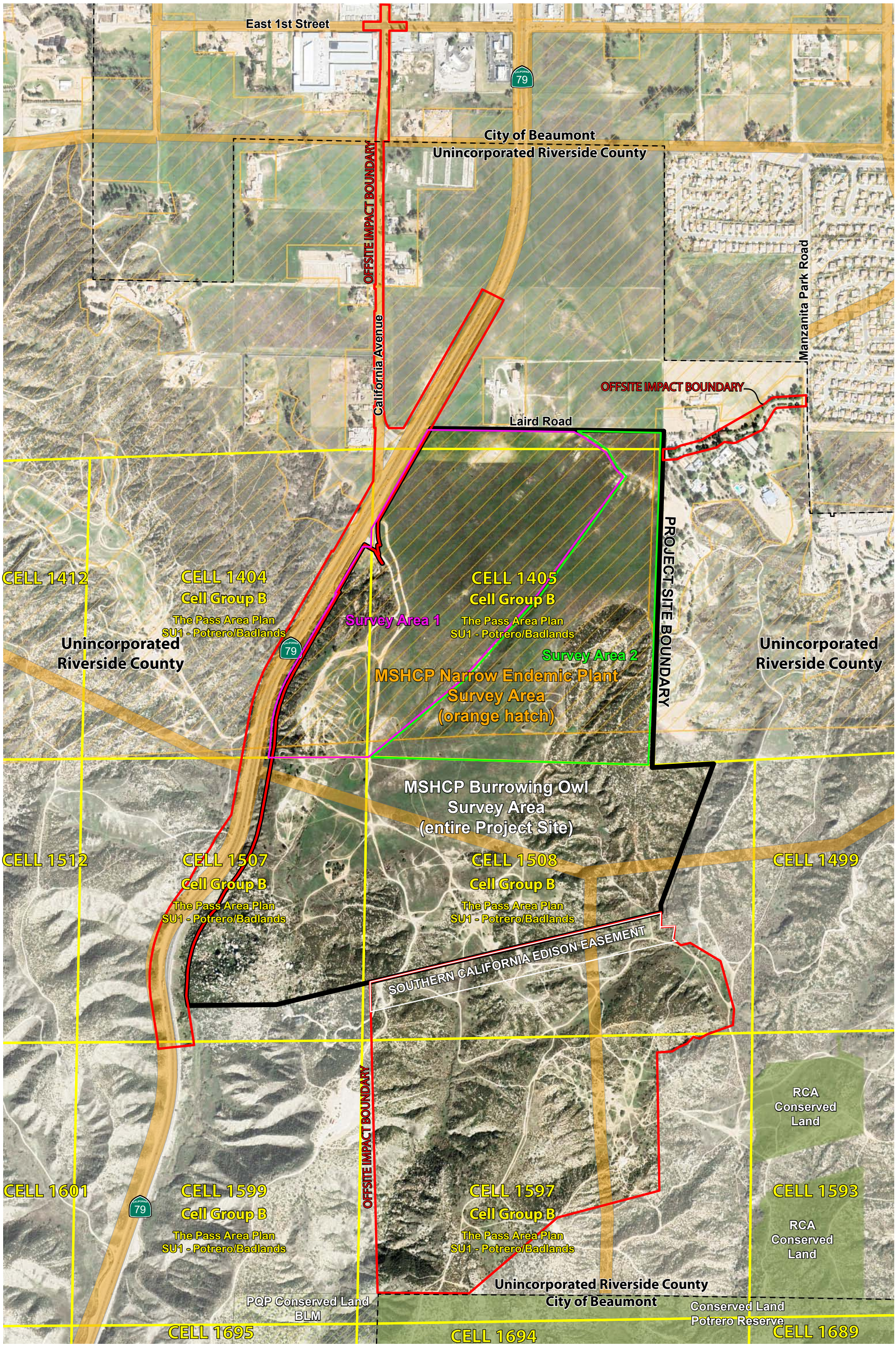
Figure 2 - Project Site Map

MSHCP Consistency Analysis - HANS 240006
Beaumont Heights Business Centre

CADRE Environmental

N

1 inch = 800 feet



Attachment C - MSHCP Relationship Map

MSHCP Narrow Endemic Sensitive Plant Surveys
Beaumont Heights Business Centre

Covered Roads

CADRE Environmental

N

1 inch = 800 feet

Vegetation Communities

- NNG — Non-Native Grassland/Ruderal
- CC — Chamise Chaparral
- CBS — California Buckwheat Scrub
- ORN — Exotic
- RSS — Riversidean Sage Scrub
- SMC — Southern Mixed Chaparral
- DIS — Disturbed
- DEV — Developed

Source: Cadre Environmental 2021, 2024

East 1st Street
79
DEV
OFFSITE IMPACT BOUNDARY
City of Beaumont
Unincorporated Riverside County
California Avenue
Manzanita Park Road
NNG
OFFSITE IMPACT BOUNDARY
ORN
DEV
DIS
ORN
Laird Road
DEV
DIS
NNG
PROJECT SITE BOUNDARY
CELL 1412
CELL 1404
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
Unincorporated
Riverside County
SMC
SMC
79
NNG
CC
ORN
CELL 1405
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
NNG
CC
Unincorporated
Riverside County
DIS
SMC
ORN
NNG
CC
RSS
CELL 1512
CELL 1507
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
RSS
ORN
CBS
SMC
NNG
CC
CC
RSS
CELL 1508
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
CC
DIS
CC
SOUTHERN CALIFORNIA EDISON EASEMENT
RSS
NNG
NNG
CC
SMC
CELL 1499
RSS
OFFSITE IMPACT BOUNDARY
CC
CC
ORN
DIS
CBS
NNG
CC
RCA
Conserved
Land
CELL 1601
CELL 1599
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
79
CC
CELL 1597
Cell Group B
The Pass Area Plan
SU1 - Potrero/Badlands
NNG
CELL 1593
RCA
Conserved
Land
PQP Conserved Land
BLM
Unincorporated Riverside County
City of Beaumont
Conserved Land
Potrero Reserve
CELL 1695
CELL 1694
CELL 1689

Attachment D - Vegetation Communities Map

MSHCP Narrow Endemic Sensitive Plant Surveys
Beaumont Heights Business Centre

CADRE Environmental

N
1 inch = 800 feet



PHOTOGRAPH 1 - Northward view of northern region of Project Site - Non-native grassland.



PHOTOGRAPH 2 - Northwest view of northern region of Project Site.



PHOTOGRAPH 3 - Chamise chaparral vegetation community.



PHOTOGRAPH 4 - Chamise chaparral vegetation community.



PHOTOGRAPH 5 - Southwest view of northern region of Project Site.



PHOTOGRAPH 6 - Northwest view of Project Site.



PHOTOGRAPH 7 - Northward view of central region of Project Site.



PHOTOGRAPH 8 - Eastern view of southern region of Project Site.



PHOTOGRAPH 9 - Disturbed/non-native grassland vegetation community.



PHOTOGRAPH 10 - Disturbed/non-native grassland vegetation community.



PHOTOGRAPH 11 - Northward view from southern region of Project Site.



PHOTOGRAPH 12 - Northward view of southern offsite impact area adjacent to SR79 - southern mixed chaparral in background.



PHOTOGRAPH 13 - Southward view of offsite impact area within SR79 right-of-way.



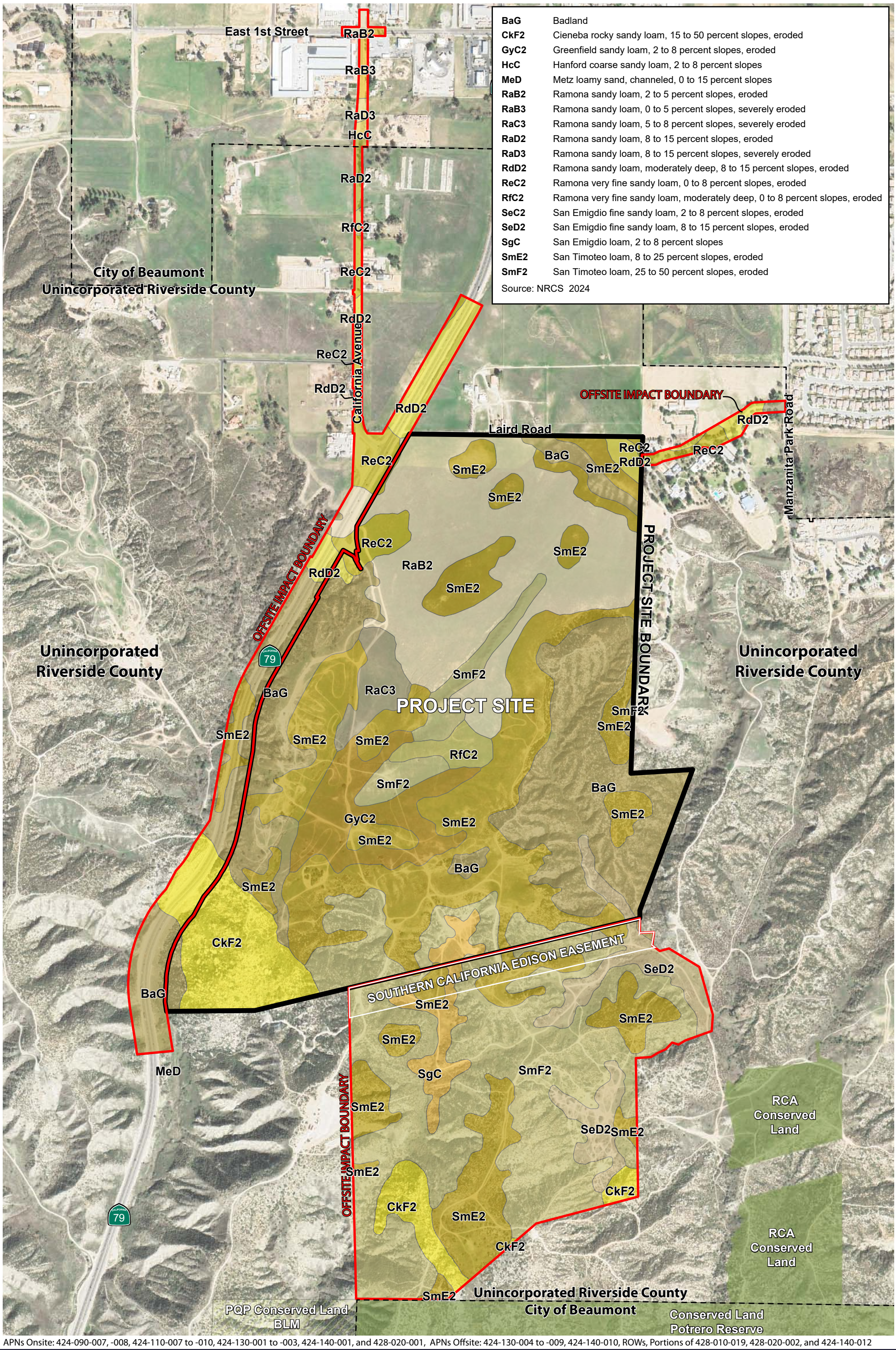
PHOTOGRAPH 14 - Northward view of offsite impact area at SR79/California Avenue intersection.



PHOTOGRAPH 15 - Northward view of offsite impact area within California Avenue right-of-way.



PHOTOGRAPH 16 - Southward view of offsite impact area from California Avenue/East 1st Street intersection right-of-way.



APNs Onsite: 424-090-007, -008, 424-110-007 to -010, 424-130-001 to -003, 424-140-001, and 428-020-001, APNs Offsite: 424-130-004 to -009, 424-140-010, ROWs, Portions of 428-010-019, 428-020-002, and 424-140-012

Attachment M - Soils Association Map

MSHCP Narrow Endemic Sensitive Plant Surveys
Beaumont Heights Business Centre

CADRE Environmental

N

1 inch = 800 feet

Michael Baker INTERNATIONAL

We Make a Difference

JN 198405

BEAUMONT HEIGHTS, LLC
Attn: Asia Reeves
1501 Quail Street, Suite 250
Newport Beach, California 92660

SUBJECT: Aquatic Resources Delineation of State and Federal Jurisdictional Waters for the Beaumont Heights Business Centre Project – City of Beaumont, Riverside County, California

Dear Mr. Ross:

Michael Baker International (Michael Baker) has prepared this report to document the results of a literature review and formal delineation of state and federal jurisdictional waters, including wetlands, that was conducted for the proposed Beaumont Heights Business Centre Project (project or project site) located in Riverside County, California. Specifically, the delineation was conducted to identify and document the extent of aquatic features within the project site that potentially fall under the jurisdictional authority of the U.S. Army Corps of Engineers (USACE), the Regional Water Quality Control Board (RWQCB), and the California Department of Fish and Wildlife (CDFW). This report summarizes the methodology utilized throughout the course of the delineation, defines the jurisdictional authority of the regulatory agencies, and documents the findings made by Michael Baker. This report presents Michael Baker's determination of jurisdictional boundaries based on the most up-to-date regulations, written policy, and guidance approved by the regulatory agencies. However, please note that only the regulatory agencies can make a final determination of jurisdictional limits.

PROJECT LOCATION

The project site is generally located north of State Route 74, west of State Route 243, south of Interstate 10, and east of State Route 79 (SR-79) within the western limits of the San Jacinto Mountains within Beaumont's Sphere of Influence (SOI), Riverside County, California (Figure 1, *Regional Vicinity*, Attachment A). The project site is depicted in Sections 15, 21, and 22 of Township 3 South, Range 1 West on the United States Geological Survey's (USGS) *Beaumont* 7.5-minute quadrangle map (Figure 2, *Project Vicinity*). The project encompasses approximately 629.3 acres generally bounded by First Street to the north, undeveloped land, institutional, and single-family residential uses to the east, undeveloped land to the south, and State Route 79 (SR-79) to the west. Additionally, a Southern California Edison (SCE) easement bisects the southern portion of the site. Regional and local access to the site is provided via SR-79 and California Avenue. The project site is located on the assessor's parcel numbers (APN) shown in Table 1 and at latitude 33.905689°, and longitude -116.976322° (refer to Figure 3, *Project Area*).

5 Hutton Centre Drive, Suite 500 | Santa Ana, CA 92707
Office: 949.472.3505 | Fax: 949.472.8373 | mbakerintl.com

Table 1: Assessor's Parcel Numbers Associated with the Project Site

APN
424-090-007
424-090-008
424-110-007
424-110-008
424-110-009
424-110-010
424-130-001
424-130-002
424-130-003
424-130-004
424-130-005
424-130-006
424-130-007
424-130-008
424-130-009
424-140-001
424-140-010
428-010-019
428-010-020
428-020-001
428-020-002
428-020-003
428-020-007
428-020-008
428-020-009

PROJECT DESCRIPTION

The project proposes to develop four industrial buildings and associated improvements within the Development Site, which encompasses approximately 385.6 acres. The southern approximately 182.1 acres are proposed solely for limited temporary construction staging and earthwork balance activities. Both the Development Site and temporary construction staging/earthwork balance area are proposed to be annexed into the City's jurisdiction, which would require Riverside County Local Agency Formation Commission (LAFCO) approval. The remaining approximately 61.5-acres of the project site (outside of the Development Site and temporary construction staging/earthwork balance area) involve transportation improvements along SR-79 and utility installation (water, reclaimed water, wastewater, electrical) along California Avenue and east of the Development Site, within the County of Riverside's Harmony Haven Children and Youth Center. The project would involve amending the Beaumont General Plan to reflect the annexation of the project site and the application of the Industrial land use designation. Other Beaumont General Plan elements would be amended as required to reflect the project.

REGULATORY SETTING

There are three key agencies that regulate activities within inland lakes, streams, wetlands, and riparian areas in California. The USACE regulates activities that result in the discharge of dredged or fill material into waters of the U.S. (WoUS), including wetlands, pursuant to Section 404 of the federal Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. Of the state agencies, the RWQCB regulates discharges to waters of the State (WoS), including wetlands, pursuant to Section 401 of the CWA, Section 13263 of the California Porter-Cologne Water Quality Control Act (Porter-Cologne Act), and State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State; and, the CDFW regulates alterations to lakes, streambeds, and associated riparian habitats pursuant to Section 1600 *et seq*. of the California Fish and Game Code (CFGC).

LITERATURE REVIEW

Prior to conducting the field delineation, Michael Baker conducted a review of relevant literature and materials to obtain a general understanding of the environmental setting and preliminarily identify features/areas within the project site that may fall under the jurisdiction of the regulatory agencies. Refer to the subsections below for a summary of relevant materials, databases, technical reports, and guidance documents that were obtained/reviewed by Michael Baker. In addition, a complete list of references is provided as Attachment H to this report.

San Jacinto River Watershed

The project site is located within the Laborde Canyon-San Jacinto River Subwatershed (HUC 180702020202) and Potrero Creek Subwatershed (HUC 180702020201) within the larger the San Jacinto River Watershed (HUC 18070102). Both subwatersheds consist of numerous small ephemeral drainages originating in the foothills of the San Jacinto Mountains which ultimately drain southwest towards the San Jacinto River. The Potrero Creek Subwatershed includes Potrero Creek which occurs east of the project site and flows generally south/southwest before connecting to the San Jacinto River downstream. The North Fork of the San Jacinto River, located approximately 14 miles from the project site, is designated as a Wild and Scenic River under the National Wild and Scenic Rivers Act. The San Jacinto River is an intermittent river which is ultimately tributary to Lake Elsinore, a perennial lake.

Soils

According to the *Custom Soil Resources Report for Western Riverside Area, California* (U.S. Department of Agriculture [USDA] 2024a), the project site is underlain by 19 soil map units: Badland; Cieneba rocky sandy loam, 15 to 50 percent slopes, eroded; Greenfield sandy loam, 2 to 8 percent slopes, eroded; Hanford coarse sandy loam, 2 to 8 percent slopes; Metz loamy sand, channeled, 0 to 15 percent slopes; Ramona sandy loam, 2 to 5 percent slopes, eroded; Ramona sandy loam, 0 to 5 percent slopes, severely eroded; Ramona sandy loam, 5 to 8 percent slopes, severely eroded; Ramona sandy loam, 8 to 15 percent slopes, eroded; Ramona sandy loam, 8 to 15 percent slopes, severely eroded; Ramona sandy loam, moderately

deep, 8 to 15 percent slopes, eroded; Ramona sandy loam, moderately deep, 15 to 25 percent slopes, severely eroded; Ramona very fine sandy loam, 0 to 8 percent slopes, eroded; Ramona very fine sandy loam, moderately deep, 0 to 8 percent slopes, eroded; San Emigdio fine sandy loam, 8 to 15 percent slopes, eroded; San Emigdio loam, 2 to 8 percent slopes; San Emigdio loam, 8 to 15 percent slopes, eroded; San Timoteo loam, 8 to 25 percent slopes, eroded; San Timoteo loam, 25 to 50 percent slopes, eroded. Michael Baker also reviewed the *Hydric Soils List for California* (USDA 2024b) to preliminarily verify whether the soil map units listed above was classified as a "hydric soil" in the Western Riverside areas. According to the list, Badland and Metz loamy sand, channeled, 0 to 15 percent slopes are listed as hydric.

National Wetlands Inventory

Based on a review of the U.S. Fish and Wildlife Service's (USFWS) National Wetlands Inventory (NWI) (USFWS 2024), five resources mapped in the NWI coincide with the project site and are shown in Attachment B. One feature located along the western project site boundary is described as a riverine system with an intermittent streambed and temporary flooded water regime (R4SBA). Three small freshwater ponds are mapped in the northeastern corner of the project site within the RV park as palustrine systems with unconsolidated bottom ponds that are permanently flooded and excavated (PUBHx). Immediately south of the ponds, the fifth feature is mapped near the eastern project site boundary as a riverine system with an intermittent streambed and temporary flooded water regime (R4SBA).

Flood Zone

Based on a review of the Federal Emergency Management Agency's (FEMA) National Flood Hazard Layer Viewer (FEMA 2024), the project site is located within Flood Insurance Rate Map (FIRM) Panel Numbers 06065C0811G, 06065C0812G, 06065C0813G, and 06065C0814G. The entire project site occurs within Zone X as shown in Attachment C. Zone X is described as an area of minimal flood hazard.

National Hydrography Dataset

Based on a review of the National Hydrography Dataset (NHD) Advanced Viewer (USGS 2024a), numerous unnamed ephemeral drainages are mapped within the project site, as shown in Attachment D. These features originate in the hills within the upper watershed and flow downslope to the lower valleys, converge downstream, and ultimately flow generally south offsite. Additionally, a small area in the northeastern corner of the project site is mapped as a stream/river with an artificial path flowline.

FIELD METHODOLOGY

Michael Baker wetland delineators April Nakagawa, Geoffrey Chan, and Allexis Cruz conducted a jurisdictional delineation/field survey of the Study Area on April 11, April 12, and May 9 using the most recent, agency approved methodology, to identify and map the extent of State and federal jurisdictional features (i.e., wetland and non-wetland WoUS, WoS, streambed, and associated riparian vegetation). Michael Baker conducted an additional survey on October 23, 2024 to review a revised project boundary. Based on the project's location, potential state and federal wetlands were delineated in accordance with the

methods and guidance provided in the *Corps of Engineers Wetland Delineation Manual* (Environmental Laboratory 1987), the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region, Version 2.0* (Arid West Regional Supplement; USACE 2008), and the *State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State* (State Water Resources Control Board 2019b).

While in the field, jurisdictional features were recorded on an aerial photograph at a scale of 1" = 400' using topographic contours and visible landmarks as guidelines. Data points were recorded in the field using a Garmin GPS Map 64sx Global Positioning System (GPS) to identify specific widths and length of jurisdictional features and the location of any ordinary high-water mark (OHWM) indicators, photograph points, soil pits, and other pertinent site characteristics. These data were then uploaded as a .shp file and confirmed/refined to ensure accuracy and consistency with hardcopy notes and aerial mapping completed in the field. Michael Baker then used ESRI ArcGIS Pro software to calculate the total acreage of jurisdictional features and prepare final project figures.

Stream Duration Assessment Method

For this project location, stream flow duration was determined using the methods outlined in the *User Manual for a Beta Streamflow Duration Assessment Method for the Arid West of the United States, Version 1.1* (SDAM; Mazor et. al, 2023). This document is intended to provide a rapid and repeatable method to distinguish between ephemeral, intermittent, and perennial streamflow. The SDAM considers several variables in determining the stream duration of a given reach, including presence and abundance of hydrophytic plant species, presence and abundance of aquatic invertebrates, presence or absence of EPT taxa (comprised of Ephemeroptera, Plecoptera, and Trichoptera), presence or absence of algae, and presence or absence of single indicators (fish and/or algae cover ≥10%).

RESULTS

Non-Wetland Features

A total of seven ephemeral drainage features were identified within the Study Area during the April, May, and October 2024 site visits (refer to Figure 4, *RWQCB Jurisdictional Map*; Figure 5, *CDFW Jurisdictional Map*; and Attachment E, *Site Photographs*). RWQCB mapped jurisdiction generally aligns with the OHWM limits, while CDFW jurisdiction extends to the top-of-bank or the dripline of associated riparian vegetation.

Aquatic Feature 1

Aquatic Feature 1 (AF-1) is an earthen ephemeral channel that enters the project site as a large erosional rill south of South California Avenue and flows generally southwest for and converges with several tributaries, enters a culvert, and crosses underneath SR-79. AF-1 exits the culvert west of SR-79 and continues flowing southwest, briefly overlaps the western project boundary, and exits the project site just north of David Mountain Road. AF-1 continues offsite for approximately 1,000 feet, then re-enters the western project boundary, and crosses back to the east side of SR-79 via a culvert. AF-1 then flows generally

south before exiting the southwestern project site boundary and continuing offsite. At the time of the surveys, the downstream portion of AF-1 where it re-enters the east side of SR-79 exhibited small, localized pockets of saturated soils and/or ponded water within the large rock outcroppings associated with stormwater inlets located along SR-79. However, the majority of AF-1 was dry and did not contain flowing or standing water.

Portions of the channel invert were unvegetated, but generally the bed and lower banks were vegetated with patchily distributed herbs such as cheeseweed (*Malva parviflora*, UPL), fiddleneck (*Amsinckia* sp., UPL), sweetclover (*Melilotus indicus*, FACU), caterpillar phacelia (*Phacelia cicutaria*, UPL), tocalote (*Centaurea melitensis*, UPL), jimsonweed (*Datura wrightii*, UPL), and non-native grasses including foxtail brome (*Bromus madritensis, UPL*), ripgut brome (*Bromus diandrus*, UPL), downy chess (*Bromus tectorum*, UPL), and wild oats (*Avena barbata*, UPL). Vegetation transitions to chamise (*Adenostoma fasciculatum*, UPL), laurel sumac (*Malosma laurina*, UPL), California buckwheat (*Eriogonum fasciculatum*, UPL), scrub oak (*Quercus* sp, UPL), elderberry (*Sambucus mexicana*, FACU), and toyon (*Heteromeles arbutifolia*, UPL) on the upper banks. Occasional single or small groupings of mature riparian trees such as Fremont cottonwood (*Populus fremontii*, FACW) and Goodding's black willow (*Salix gooddingii*, FACW) were observed throughout AF-1, generally rooted within the channel bed and with the canopy contained within the top of bank. Portions of AF-1 and the surrounding area along SR-79 showed evidence of recent wildfires, as most of the woody shrubs on the slopes were charred with evidence of recent regrowth at the base. AF-1 is generally confined by steep slopes on both banks due to the presence of SR-79 and the surrounding hills; the upstream portion of AF-1 is notably wider where it converges with multiple ephemeral features described below. An OHWM is present within AF-1 with widths ranging from one to seventy feet, and defined by destruction of terrestrial vegetation, presence of litter and debris, wracking, absence of vegetation, scour, sediment deposition, and presence of bed and banks. SDAM Reach 1 was completed within AF-1 to confirm the ephemeral flow regime (data sheets are provided in Attachment F).

Aquatic Feature 2

AF-2 is a small earthen ephemeral tributary that begins onsite immediately north of AF-1 near the western project site boundary. AF-2 begins as a large erosional rill which quickly develops a bed and banks and flows southwest before converging with AF-1 downstream. AF-2 was dry during the site visit and did not contain flowing or standing water. AF-2 was vegetated with a similar understory and banks to AF-1; the upstream portion of AF-2 also exhibited a small patch of stinknet (*Oncosiphon pilulifer*, FACU) and tree of heaven (*Ailanthus altissima*, FACU) saplings within the channel invert. An OHWM is present within AF-2 with widths ranging from one to fifteen feet, and defined by destruction of terrestrial vegetation, presence of litter and debris, wracking, absence of vegetation, scour, sediment deposition, soil cracks, and presence of bed and banks.

Aquatic Feature 3

Aquatic Feature 3 (AF-3) is a small ephemeral tributary that begins onsite west of AF-2 near the western project site boundary. AF-3 begins as an erosional rill which quickly develops a bed and banks and flows

southwest before converging with AF-1 downstream. AF-3 was dry during the site visit and did not contain flowing or standing water. The upstream portion of AF-3 was deeply incised and exhibited sediment sorting with abundant pebbles and cobbles. The channel invert was vegetated with non-native bromes (UPL) and tocalote (UPL), and the banks were vegetated with sparse laurel sumac (UPL) and chamise (UPL). An OHWM is present within AF-3 with widths ranging from two to seven feet, and defined by destruction of terrestrial vegetation, presence of litter and debris, wracking, absence of vegetation, scour, sediment deposition, and presence of bed and banks.

Aquatic Feature 4

Aquatic Feature 4 (AF-4) is a small ephemeral tributary that begins onsite south of AF-3 near the western project site boundary. AF-4 begins as an erosional rill which quickly develops a bed and banks and flows northwest before converging with AF-1 downstream. AF-4 was dry during the site visit and did not contain flowing or standing water. AF-4 was vegetated with a similar understory and banks to AF-3. An OHWM is present within AF-4 with widths ranging from one to ten feet, and defined by destruction of terrestrial vegetation, absence of vegetation, scour, sediment deposition, and presence of bed and banks.

Aquatic Feature 5

Aquatic Feature 5 (AF-5) is a small, ponded area formed by sheet flow and runoff which collect in a topographic low spot beside a dirt access road located near the center of the project site. AF-5 was dry during the site visit and did not contain flowing or standing water. AF-5 was unvegetated and surrounded by dense non-native grassland dominated by non-native bromes (UPL) and summer mustard (*Hirschfeldia incana*, UPL). AF-5 contains an OHWM defined by an absence of vegetation, sediment deposition, and deep soil cracks.

Aquatic Feature 6

Aquatic Feature 6 (AF-6) is an earthen ephemeral drainage located in the northwestern portion of the project site at South California Avenue. AF-6 begins within the project site east of South California Avenue, quickly enters a four-foot concrete culvert that flows beneath South California Avenue and continues west offsite via a twenty-foot concrete culvert west of South California Avenue. AF-6 was dry during the site visit and did not contain flowing or standing water. The channel invert was generally unvegetated and the banks and surrounding uplands were vegetated with non-native bromes (UPL) and summer mustard (UPL). AF-6 exhibited an OHWM of six feet, defined by destruction of terrestrial vegetation, absence of vegetation, scour, sediment deposition, and presence of bed and banks.

Aquatic Feature 7

Aquatic Feature 7 (AF-7) is an earthen ephemeral drainage located in the southwestern portion of the project site on the west side of SR-79 and south of David Mountain Road. AF-7 begins as a non-jurisdictional v-ditch draining southwest from SR-79 towards a topographic low spot and begins to develop a bed and banks just downstream of where the v-ditch terminates. AF-7 flows southwest before terminating onsite as

discontinuous overland sheet flow. AF-7 was dry during the site visit and did not contain flowing or standing water. AF-7 exhibited a partially unvegetated channel invert with non-native grasses (UPL), prickly lettuce (*Lactuca serriola*, FACU), and summer mustard (UPL) on the banks. Several tree tobacco (*Nicotiana glauca*, FAC) saplings and several charred snags were spread throughout the channel invert. An OHWM is present within AF-7 with widths ranging from one to four feet, and defined by destruction of terrestrial vegetation, presence of litter and debris, wracking, absence of vegetation, scour, sediment deposition, and presence of bed and banks.

Wetland Features

Due to the dominance of upland plant species associated with all drainages within the project site, it was determined that no potential wetland conditions or wetland features were present within the project site. Therefore, no soil pits were investigated within the project site.

Streamflow Duration Assessment Method

Michael Baker conducted a stream duration assessment using the SDAM for one representative aquatic feature within the project site. Reach 1 is within AF-1 (downstream end latitude 33.897993°, longitude -116.987154°) and had a mean channel width of 3.2 meters and a reach length of 115 meters. Reach 1 did not exhibit aquatic invertebrates, algal cover, or single indicators; however, a small portion of Reach 1 contained a small amount of Goodding's black willow (FACW) and therefore met the hydrophytic plant species indicator "Few (1-2)". Therefore, Reach 1 would be considered intermittent.

As described in the SDAM Manual, "natural features, such as bedrock outcrops or valley confinements, and other non-natural features like culverts or road crossings may alter hydrologic characteristics in their immediate vicinity…leading to a potential increase in indicators of long streamflow duration". The majority of AF-1 exhibited a predominance of upland vegetation with little to no hydrophytic vegetation present, with the exception of isolated patches associated with altered hydrologic characteristics. Therefore, the overall stream duration of AF-1 is likely ephemeral. Refer to Attachment F, SDAM Forms, for a copy of the Beta Arid West Streamflow Duration Assessment Method form.

Non-Jurisdictional Topographic Features

Steep, undulating topography is present on the project site that contains numerous steep, narrow valleys in between sharp peaks. Each small valley has the potential to be a jurisdictional feature if signs of flow are present. Each of these valleys were reviewed during the desktop review and visited during the field survey. Most of the steep valleys were determined to be non-jurisdictional due to the lack of signs of flow and/or an OHWM. They do not contain a defined bed and bank but rather a steep, vegetated crevice between two peaks. No change in vegetation was observed from adjacent uplands and, in most cases, the ground where a "streambed" would be was so densely vegetated that the ground was not visible. In these cases, no vegetation matting was observed. Since no signs of regular flow were observed and no defined bed and bank are present within numerous crevices on site, these crevices were determined to be non-jurisdictional topographic features.

FINDINGS

All of the mapped aquatic features are potential tributaries to the San Jacinto River. These features exhibit an ephemeral flow regime based on the results of the SDAM assessment, are not relatively permanent waters (RPW), and do not exhibit a continuous surface connection to a downstream traditional navigable water (TNW). Accordingly, these features would not be considered subject to USACE jurisdiction pursuant to Section 404 of the Clean Water Act. Therefore, the jurisdiction of the RWQCB reflects that of the State and totals approximately 0.71 acre of non-wetland WoS. In addition, these aquatic features exhibited a bed and bank and are therefore considered jurisdiction to CDFW under Section 1600 *et seq.* of CFGC; the onsite portions of these aquatic features comprise approximately 1.40 acres of jurisdictional vegetated streambed. No associated riparian habitat was observed in association with any of these aquatic features. Refer to Table 2 below and Figures 4 and 5 provided in Attachment A.

Table 2: State and Federal Jurisdictional Resources

Feature Name	Location Lat/Long	Cowardin Class	Acreage within Study Area			
			RWQCB		CDFW	
			Non-Wetland WoS	Wetland WoS	Vegetated Streambed	Associated Riparian
Aquatic Feature 1	33.906836° -116.983110°	Riverine	0.61	-	1.22	-
Aquatic Feature 2	33.907645° -116.981662°	Riverine	0.04	-	0.09	-
Aquatic Feature 3	33.907528°-116.982360°	Riverine	0.01	-	0.02	-
Aquatic Feature 4	33.907036°-116.982478°	Riverine	0.01	-	0.02	-
Aquatic Feature 5	33.902011°-116.981855°	Riverine	0.01	-	0.01	-
Aquatic Feature 6	33.919140°-116.981356°	Riverine	0.01	-	0.01	-
Aquatic Feature 7	33.899175°-116.987599°	Riverine	0.02	-	0.05	-
TOTAL			**0.71**	**-**	**1.40**	**-**

CONCLUSIONS AND RECOMMENDATIONS

The USACE regulates discharge of dredged or fill material into WoUS pursuant to Section 404 of the CWA and Section 10 of the Rivers and Harbors Act. Although evidence of an OHWM was noted within all aquatic features within the project site, these features exhibit an ephemeral flow regime, are not RPWs, do not exhibit a continuous surface connection to a downstream TNW, and would not be subject to USACE jurisdiction under Section 404 of the Clean Water Act. Therefore, there is no USACE jurisdiction within the project site and no Section 404 permit is required prior to commencement of construction activities.

The RWQCB regulates discharges to surface waters pursuant to Section 401 of the CWA and Section 13263 of the Porter-Cologne Act. Temporary and/or permanent impacts resulting from the proposed project would require Waste Discharge Requirements (WDR) from the RWQCB pursuant to the Porter-Cologne Act prior to impacts occurring within jurisdictional areas. The RWQCB also requires that California Environmental Quality Act (CEQA) compliance be obtained prior to obtaining authorization. Further, an application fee is required, which is based on both total temporary and permanent impact acreages. Refer to Table 3, Jurisdictional Limits Impact Summary and Exhibit 6, *RWQCB Jurisdictional Impact Map*.

Table 3: Jurisdictional Limits Impact Summary

Feature Name	Location Lat/Long	Cowardin Type	Acreage within Study Area			
			RWQCB		CDFW	
			Non-Wetland WoS	Wetland WoS	Vegetated Streambed	Riparian
Aquatic Feature 1	33.906836° -116.983110°	Riverine	0.61	-	1.22	-
Aquatic Feature 2	33.907645° -116.981662°	Riverine	0.04	-	0.09	-
Aquatic Feature 3	33.907528°-116.982360°	Riverine	0.01	-	0.02	-
Aquatic Feature 4	33.907036°-116.982478°	Riverine	0.01	-	0.02	-
Aquatic Feature 5	33.902011°-116.981855°	Riverine	<0.01	-	<0.01	-
Aquatic Feature 6	33.919140°-116.981356°	Riverine	0.01	-	0.01	-
Aquatic Feature 7	33.899175°-116.987599°	Riverine	0.02	-	0.05	-
TOTAL			**0.71**	**-**	**1.40**	**-**

*Total may not equal sum due to rounding

The CDFW regulates alterations to lakes, streambeds, and riparian habitats pursuant to Section 1600 *et seq*. of the CFGC. 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. In addition, a notification fee is required, which is calculated based on project costs within CDFW jurisdictional areas. Refer to Table 3, Jurisdictional Limits Impact Summary and Exhibit 7, *CDFW Jurisdictional Impact Map.*

Please do not hesitate to contact me at (949) 472-3468 or april.nakagawa@mbakerintl.com should you have any questions or require further information.

Sincerely,



April Nakagawa
Senior Regulatory Specialist
Natural Resources & Environmental Services

Attachments:

A. *Project Figures*
B. *USFWS National Wetlands Inventory Map*
C. *FEMA Flood Insurance Rate Map*
D. *USGS National Hydrography Dataset Advanced Viewer Map*
E. *Site Photographs*
F. *SDAM Data Forms*
G. *Antecedent Precipitation Tool*
H. *References*

Attachment A

Project Figures



Legend

Project Site

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

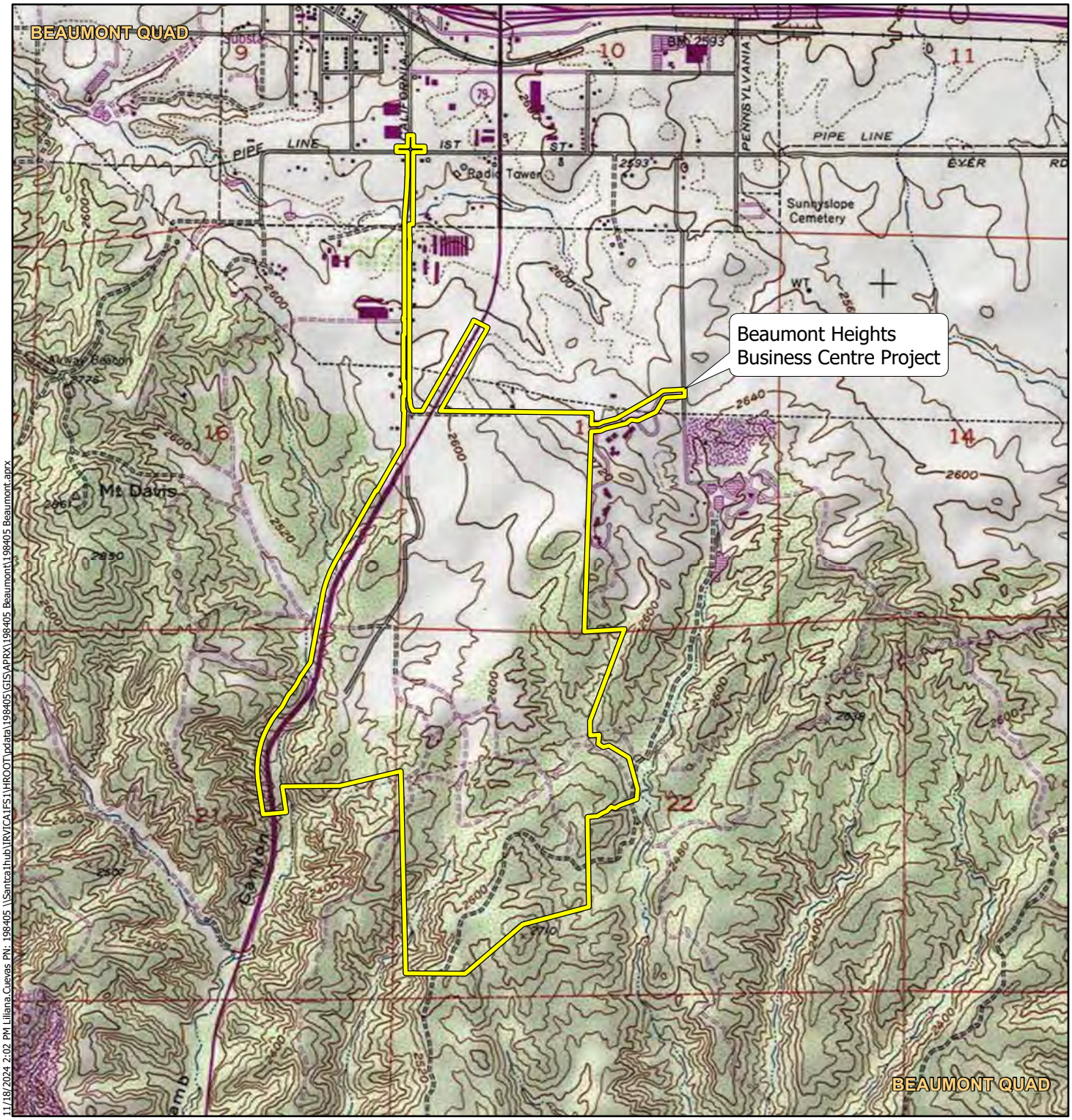
Michael Baker INTERNATIONAL

0 2.5 5 Miles

Source: Esri, ArcGIS Online, National Geographic World Map

Regional Vicinity

Figure 1



11/18/2024 2:02 PM Liliana.Cuevas PN: 198405 \\Santca1hub\IRVICA1FS1\HROOT\data\198405\GIS\APRX\198405 Beaumont\198405 Beaumont.aprx

Legend

Project Site

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

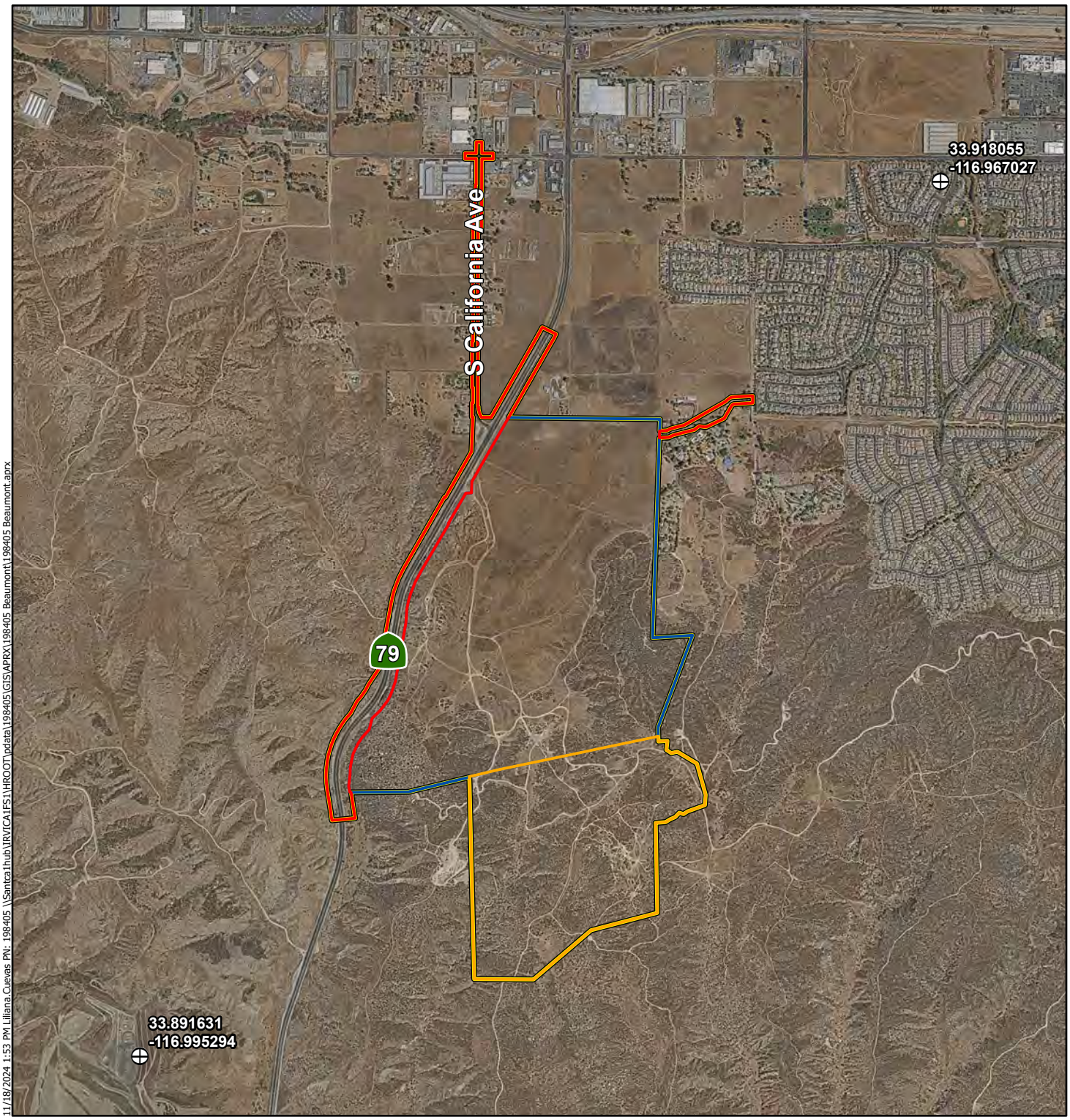
Michael Baker INTERNATIONAL

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Source: Esri, ArcGIS Online, Beaumont USGS 7.5-Minute topographic quadrangle maps: *Beaumont, California*

Project Vicinity

Figure 2



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Legend

- Reference Point
- Project Site
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

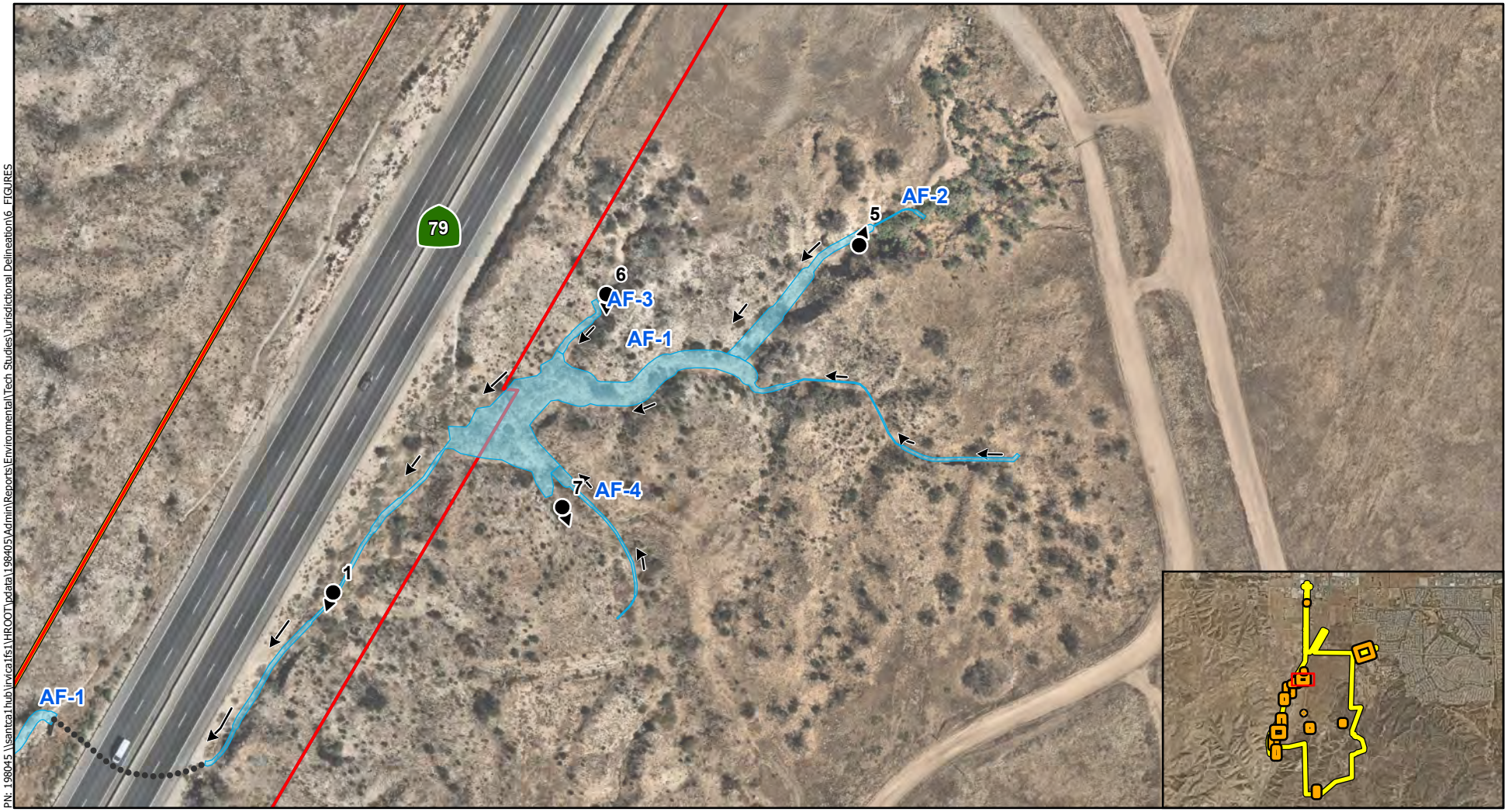
Michael Baker INTERNATIONAL

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Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

Project Area

Figure 3



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Legend

- Photograph Point and Direction
- Discontinuous OHWM
- Flow Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

RWQCB Jurisdictional Map

Figure 4a



PN: 198045 \\santca1.hub.in\ca1fs1\HROOT\data\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Discontinuous OHWM
- Flow Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

RWQCB Jurisdictional Map

Figure 4b



PN: 198045 \\santca1.hub.in\ca1fs1\HROOT\data\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Discontinuous OHWM
- Flow Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

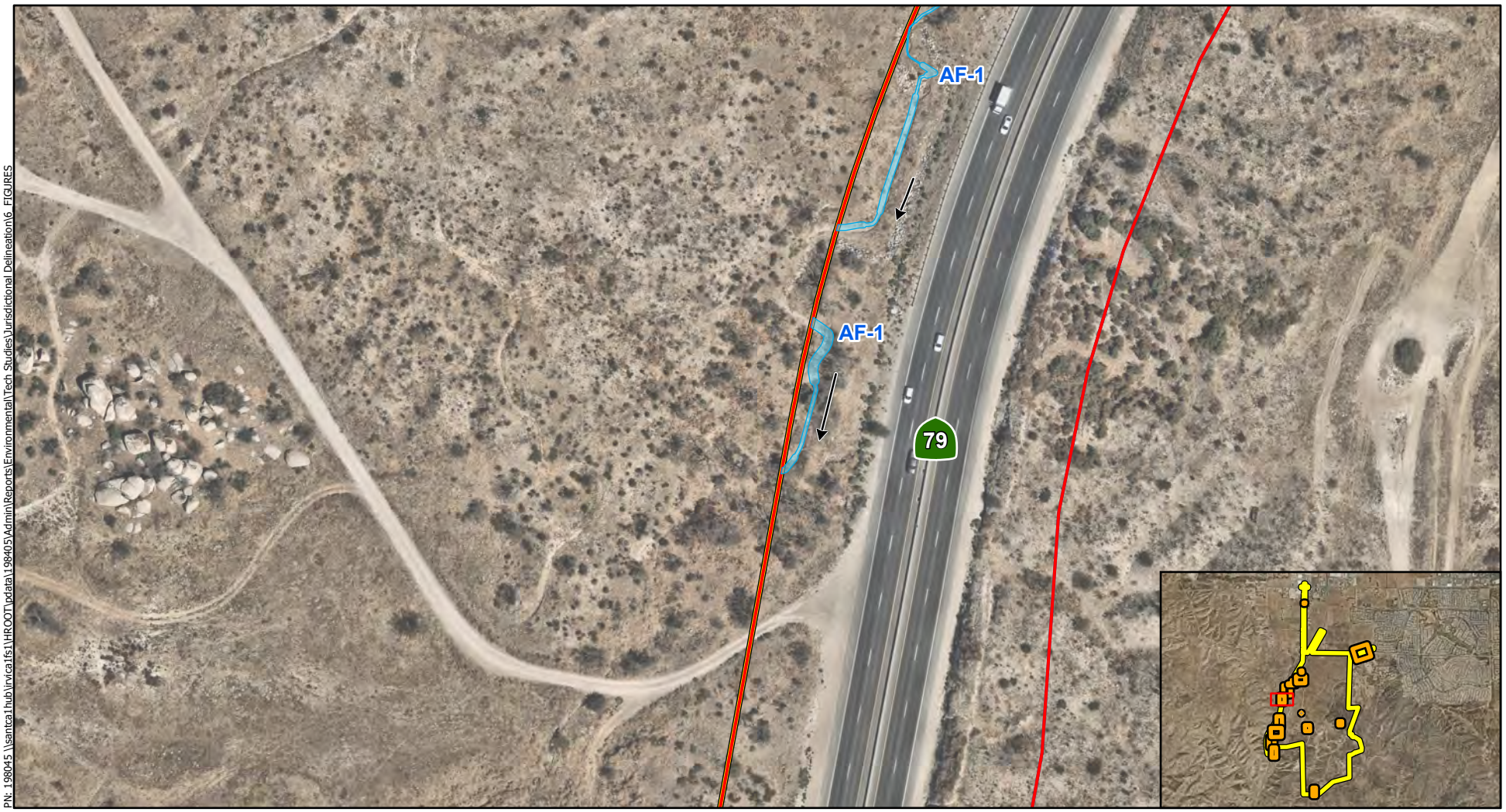
Michael Baker INTERNATIONAL

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Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

RWQCB Jurisdictional Map

Figure 4c



PN: 198045 \\santca1hub\rvica1fs1\HROOT\data\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Flow Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

Michael Baker INTERNATIONAL

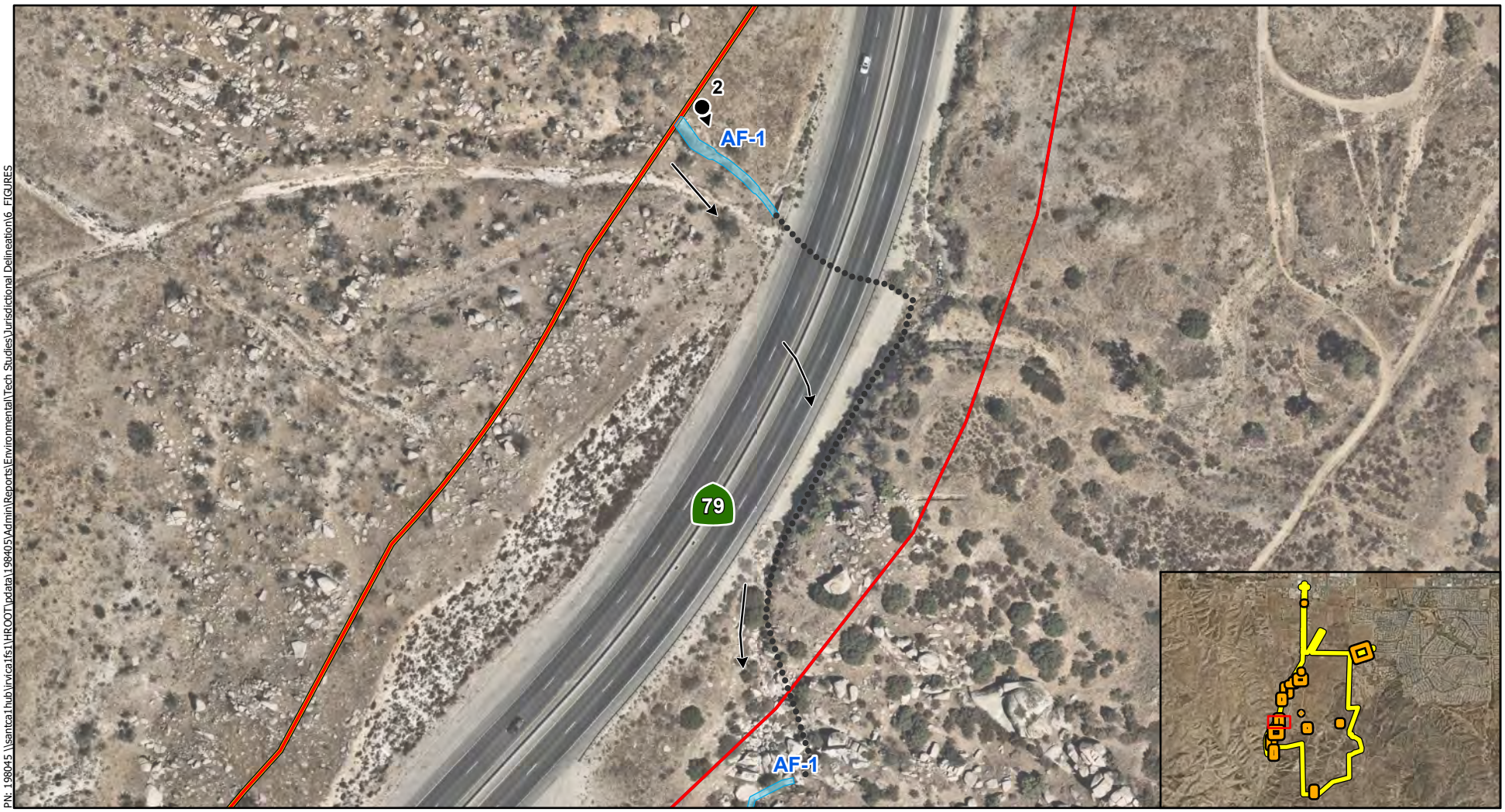
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Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

RWQCB Jurisdictional Map

Figure 4d



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Legend

- Photograph Point and Direction
- Discontinuous OHWM
- Flow Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

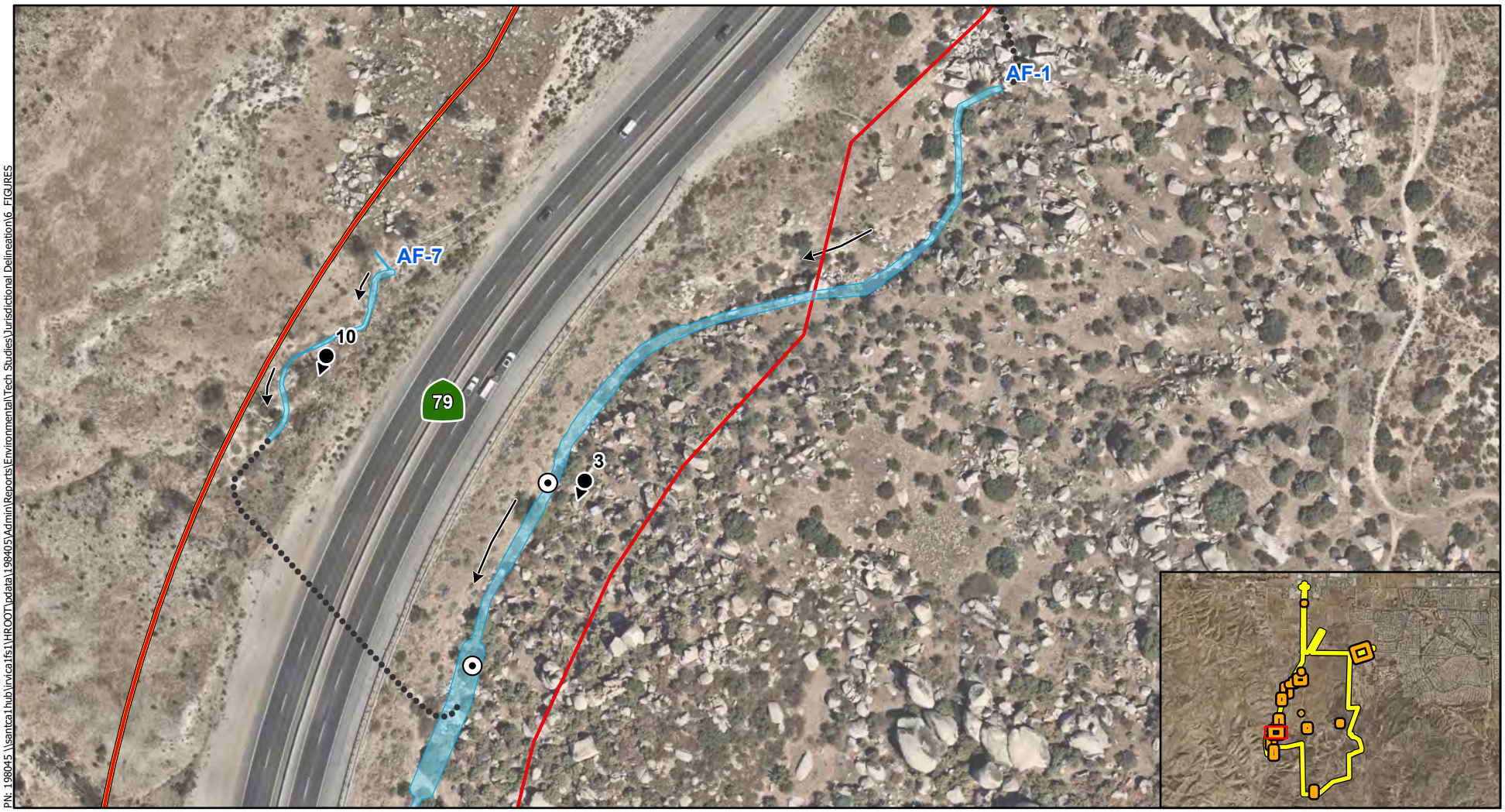
Michael Baker INTERNATIONAL

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Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

RWQCB Jurisdictional Map

Figure 4e



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Legend

- Photograph Point and Direction
- SDAM Point
- Discontinuous OHWM
- Flow Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

RWQCB Jurisdictional Map

Figure 4f



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Legend

- Photograph Point and Direction
- SDAM Point
- Discontinuous OHWM
- Flow Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

Michael Baker INTERNATIONAL

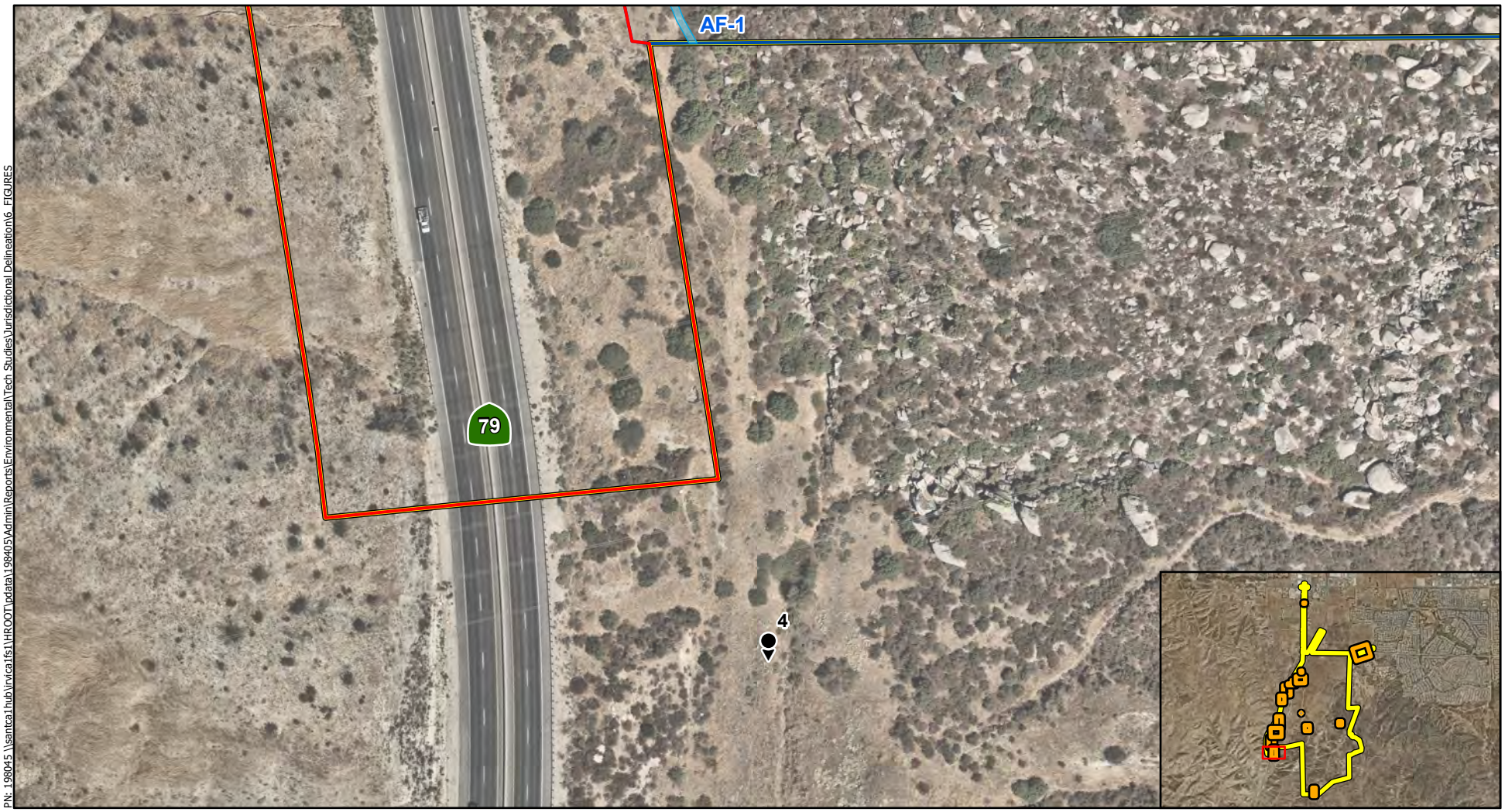
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Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

RWQCB Jurisdictional Map

Figure 4g



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Legend

- Photograph Point and Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

RWQCB Jurisdictional Map

Figure 4h



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Legend

- Photograph Point and Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

RWQCB Jurisdictional Map

Figure 4i



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Legend

- Photograph Point and Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

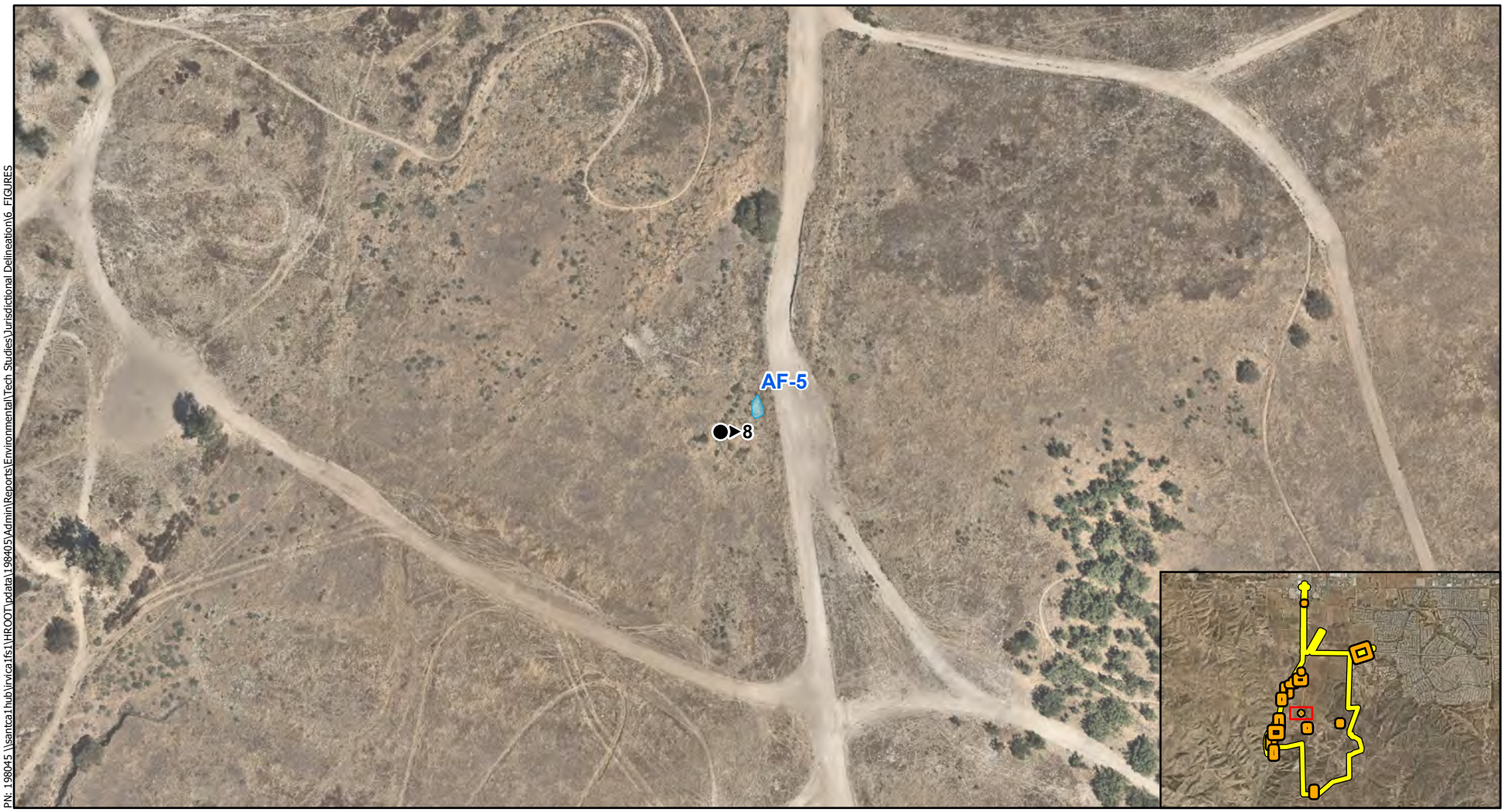
Michael Baker INTERNATIONAL

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Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

RWQCB Jurisdictional Map

Figure 4j



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Legend

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- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

Michael Baker INTERNATIONAL

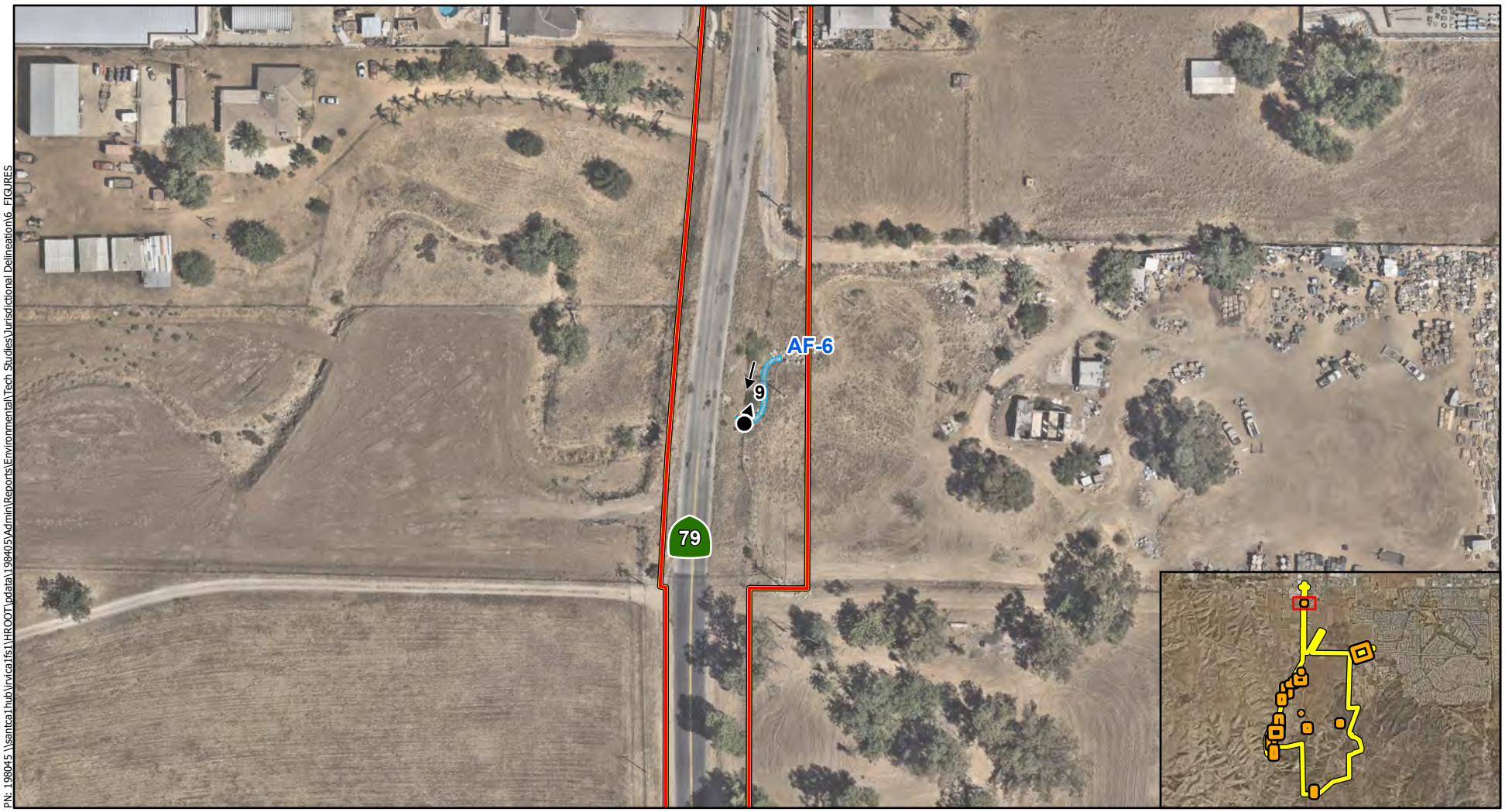
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Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

RWQCB Jurisdictional Map

Figure 4k



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Legend

- Photograph Point and Direction
- Flow Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

RWQCB Jurisdictional Map

Figure 4l



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Legend

- Photograph Point and Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

Michael Baker INTERNATIONAL

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Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

RWQCB Jurisdictional Map

Figure 4m



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Legend

- Photograph Point and Direction
- Flow Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

RWQCB Jurisdictional Map

Figure 4n



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Legend

- Photograph Point and Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

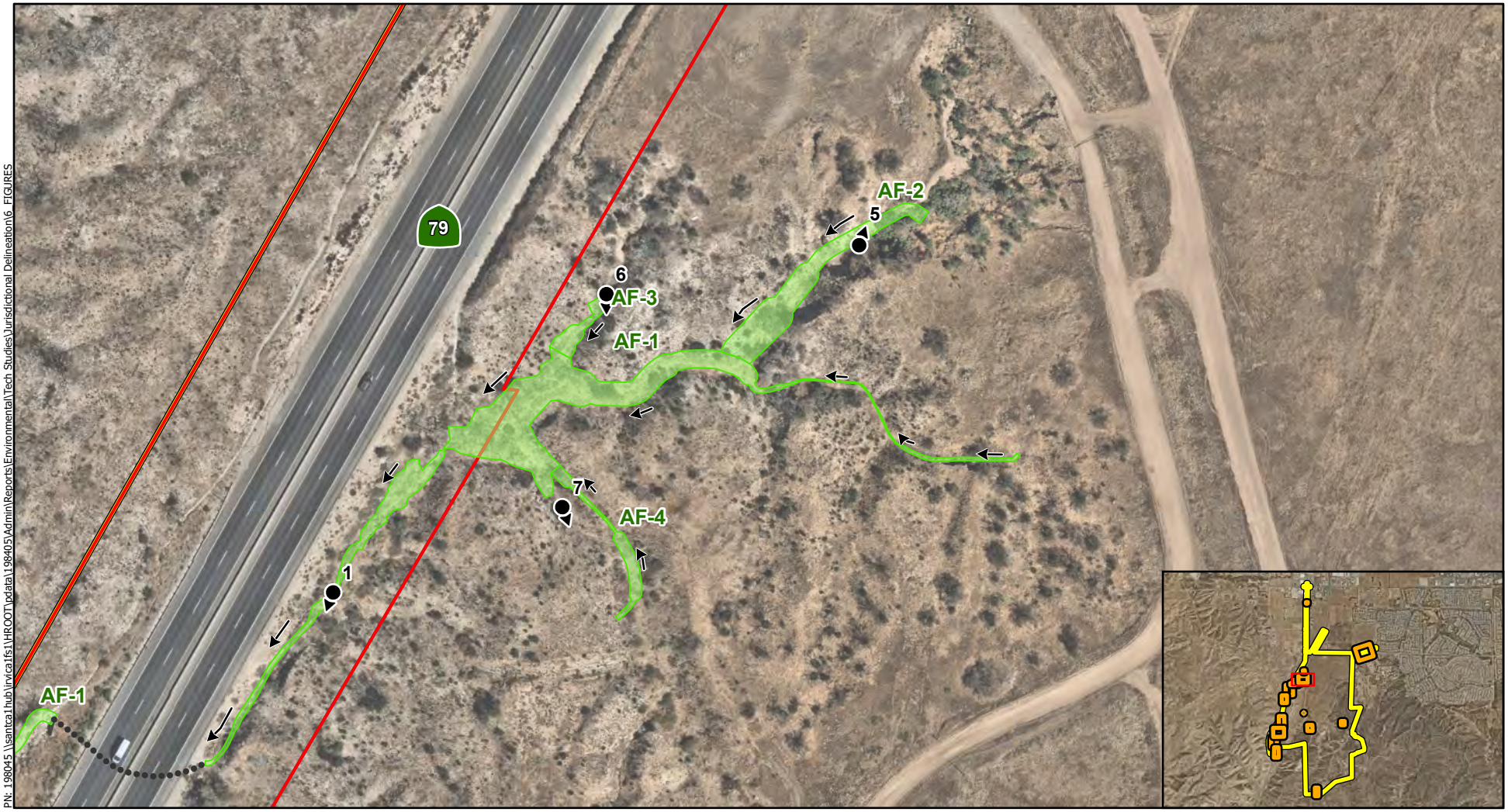
Michael Baker INTERNATIONAL

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Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

RWQCB Jurisdictional Map

Figure 4o



PN: 198045 \\santca1.hub.jrvica1fs1\HROOT\pdata\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Discontinuous OHWM
- Flow Direction
- Project Site
- CDFW Vegetated Streambed (1.40 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

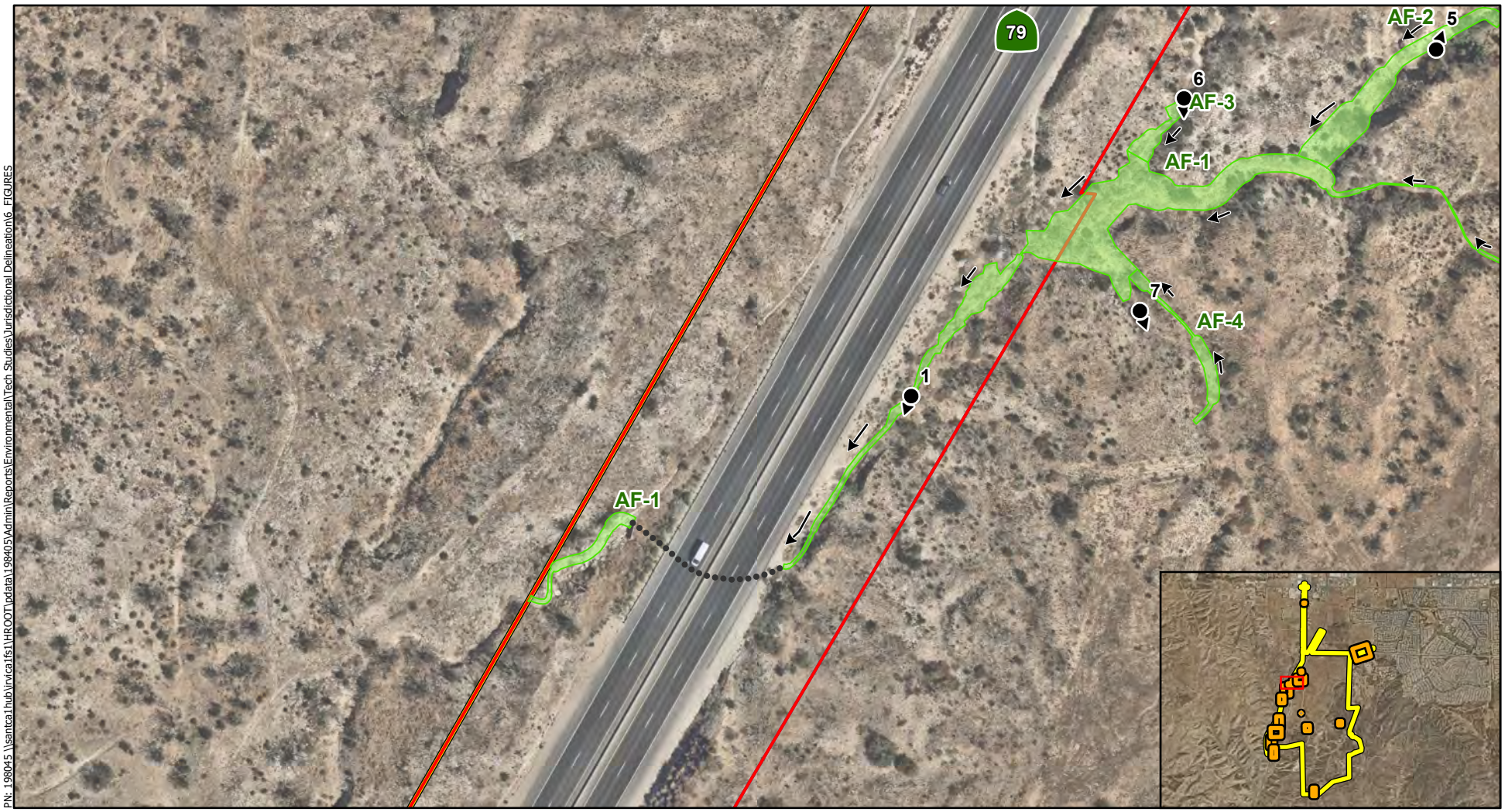
Michael Baker INTERNATIONAL

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Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Map

Figure 5a



PN: 198045 \\santca1.hub.in\ca1fs1\HROOT\pdata\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Discontinuous OHWM
- Flow Direction
- Project Site
- CDFW Vegetated Streambed (1.40 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Map

Figure 5b



PN: 198045 \\santca1.hub.in\vca1fs1\HROOT\data\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Discontinuous OHWM
- Flow Direction
- Project Site
- CDFW Vegetated Streambed (1.40 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

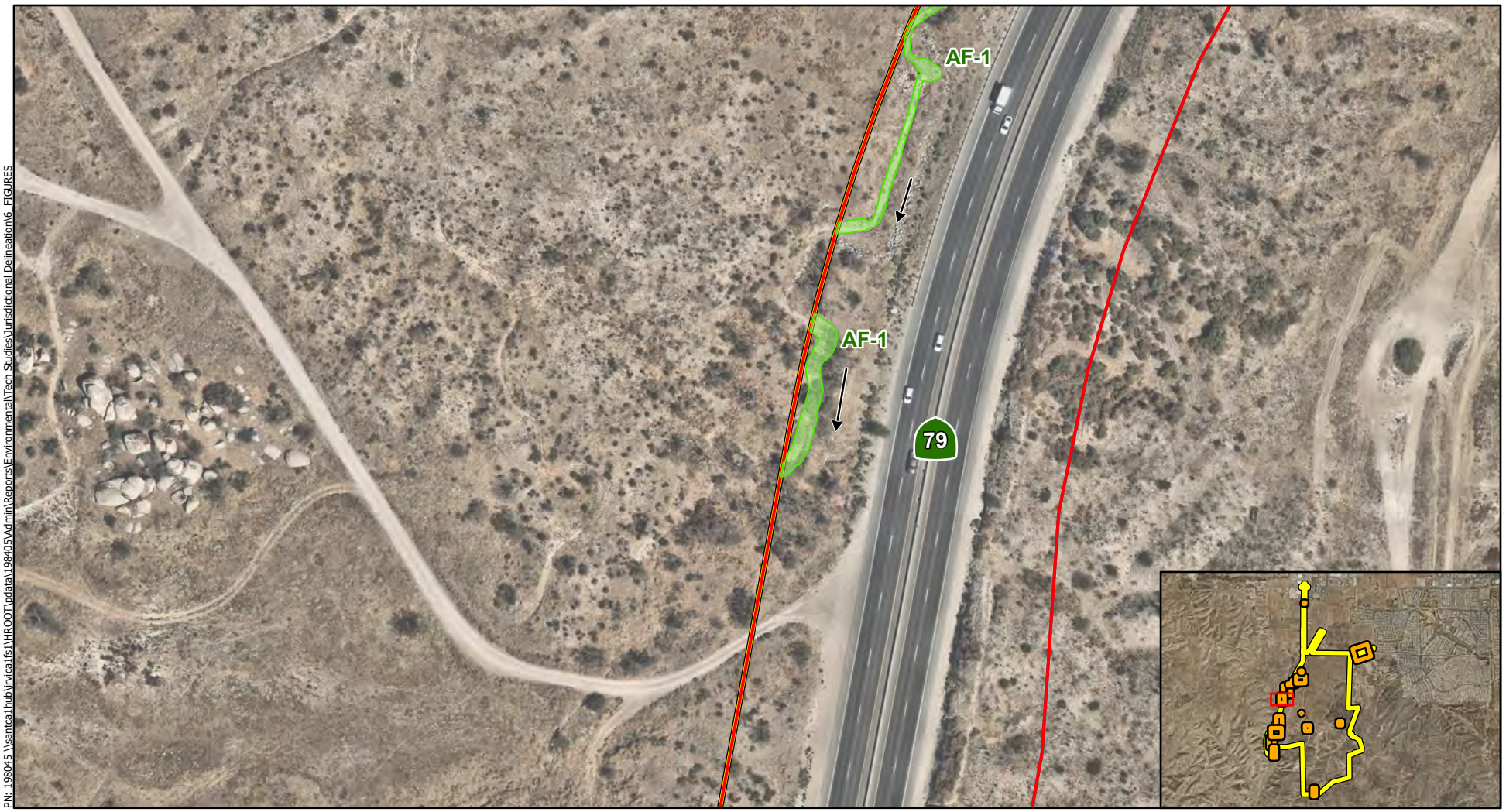
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Map

Figure 5c



PN: 198045 \\santca1.hub.in\ca1fs1\HROOT\pdata\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Flow Direction
- Project Site
- CDFW Vegetated Streambed (1.40 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Map

Figure 5d



PN: 198045 \\santca1.hub.in\vca1fs1\HROOT\pdata\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Discontinuous OHWM
- Flow Direction
- Project Site
- CDFW Vegetated Streambed (1.40 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Map

Figure 5e



PN: 198045 \\santca1.hub.in\vca1fs1\HROOT\pdata\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- SDAM Point
- Discontinuous OHWM
- Flow Direction
- Project Site
- CDFW Vegetated Streambed (1.40 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Map

Figure 5f



PN: 198045 \\santca1.hub.in\ca1fs1\HROOT\data\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- SDAM Point
- Discontinuous OHWM
- Flow Direction
- Project Site
- CDFW Vegetated Streambed (1.40 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

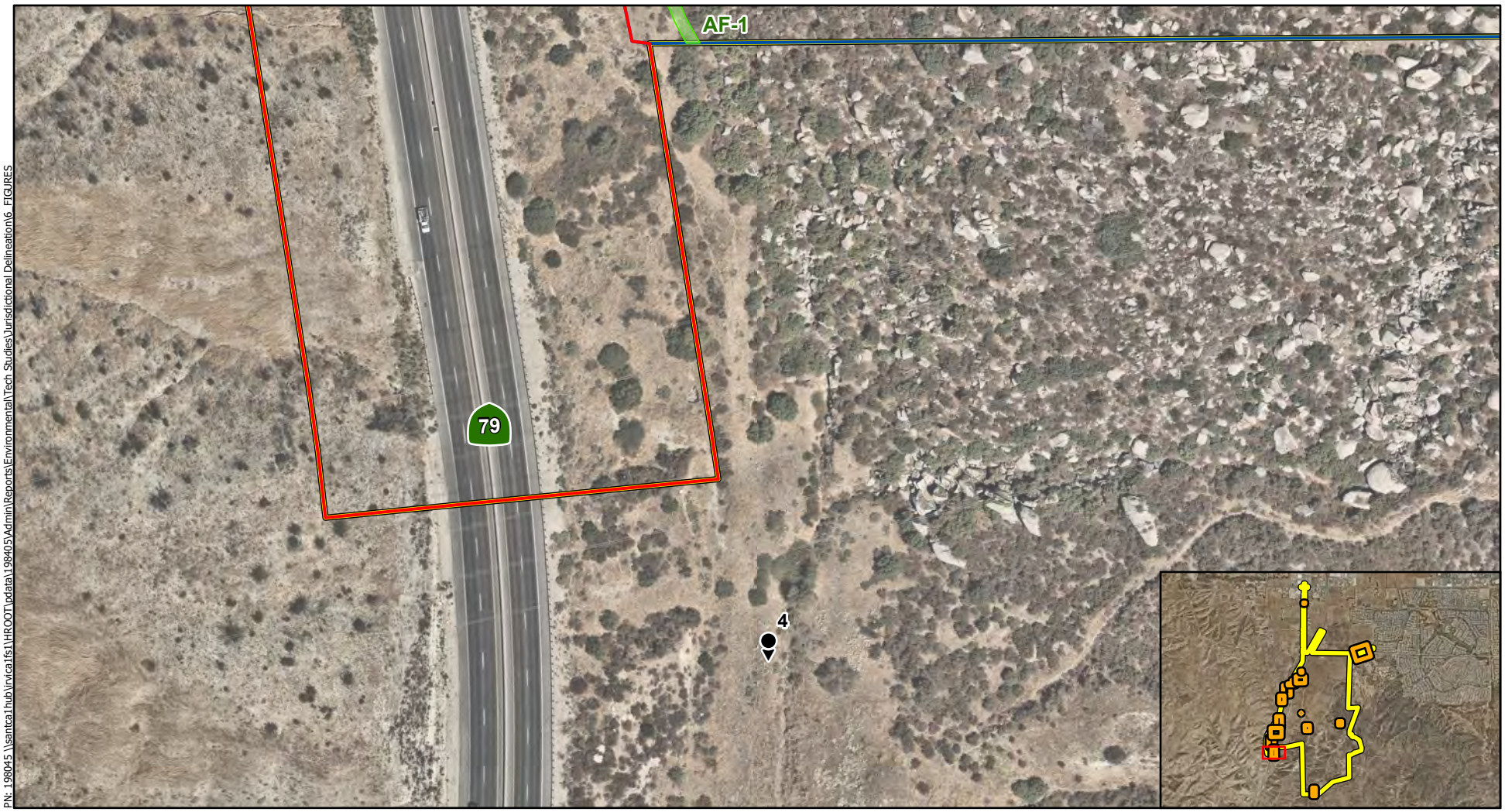
Michael Baker INTERNATIONAL

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Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Map

Figure 5g



PN: 198045 \\santca1.hub.in\ca1fs1\HROOT\data\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Project Site
- CDFW Vegetated Streambed (1.40 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Map

Figure 5h



PN: 198045 \\santca1.hub.irvica1fs1\HROOT\data\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Project Site
- CDFW Vegetated Streambed (1.40 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Map

Figure 5i



PN: 198045 \\santea1.hub.in\vica1fs1\HROOT\data\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Project Site
- CDFW Vegetated Streambed (1.40 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Map

Figure 5j



PN: 198045 \\santca1.hub.in\ca1fs1\HROOT\data\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Project Site
- CDFW Vegetated Streambed (1.40 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

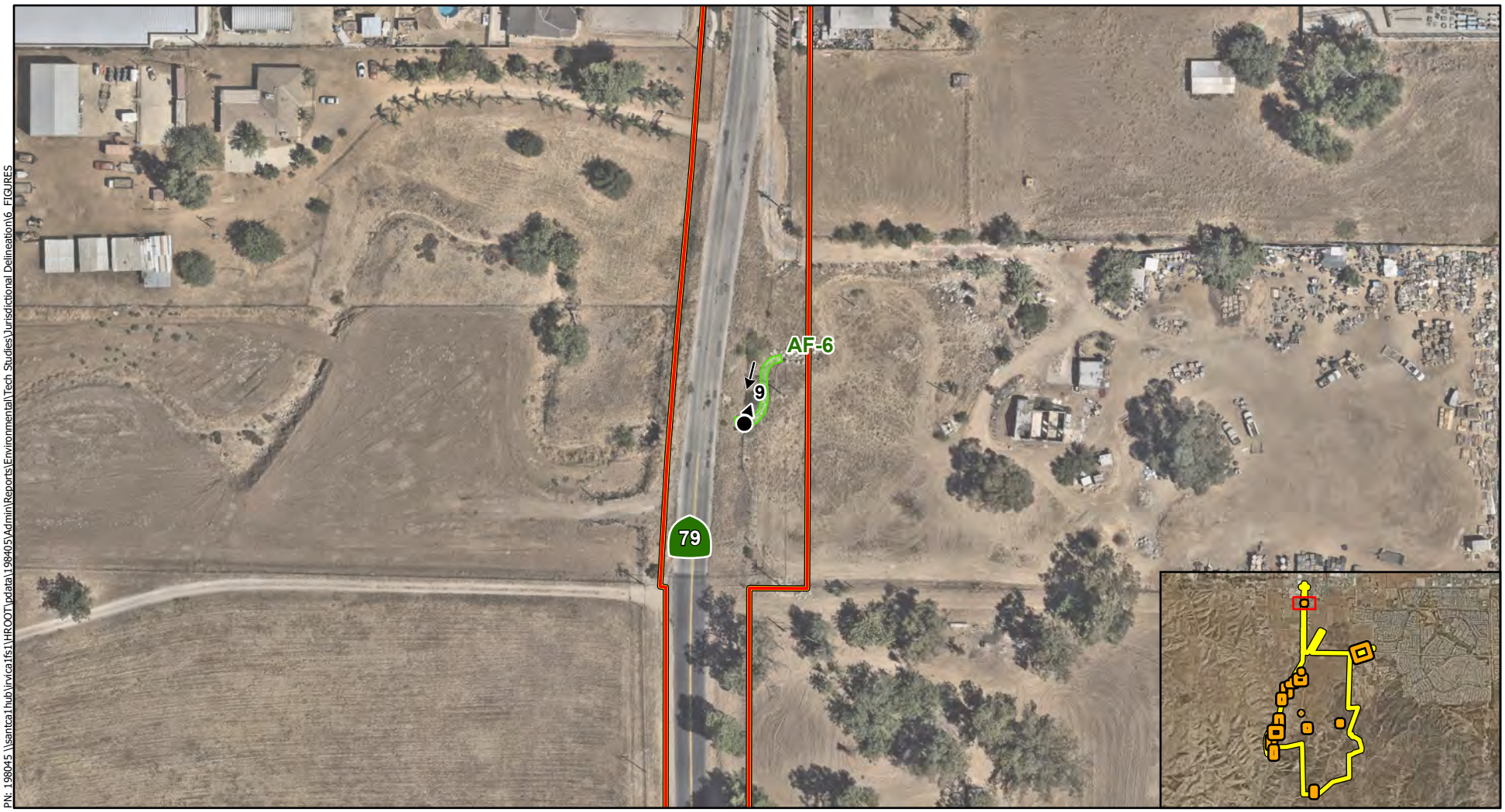
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Map

Figure 5k



PN: 198045 \\santca1.hub.in\ca1fs1\HROOT\pdata\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Flow Direction
- Project Site
- CDFW Vegetated Streambed (1.40 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Map

Figure 5l



PN: 198045 \\santca1.hub.in\ca1fs1\HROOT\pdata\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Project Site
- CDFW Vegetated Streambed (1.40 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Map

Figure 5m



PN: 198045 \\santca1.hub\rvca1fs1\HROOT\pdata\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Flow Direction
- Project Site
- CDFW Vegetated Streambed (1.40 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Map

Figure 5n



PN: 198045 \\santea1.hub\rvica1fs1\HROOT\data\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Project Site
- CDFW Vegetated Streambed (1.40 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

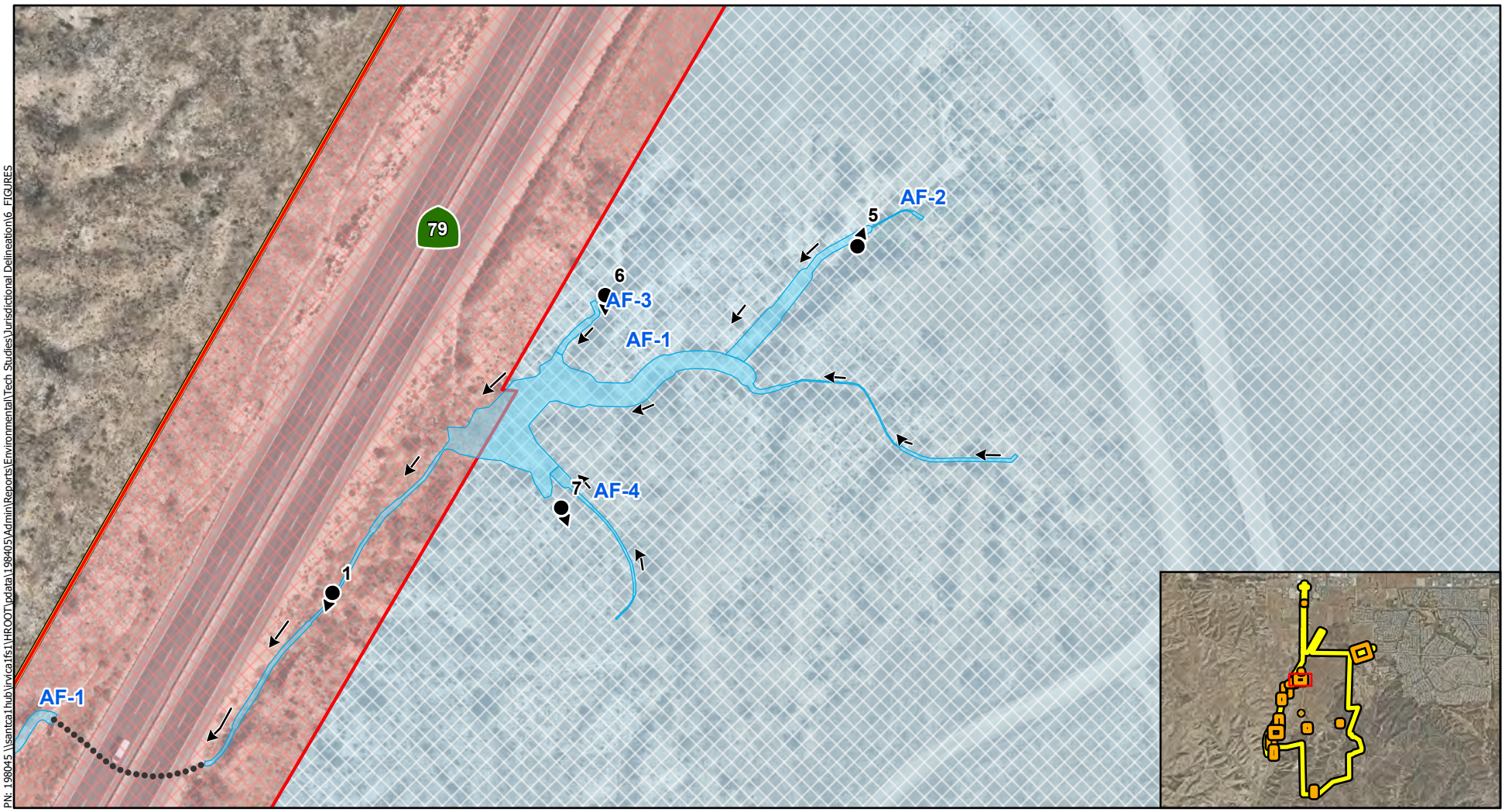
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Map

Figure 5o



PN: 198045 \\santca1.hub.in\vca1fs1\HROOT\pdata\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Discontinuous OHWM
- Flow Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

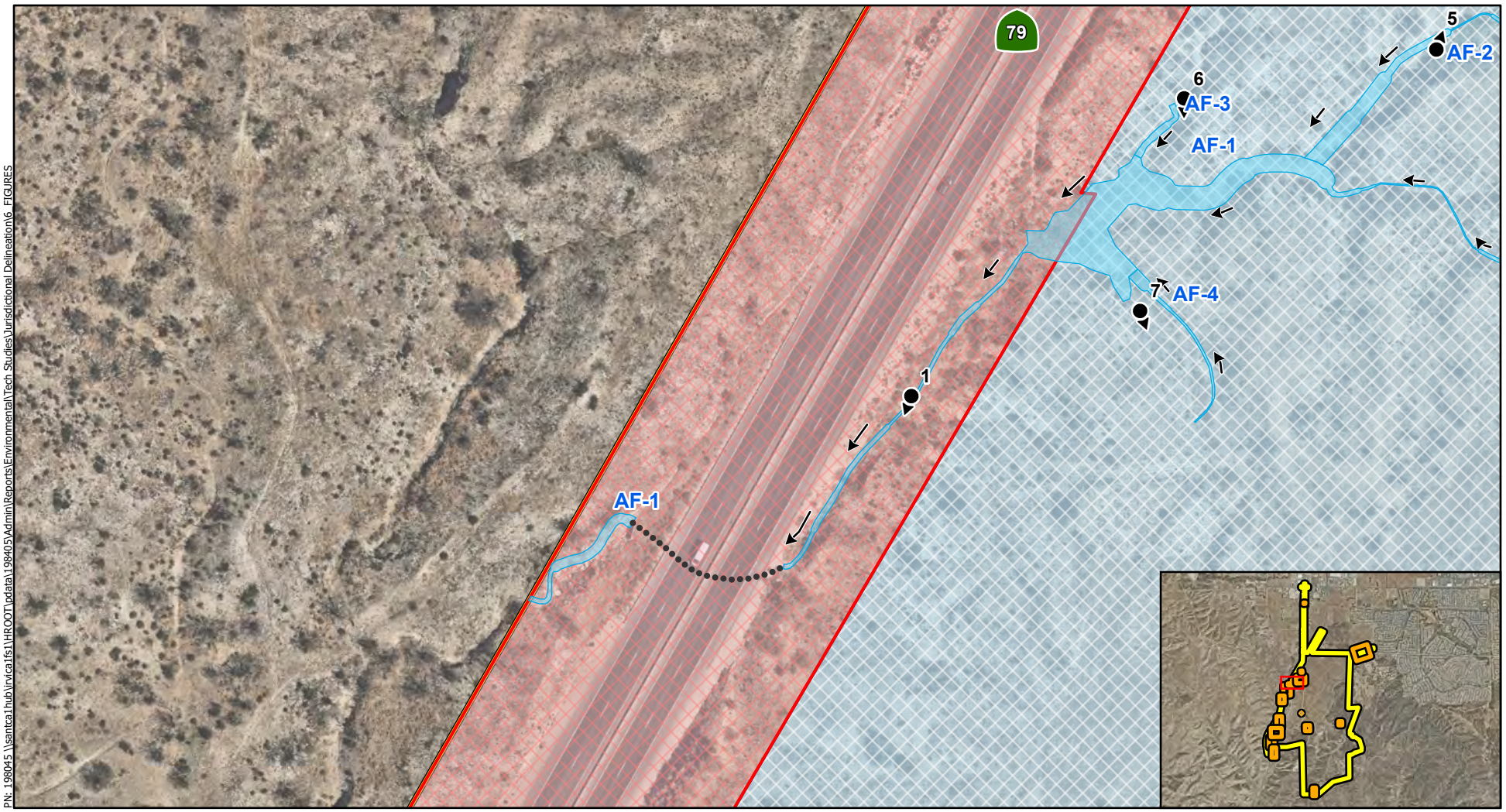
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

RWQCB Jurisdictional Impact Map

Figure 6a



PN: 198045 \\santca1.hub.in\ca1fs1\HROOT\pdata\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Discontinuous OHWM
- Flow Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

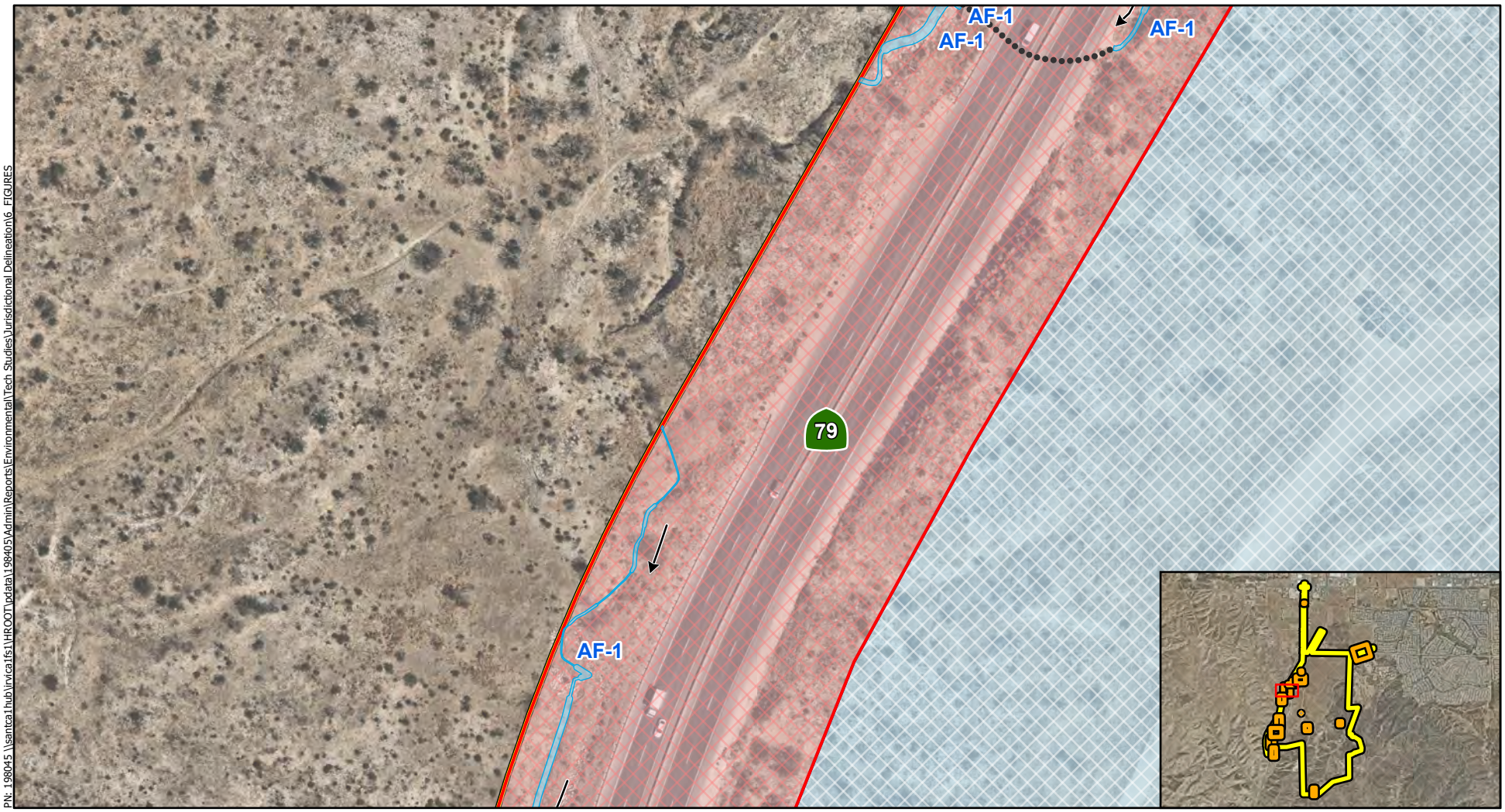
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

RWQCB Jurisdictional Impact Map

Figure 6b



PN: 198045 \\santca1.hub.in\vca1fs1\HROOT\data\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Discontinuous OHWM
- Flow Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

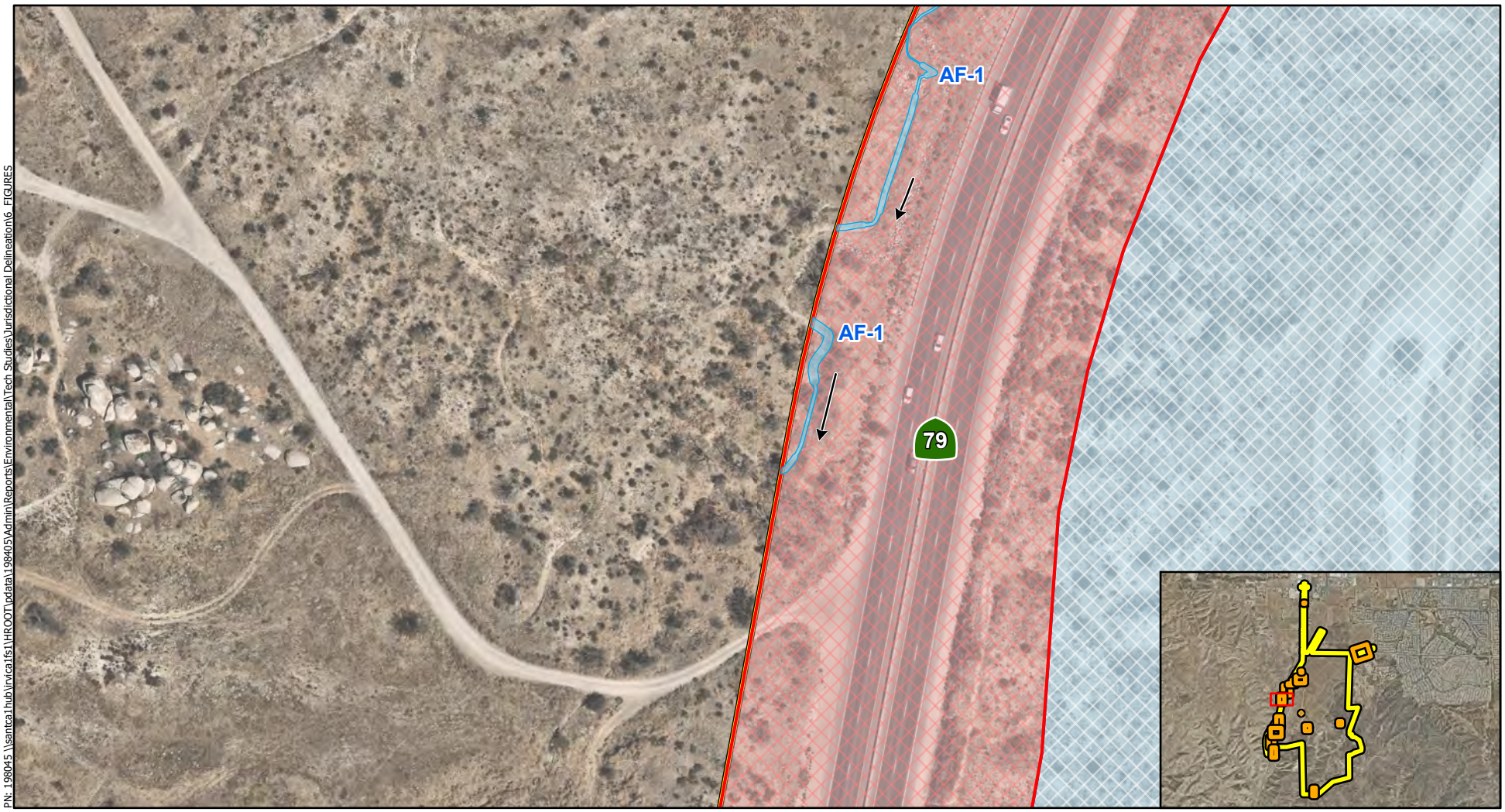
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

RWQCB Jurisdictional Impact Map

Figure 6c



PN: 198045 \\santca1.hub.in\vca1fs1\HROOT\pdata\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Flow Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

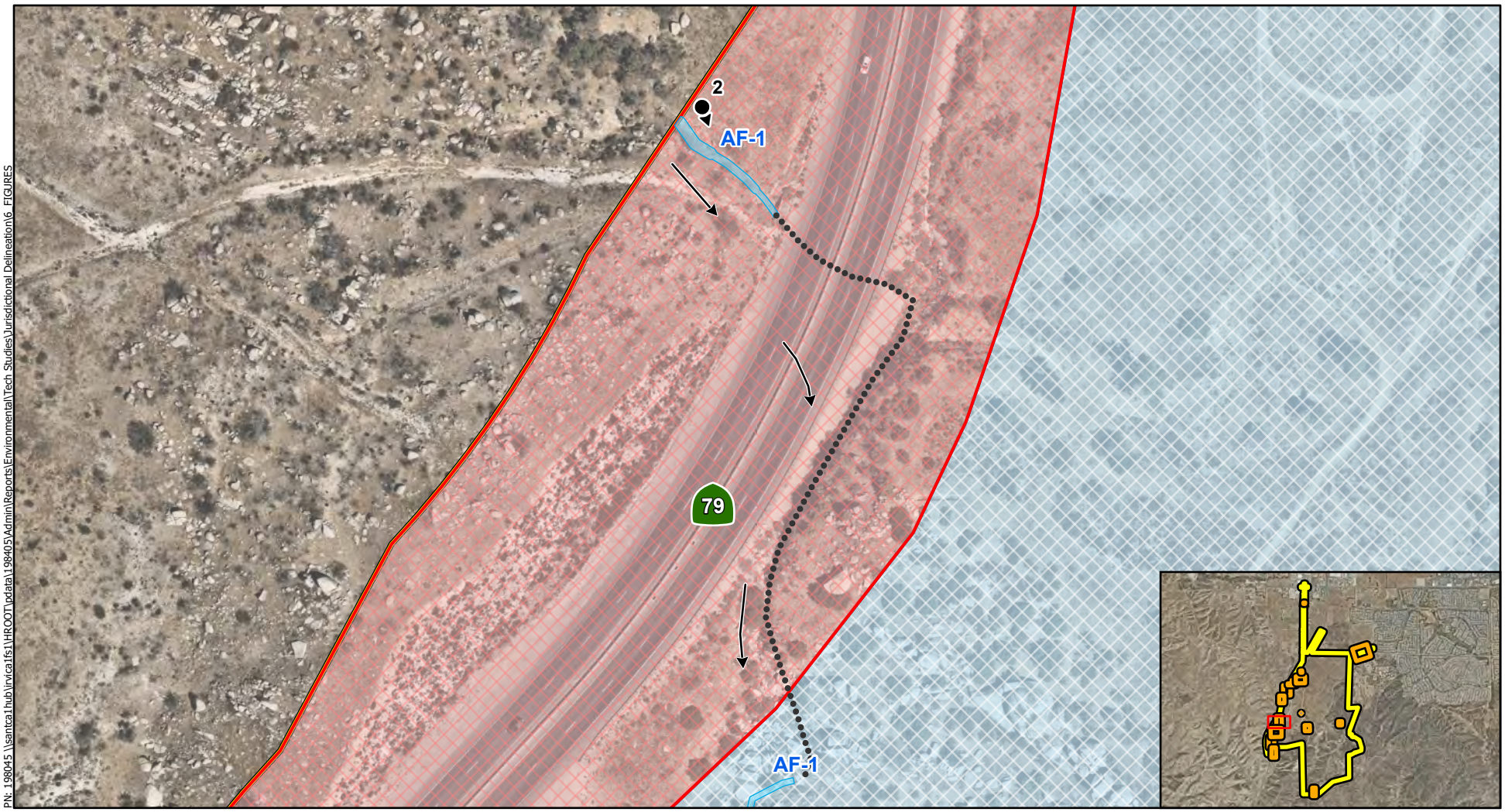
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

RWQCB Jurisdictional Impact Map

Figure 6d



PN: 198045 \\santca1.hub.ir\vca1fs1\HROOT\pdata\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Discontinuous OHWM
- Flow Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

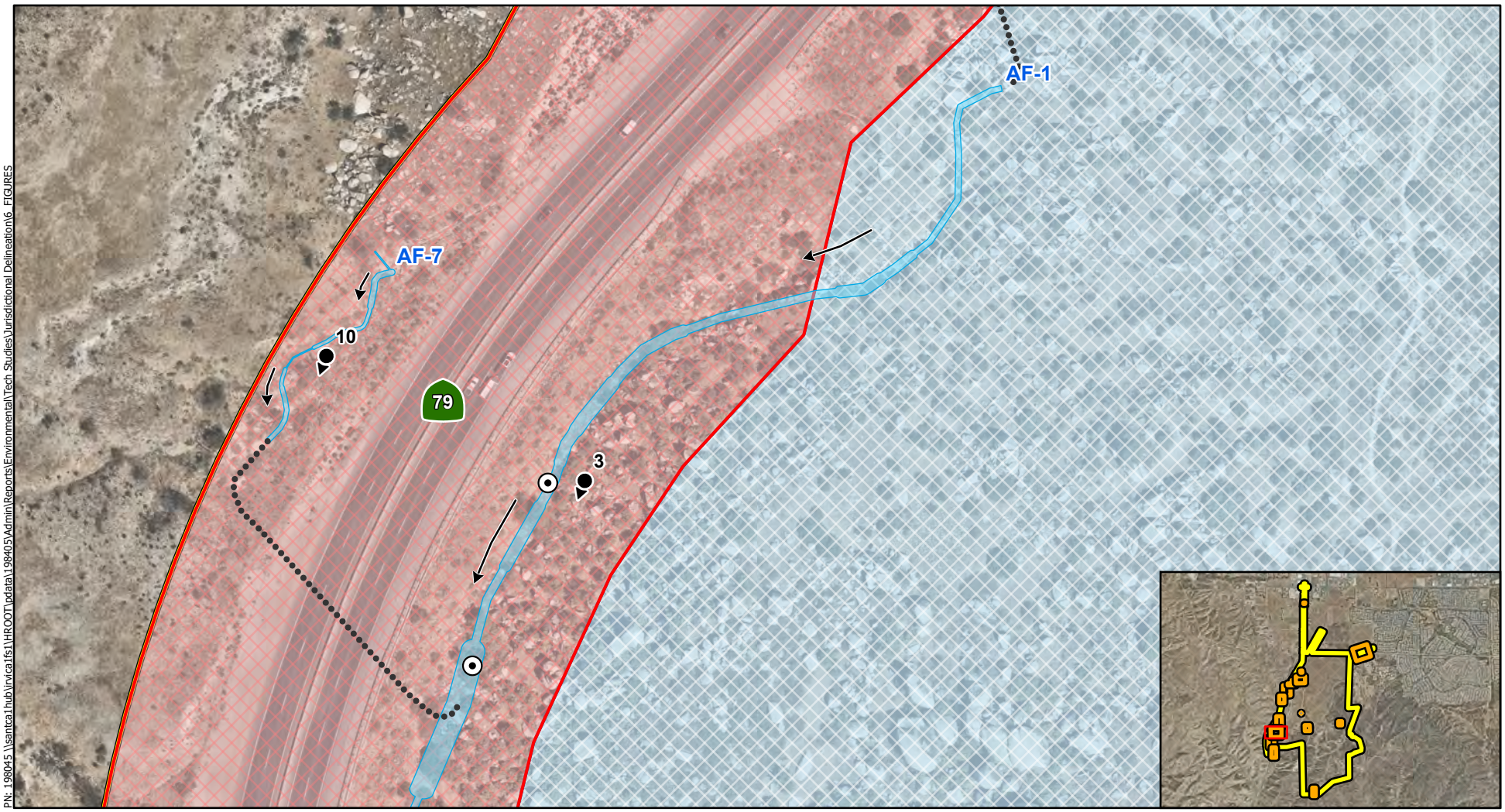
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

RWQCB Jurisdictional Impact Map

Figure 6e



PN: 198045 \\santca1.hub.irvica1fs1\HROOT\data\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- SDAM Point
- Discontinuous OHWM
- Flow Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

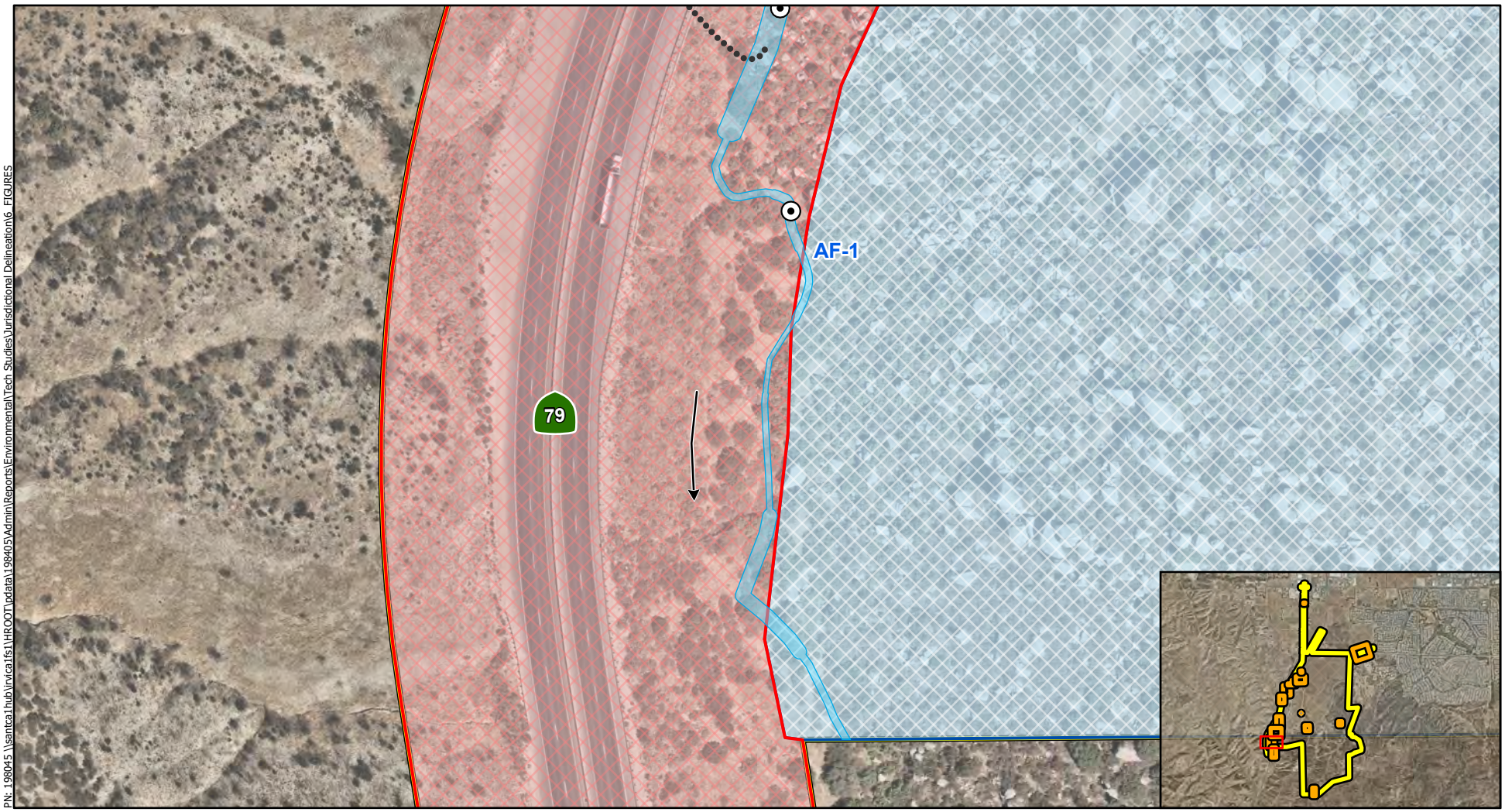
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

RWQCB Jurisdictional Impact Map

Figure 6f



PN: 198045 \\santca1.hub.in\vca1fs1\HROOT\pdata\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- SDAM Point
- Discontinuous OHWM
- Flow Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

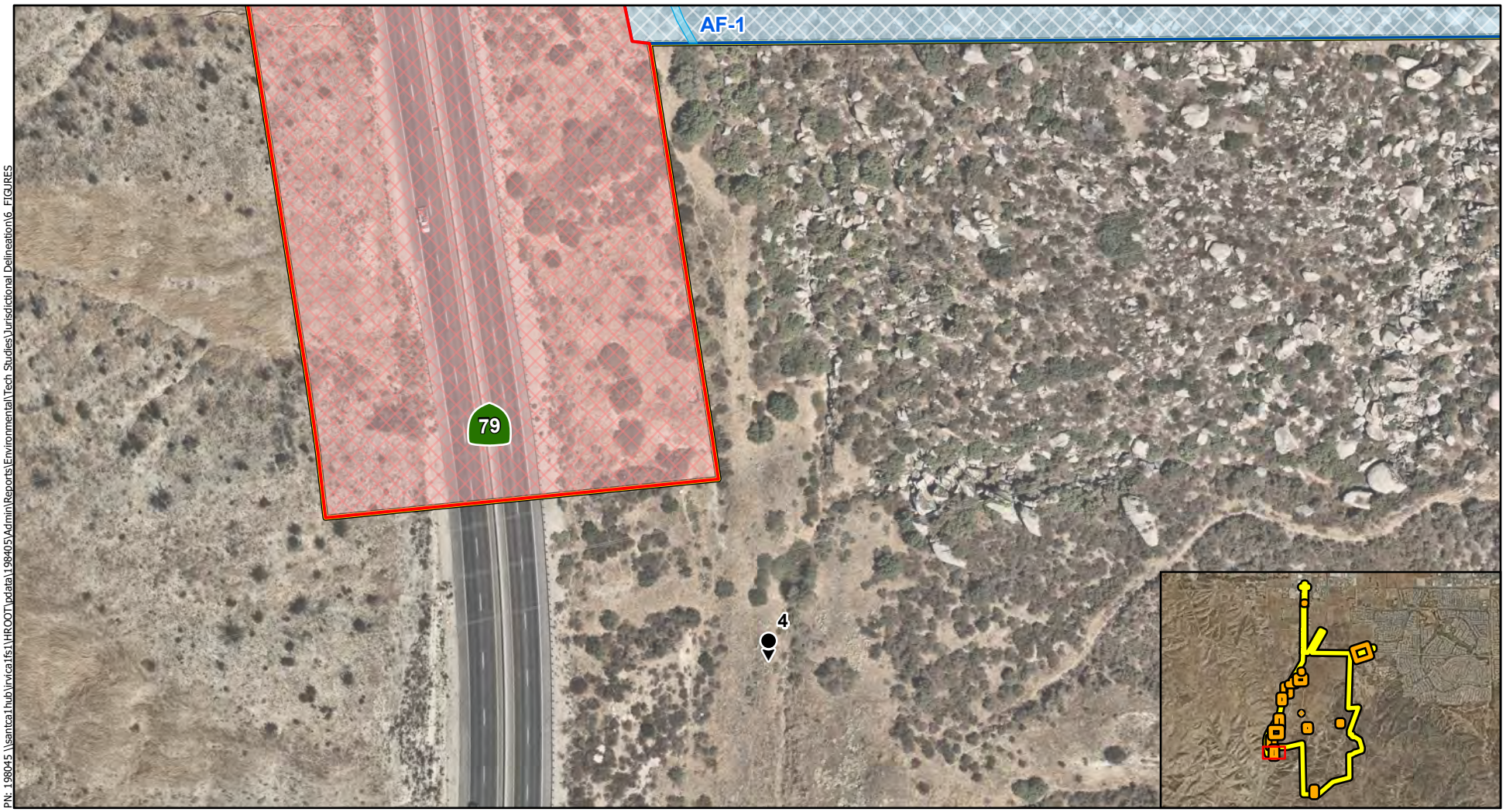
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

RWQCB Jurisdictional Impact Map

Figure 6g



PN: 198045 \\santca1.hub.in\ca1fs1\HROOT\data\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

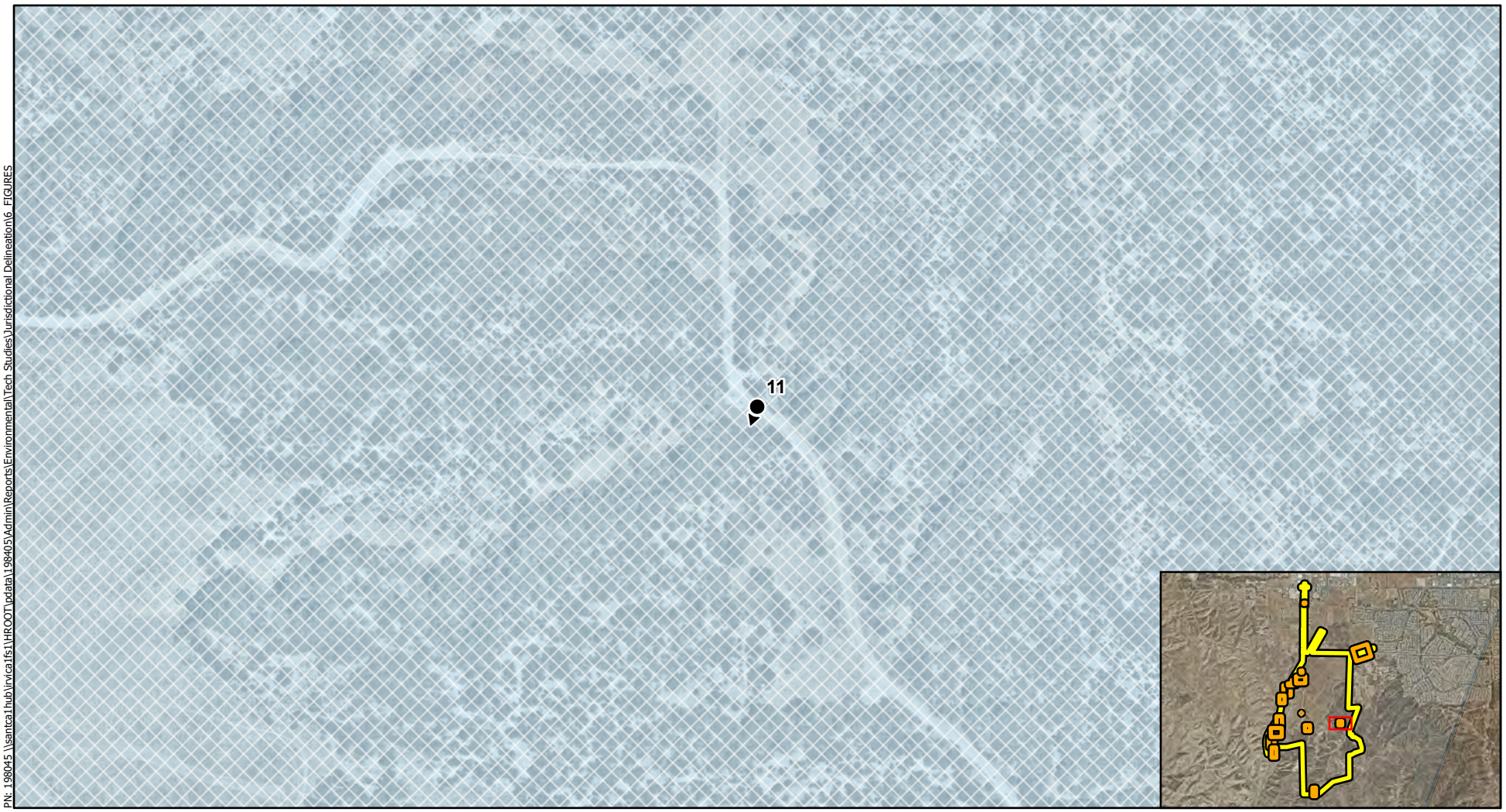
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

RWQCB Jurisdictional Impact Map

Figure 6h



PN: 198045 \\santca1.hub.ir\vca1fs1\HROOT\data\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

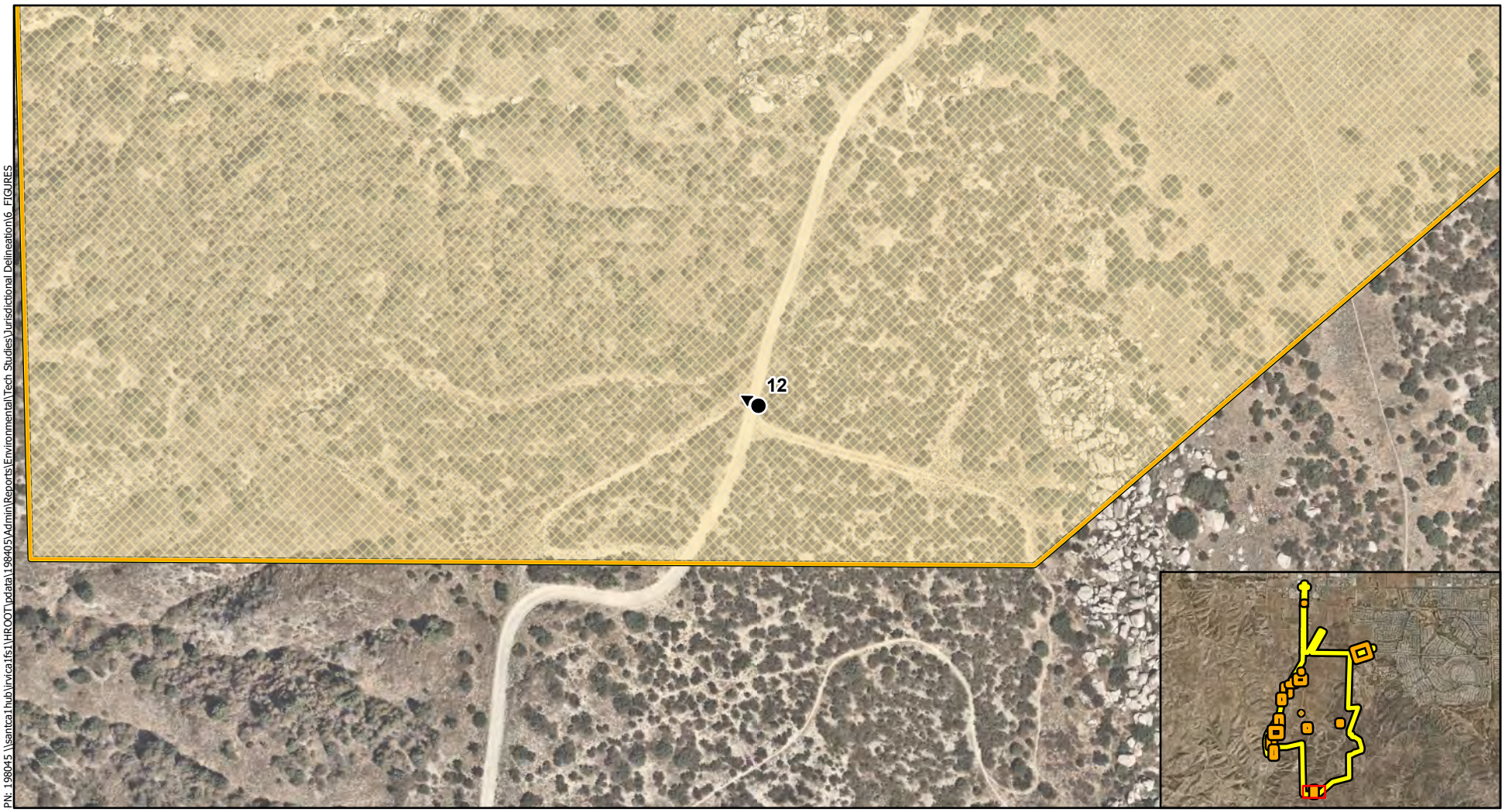
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

RWQCB Jurisdictional Impact Map

Figure 6i



PN: 198045 \\santea1.hub.irvica1fs1\HROOT\pdata\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

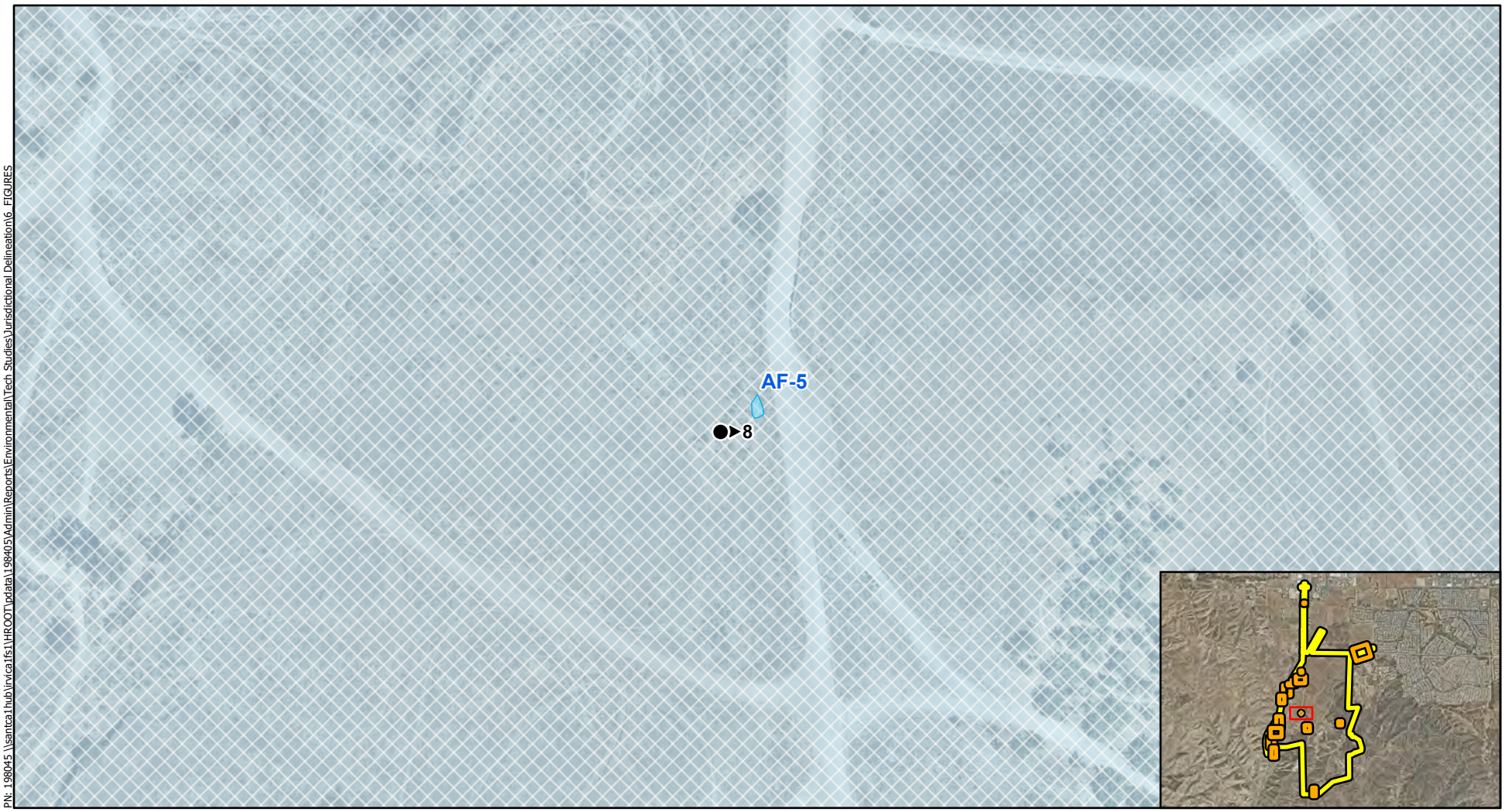
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

RWQCB Jurisdictional Impact Map

Figure 6j



PN: 198045 \\santca1.hub.in\ca1fs1\HROOT\data\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

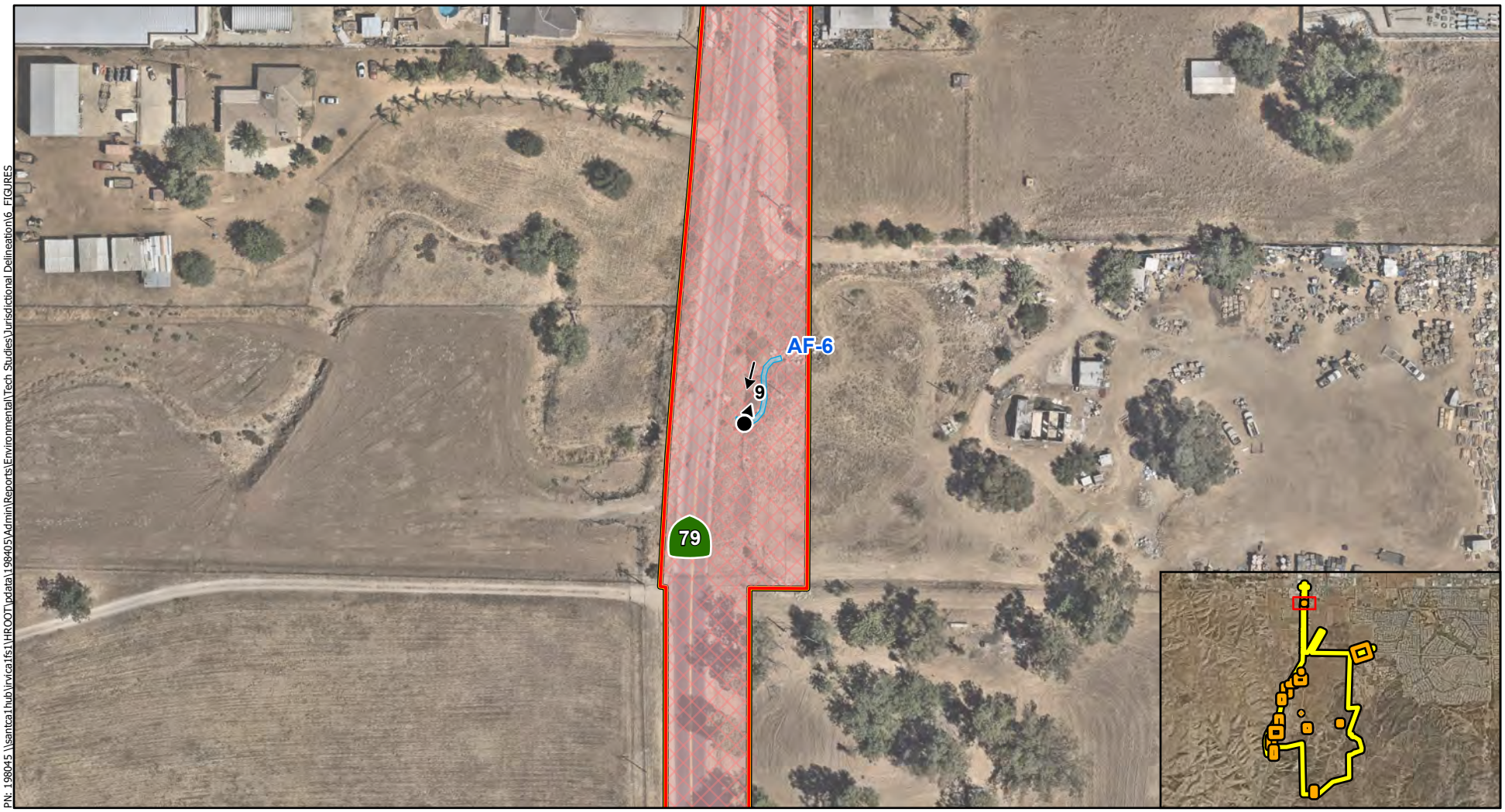
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

RWQCB Jurisdictional Impact Map

Figure 6k



PN: 198045 \\santca1.hub.in\ca1fs1\HROOT\data\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Flow Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

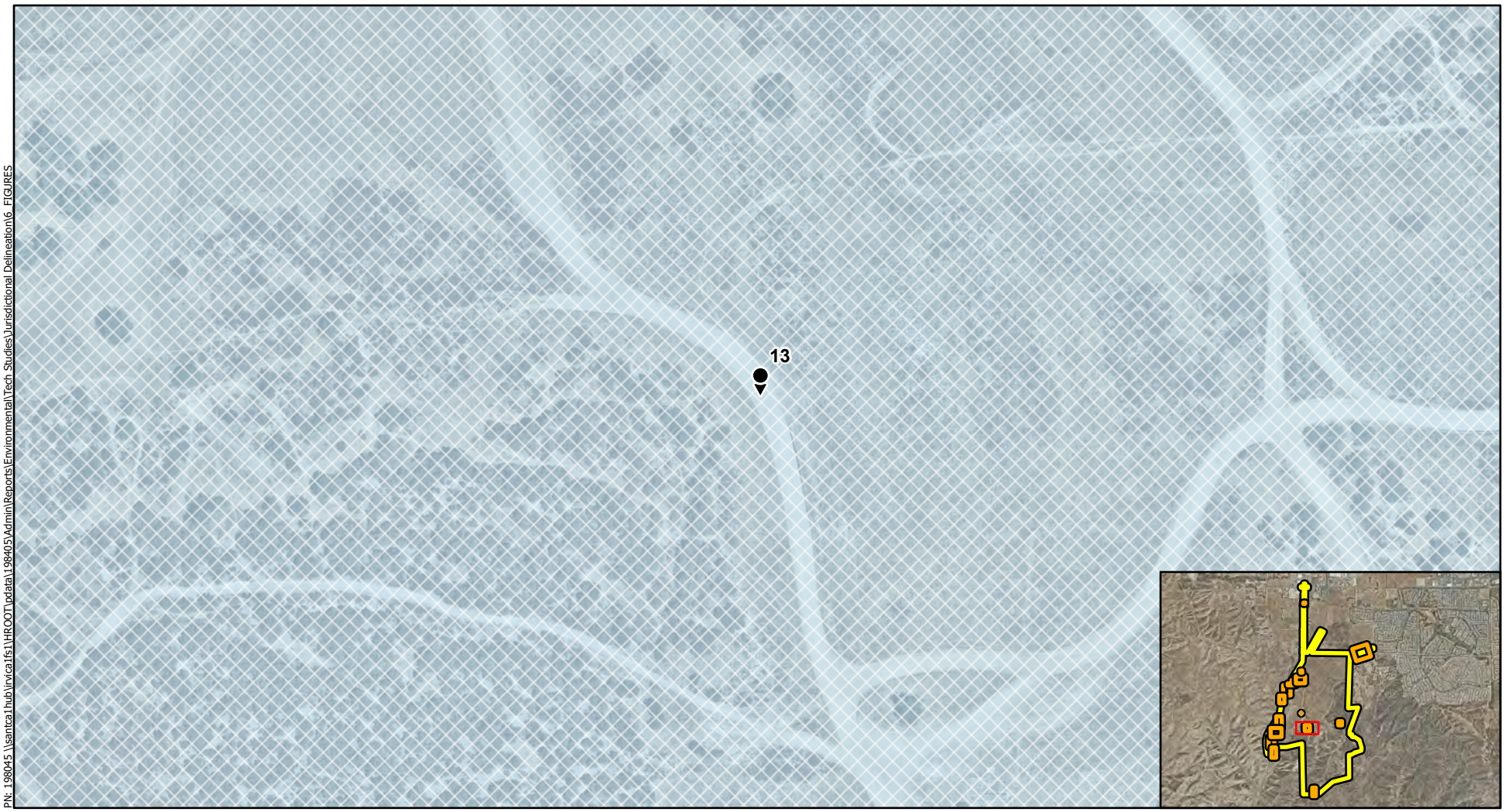
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

RWQCB Jurisdictional Impact Map

Figure 6I



PN: 198045 \\santca1.hub.in\vca1fs1\HROOT\pdata\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

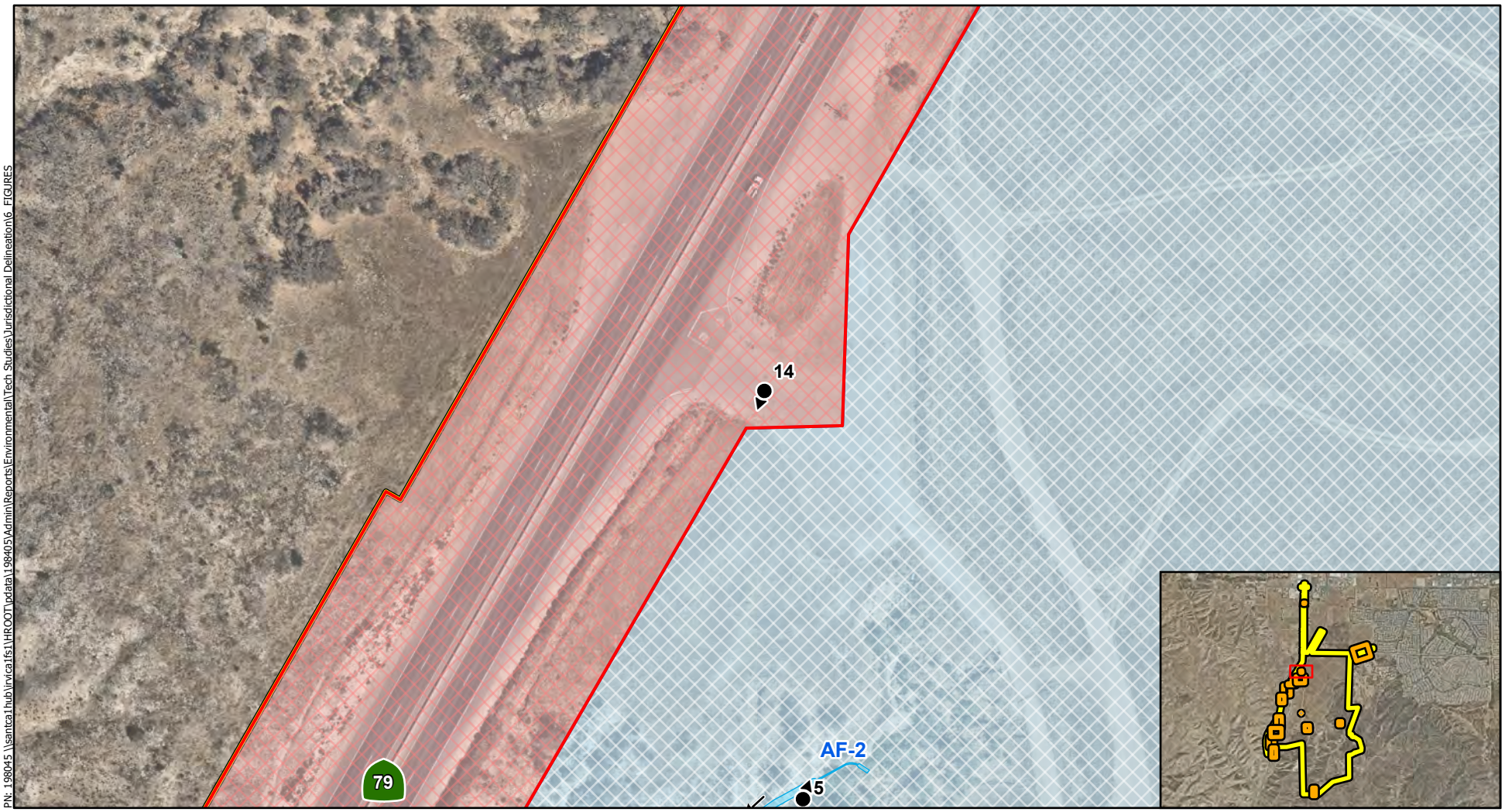
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

RWQCB Jurisdictional Impact Map

Figure 6m



PN: 198045 \\santca1.hub.in\vca1fs1\HROOT\pdata\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Flow Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

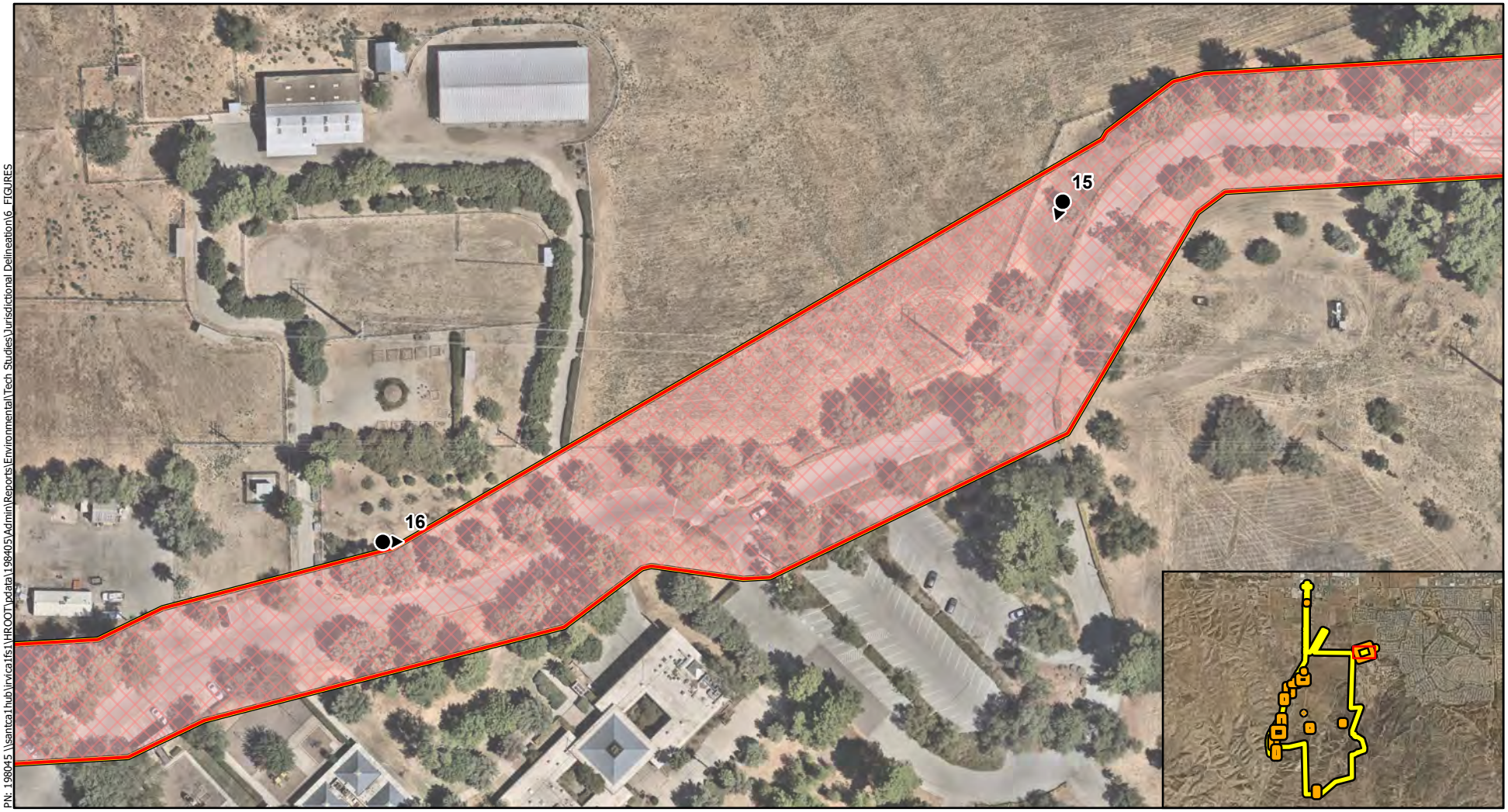
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

RWQCB Jurisdictional Impact Map

Figure 6n



PN: 198045 \\santca1.hub.in\ca1fs1\HROOT\data\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Project Site
- Non-Wetland WoS (0.71 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

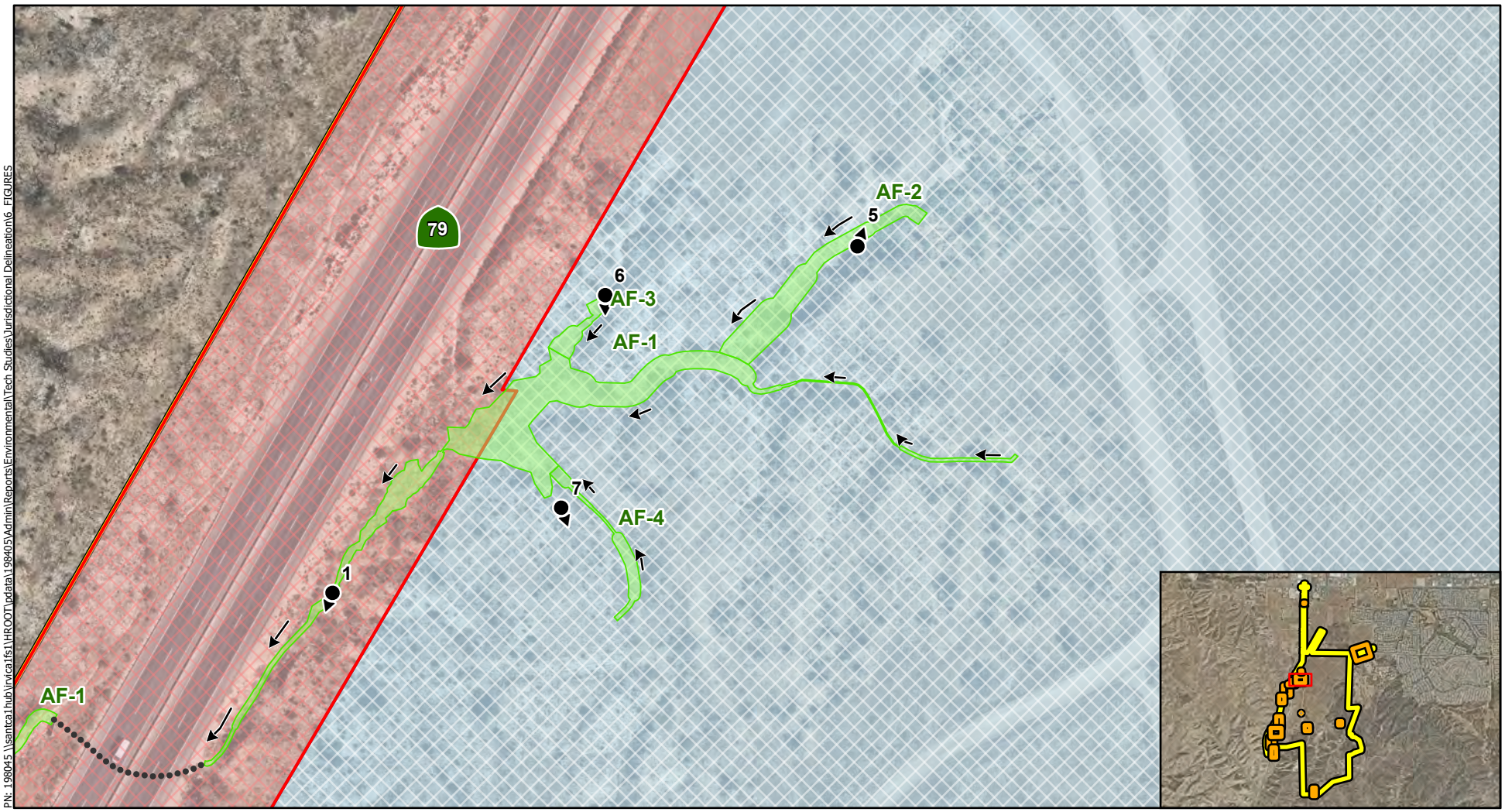
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

RWQCB Jurisdictional Impact Map

Figure 6o



PN: 198045 \\santca1.hub.in\vca1fs1\HROOT\pdata\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Discontinuous OHWM
- Flow Direction
- Project Site
- CDFW Vegetated Streambed (1.40 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

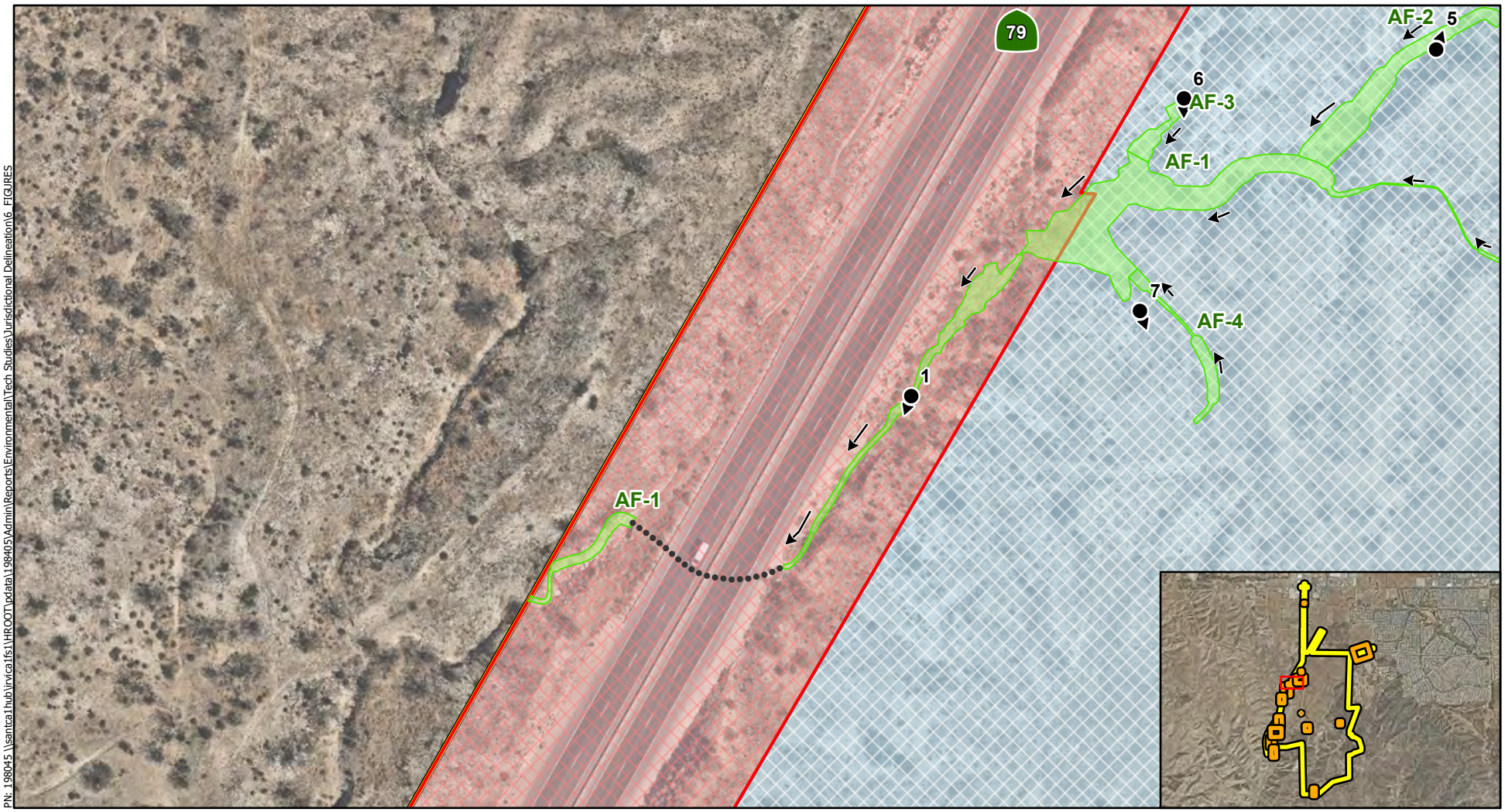
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Impact Map

Figure 7a



PN: 198045 \\santca1.hub.in\ca1fs1\HROOT\pdata\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Discontinuous OHWM
- Flow Direction
- Project Site
- CDFW Vegetated Streambed (1.40 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

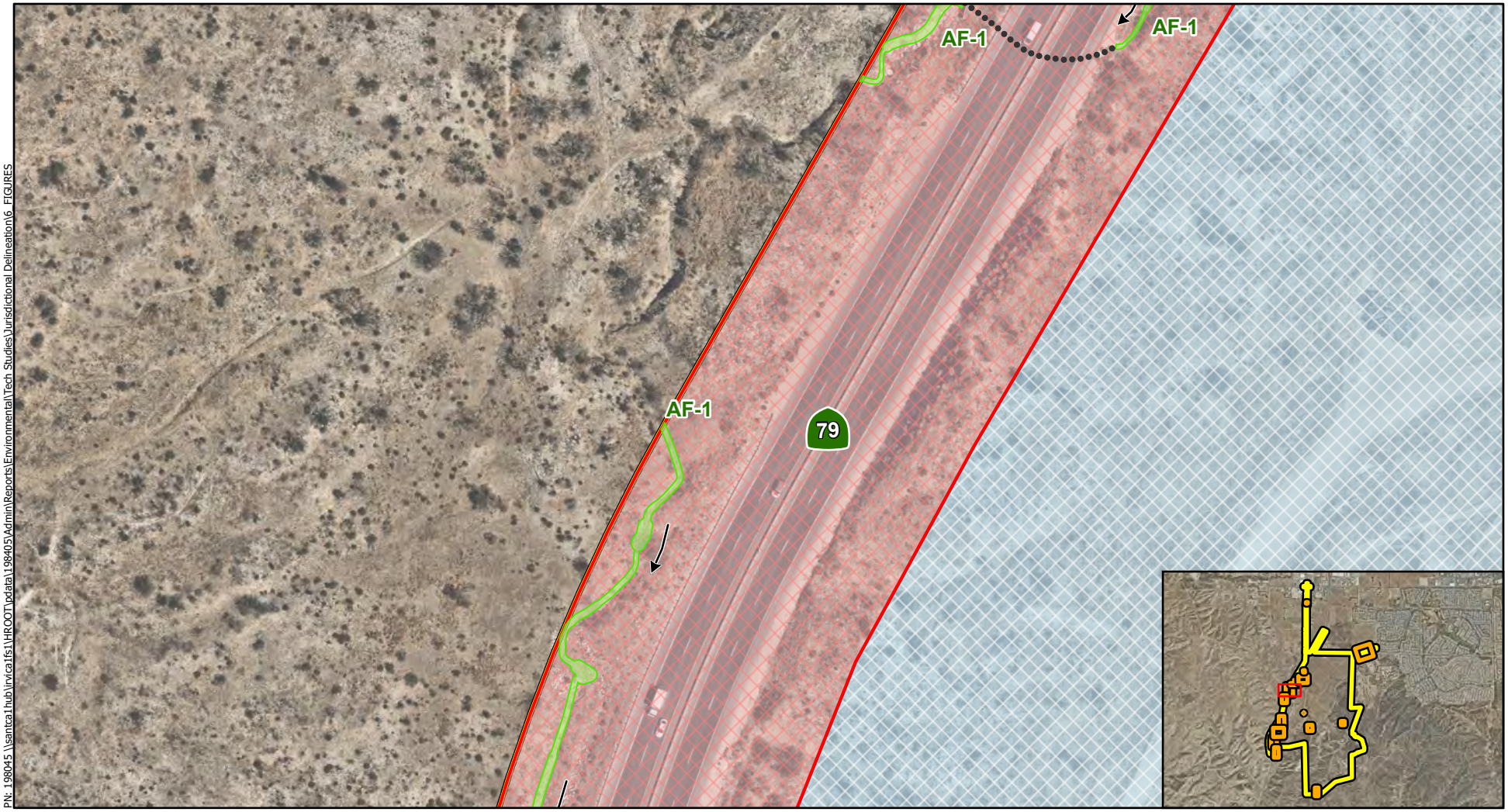
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Impact Map

Figure 7b



PN: 198045 \\santca1.hub.in\vca1fs1\HROOT\data\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Discontinuous OHWM
- Flow Direction
- Project Site
- CDFW Vegetated Streambed (1.40 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

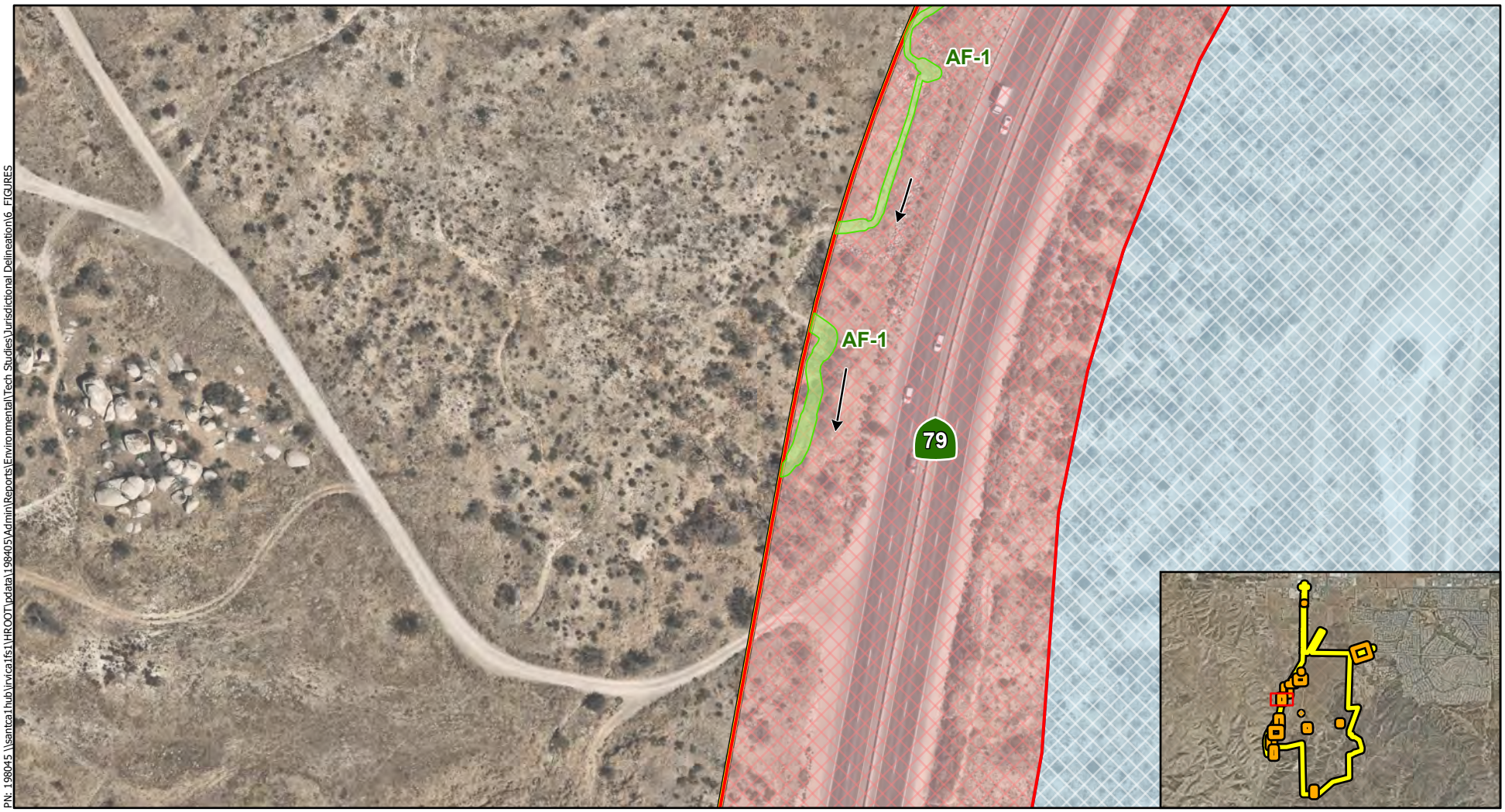
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Impact Map

Figure 7c



PN: 198045 \\santca1.hub.in\ca1fs1\HROOT\pdata\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Flow Direction
- Project Site
- CDFW Vegetated Streambed (1.40 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

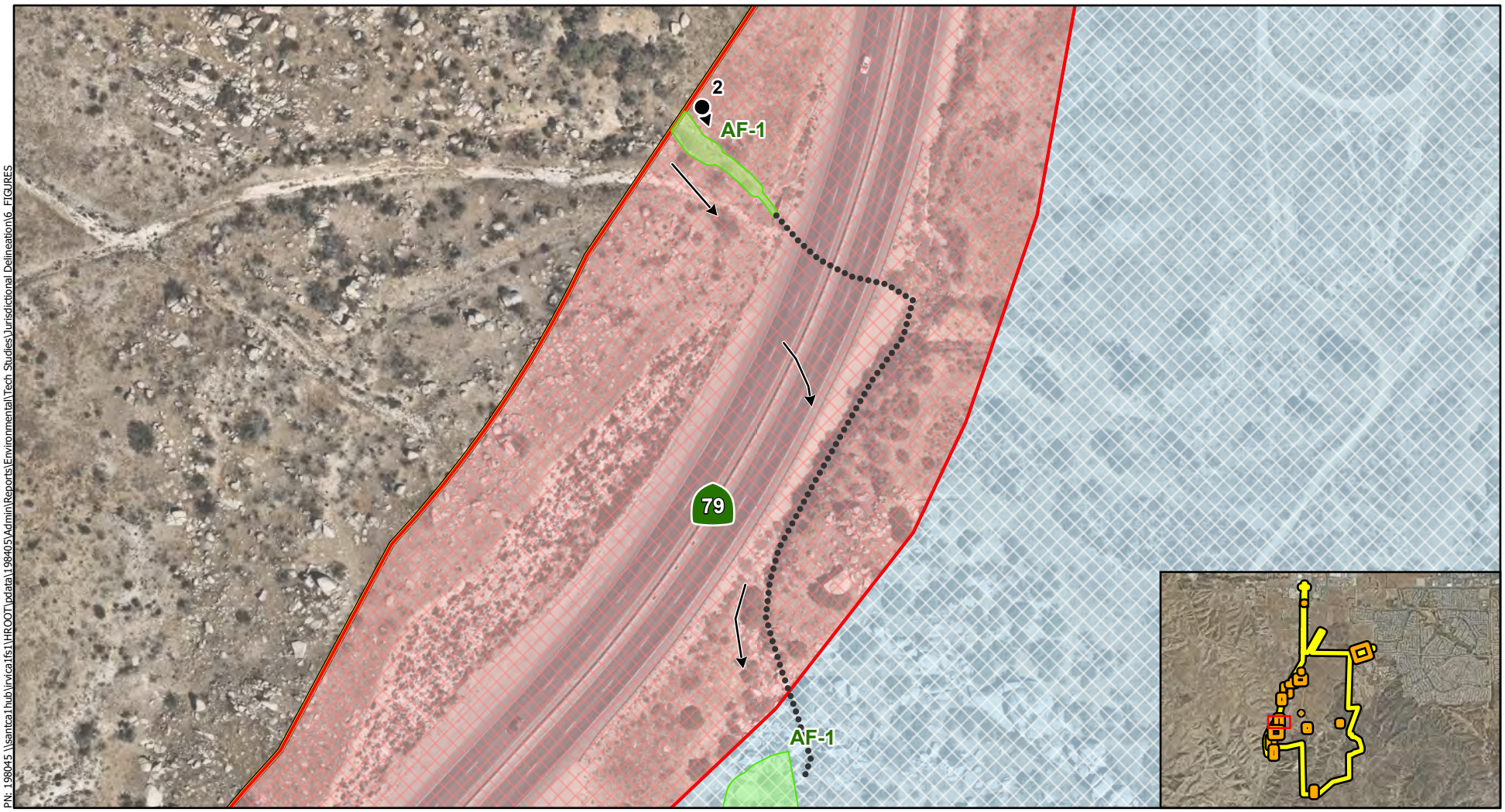
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Impact Map

Figure 7d



PN: 198045 \\santca1.hub.in\vca1fs1\HROOT\pdata\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Discontinuous OHWM
- Flow Direction
- Project Site
- CDFW Vegetated Streambed (1.40 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

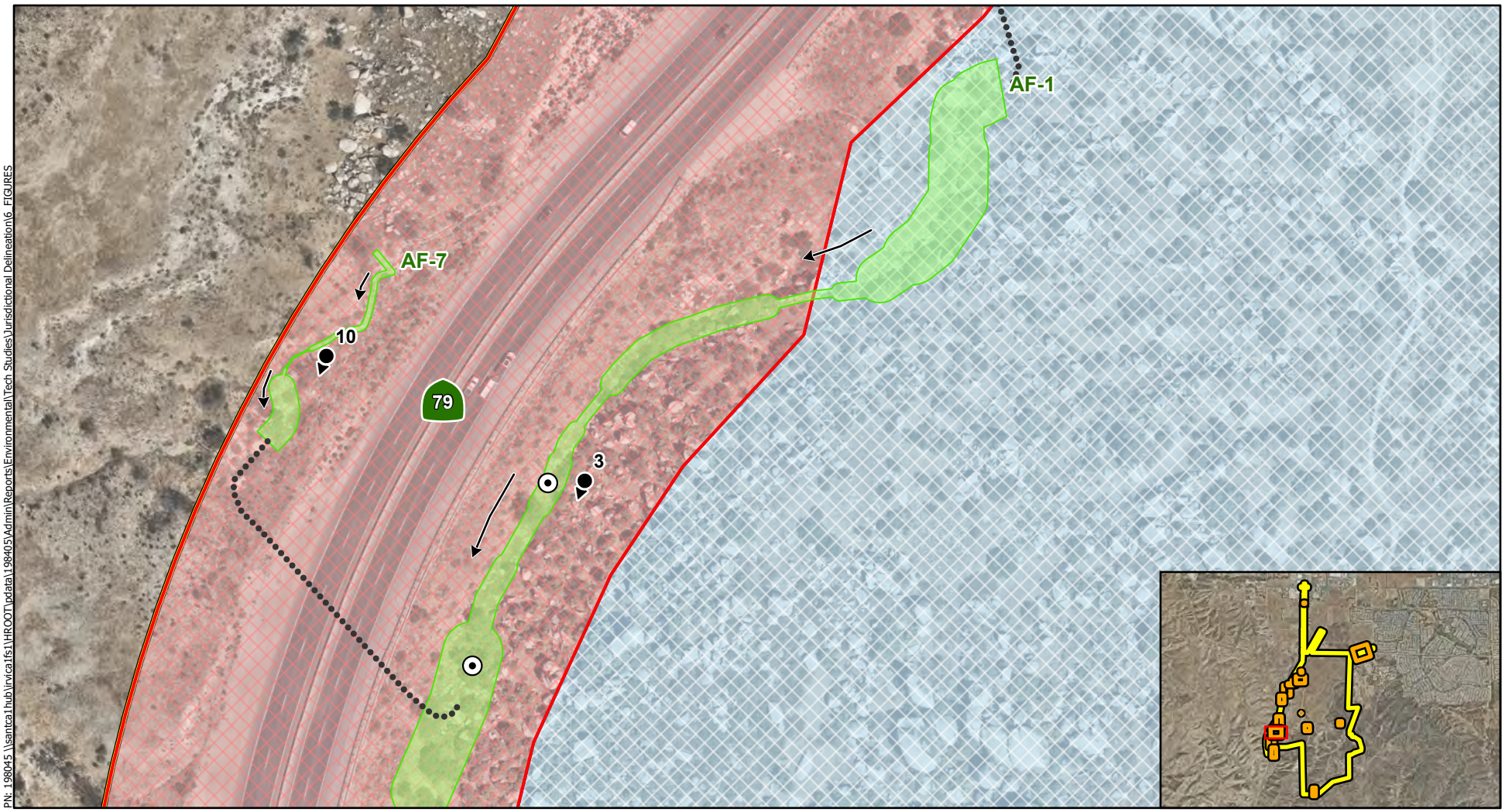
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Impact Map

Figure 7e



PN: 198045 \\santca1.hub.irvca1fs1\HROOT\data\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- SDAM Point
- Discontinuous OHWM
- Flow Direction
- Project Site
- CDFW Vegetated Streambed (1.40 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

Michael Baker INTERNATIONAL

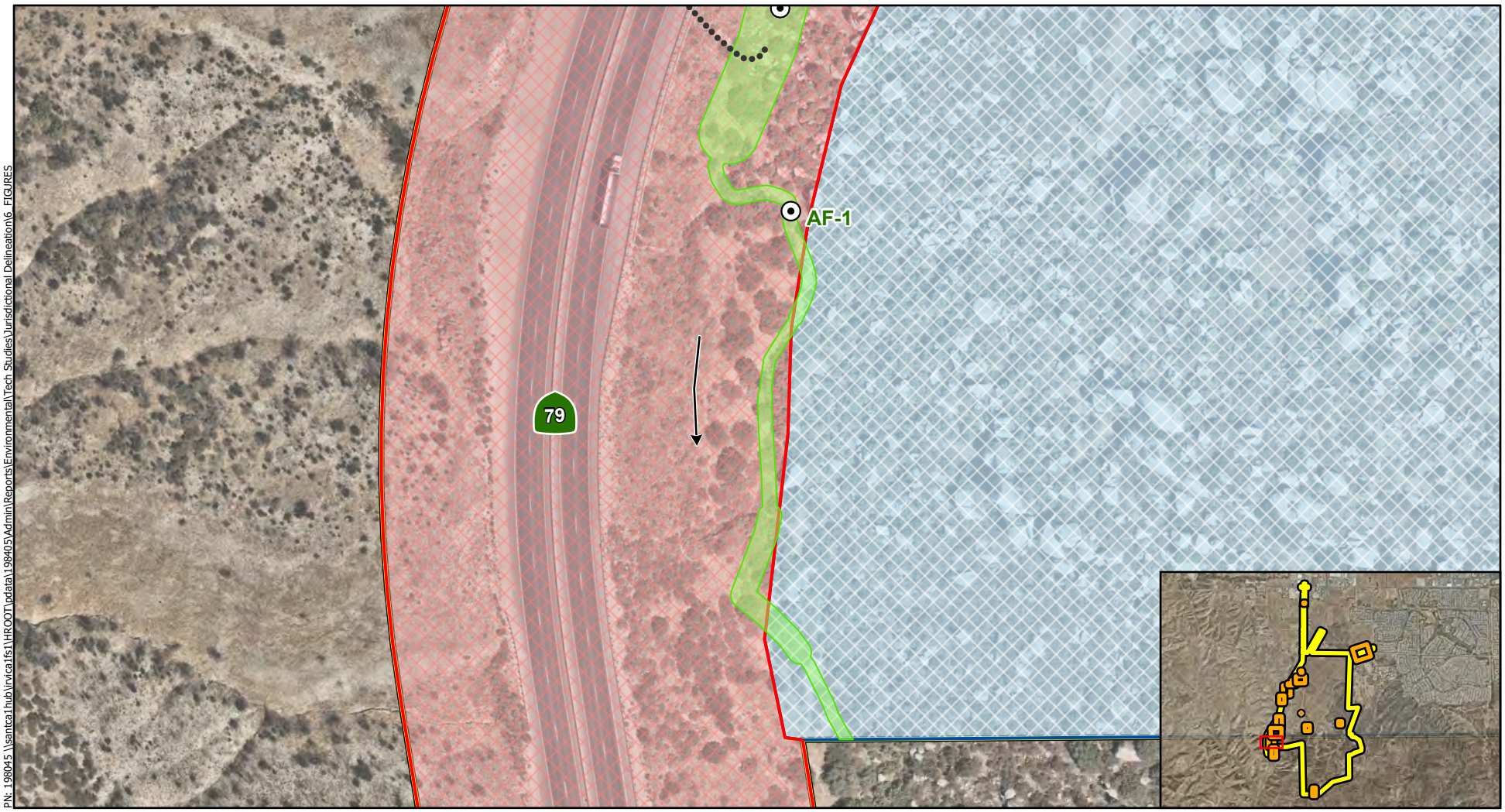
0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

CDFW Jurisdictional Impact Map

Figure 7f



PN: 198045 \\santca1.hub.in\vca1fs1\HROOT\pdata\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- SDAM Point
- Discontinuous OHWM
- Flow Direction
- Project Site
- CDFW Vegetated Streambed (1.40 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

Michael Baker INTERNATIONAL

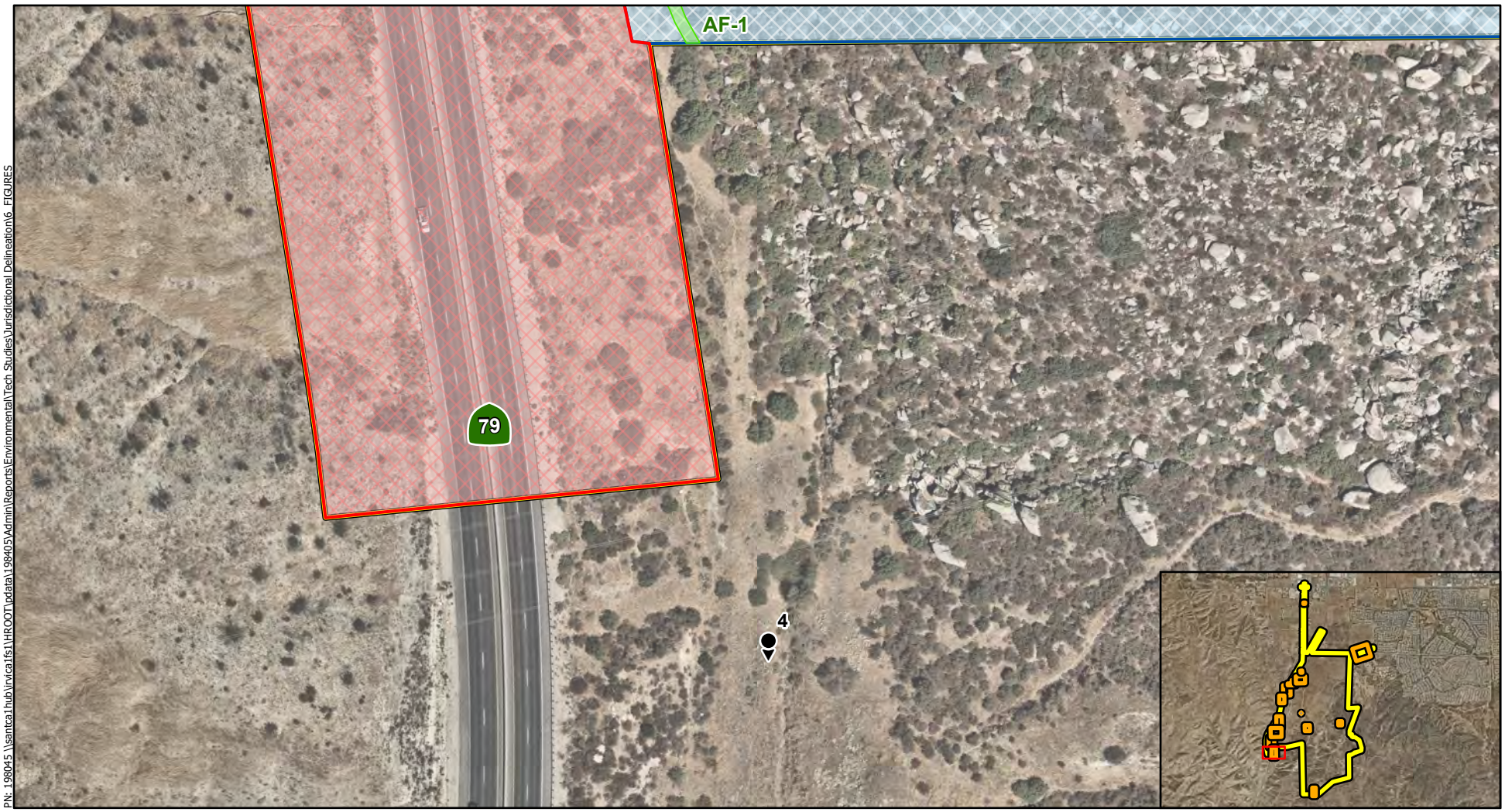
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Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

CDFW Jurisdictional Impact Map

Figure 7g



PN: 198045 \\santca1.hub.in\ca1fs1\HROOT\data\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Project Site
- CDFW Vegetated Streambed (1.40 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

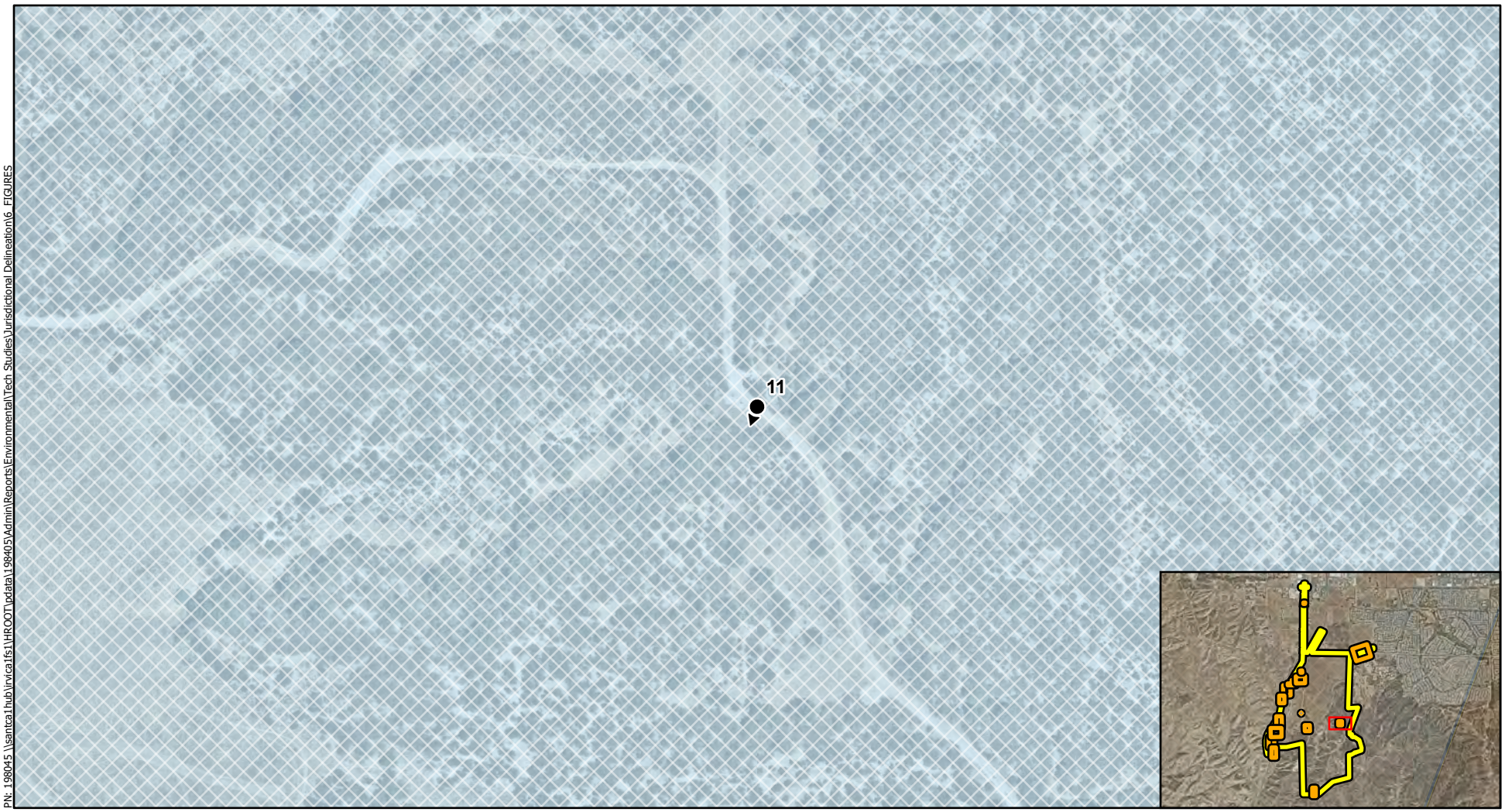
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Impact Map

Figure 7h



PN: 198045 \\santca1.hub.ivica1fs1\HROOT\data\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Project Site
- CDFW Vegetated Streambed (1.40 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

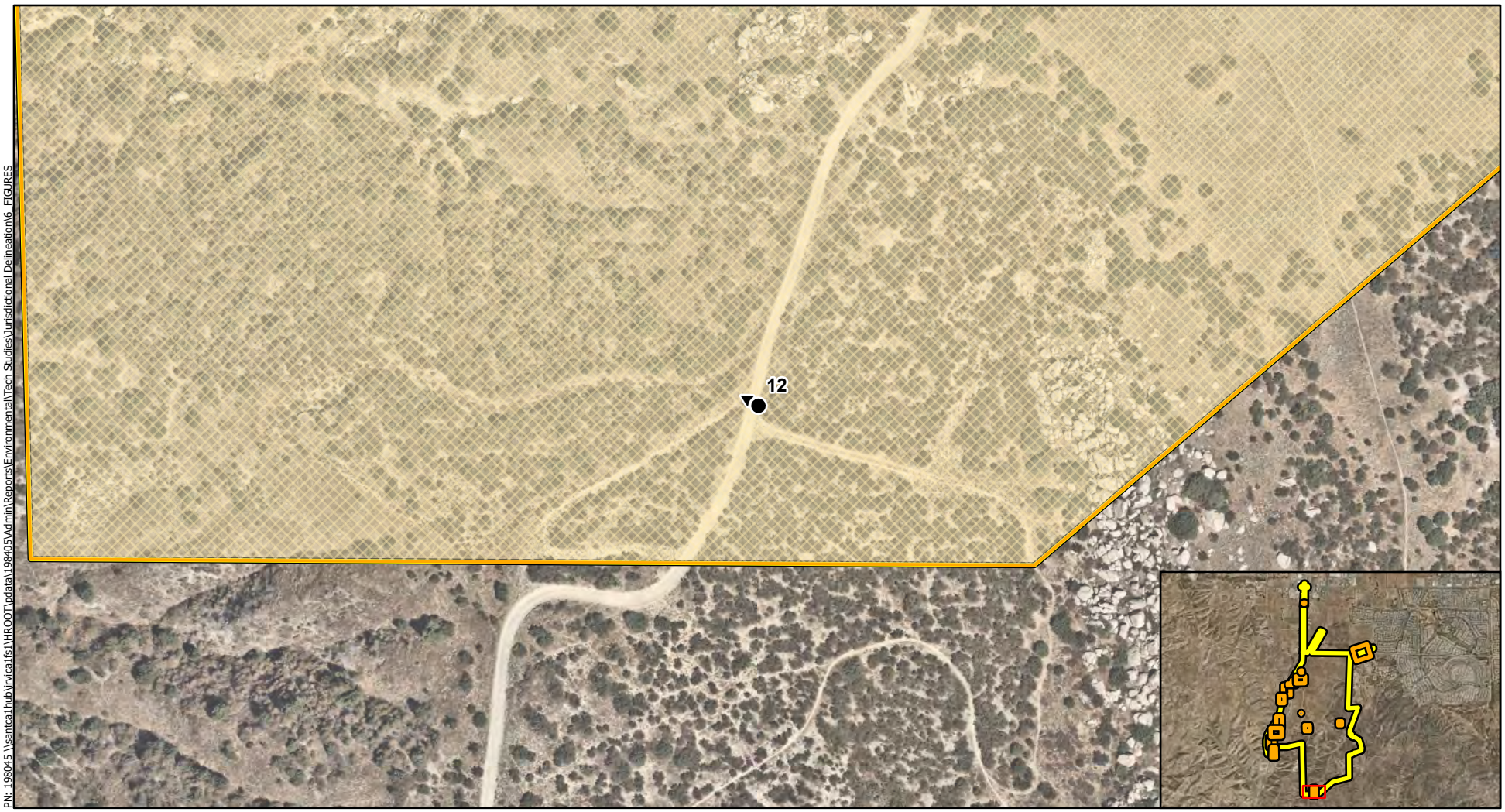
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Impact Map

Figure 7i



PN: 198045 \\santea1.hub.irvica1fs1\HROOT\pdata\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

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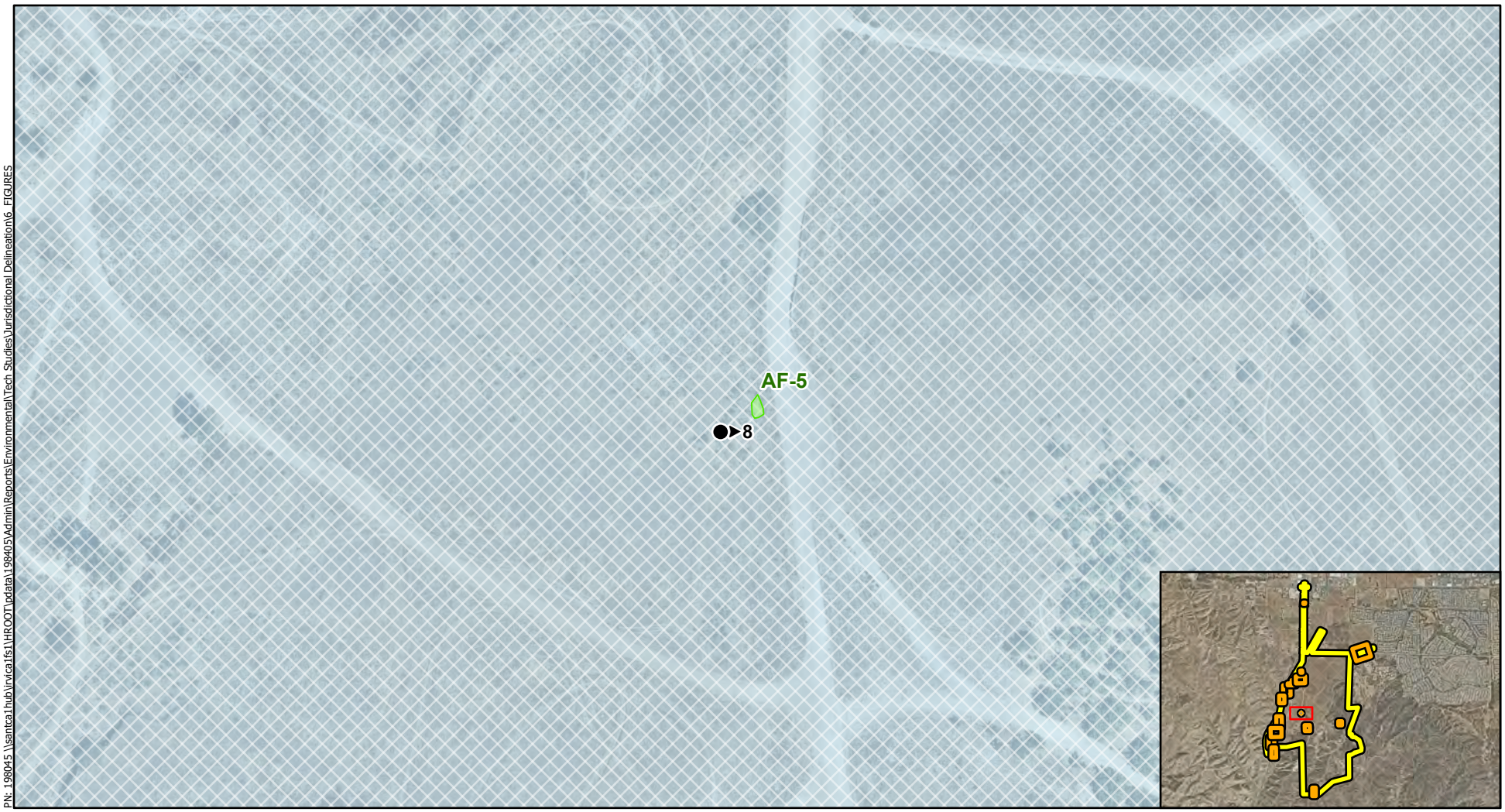
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Impact Map

Figure 7j



PN: 198045 \\santca1.hub.in\ca1fs1\HROOT\data\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

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- Project Site
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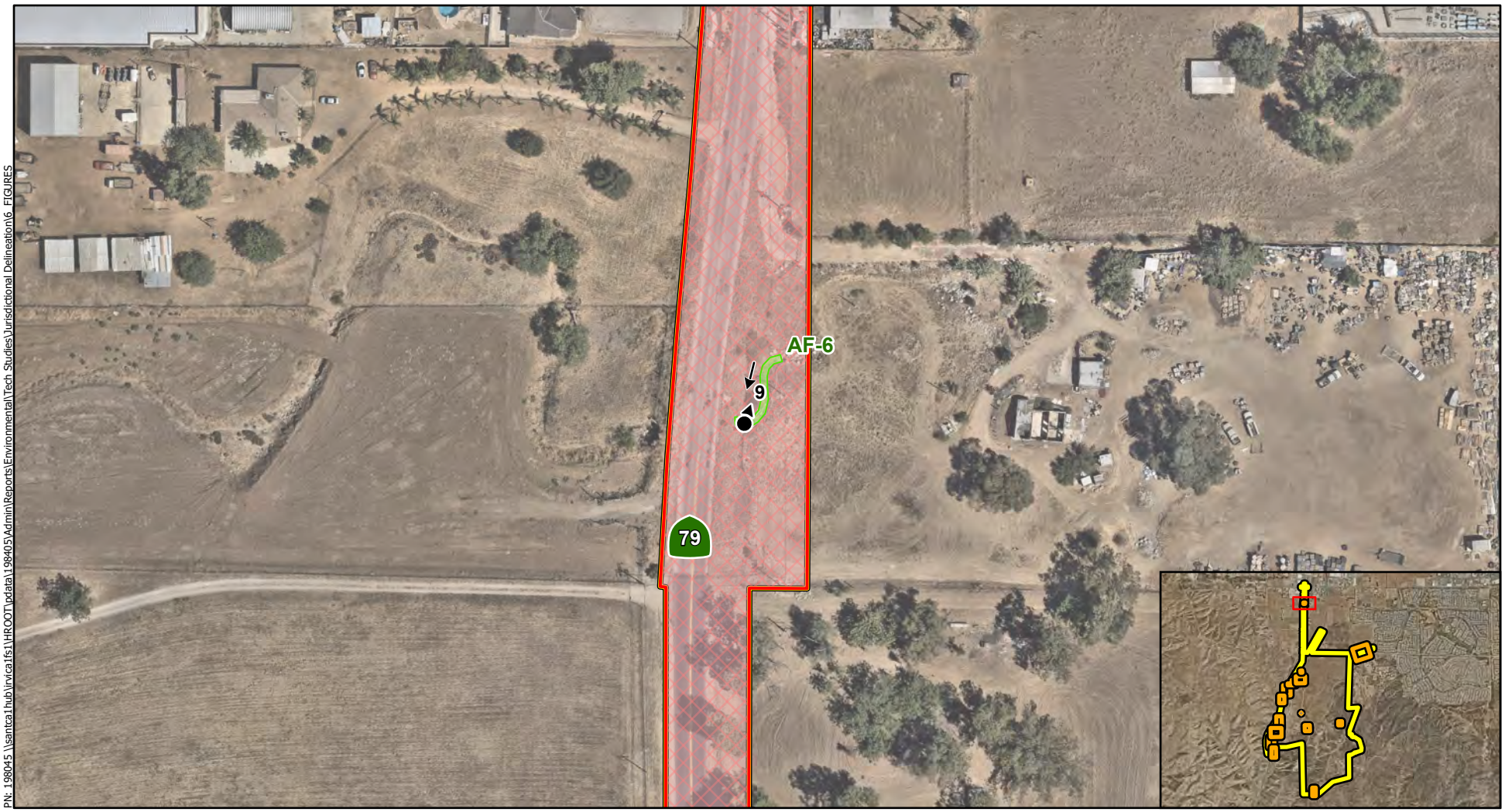
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Impact Map

Figure 7k



PN: 198045 \\santca1.hub.in\ca1fs1\HROOT\data\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

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- Flow Direction
- Project Site
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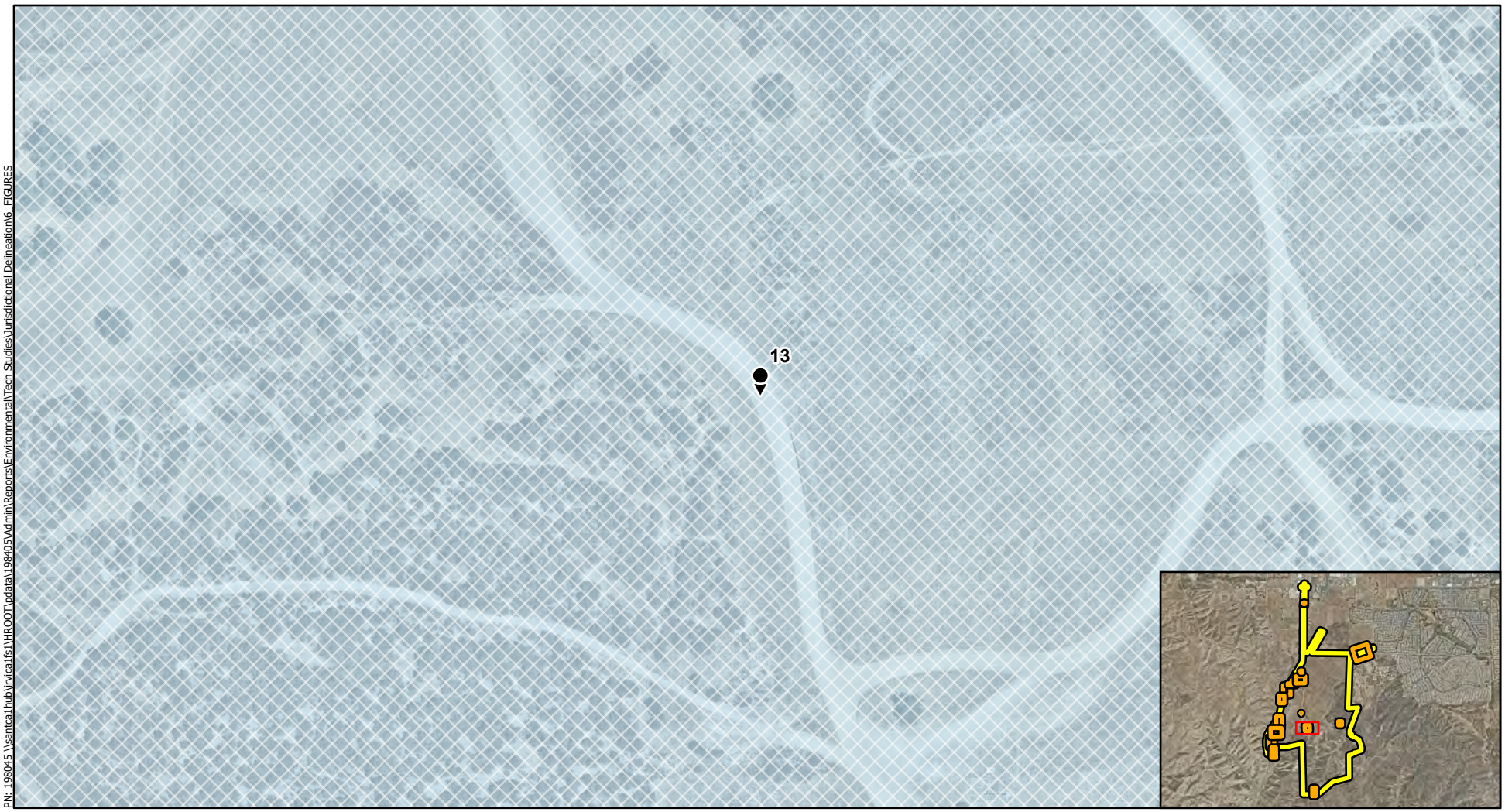
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Impact Map

Figure 7I



PN: 198045 \\santca1.hub.in\vca1fs1\HROOT\pdata\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

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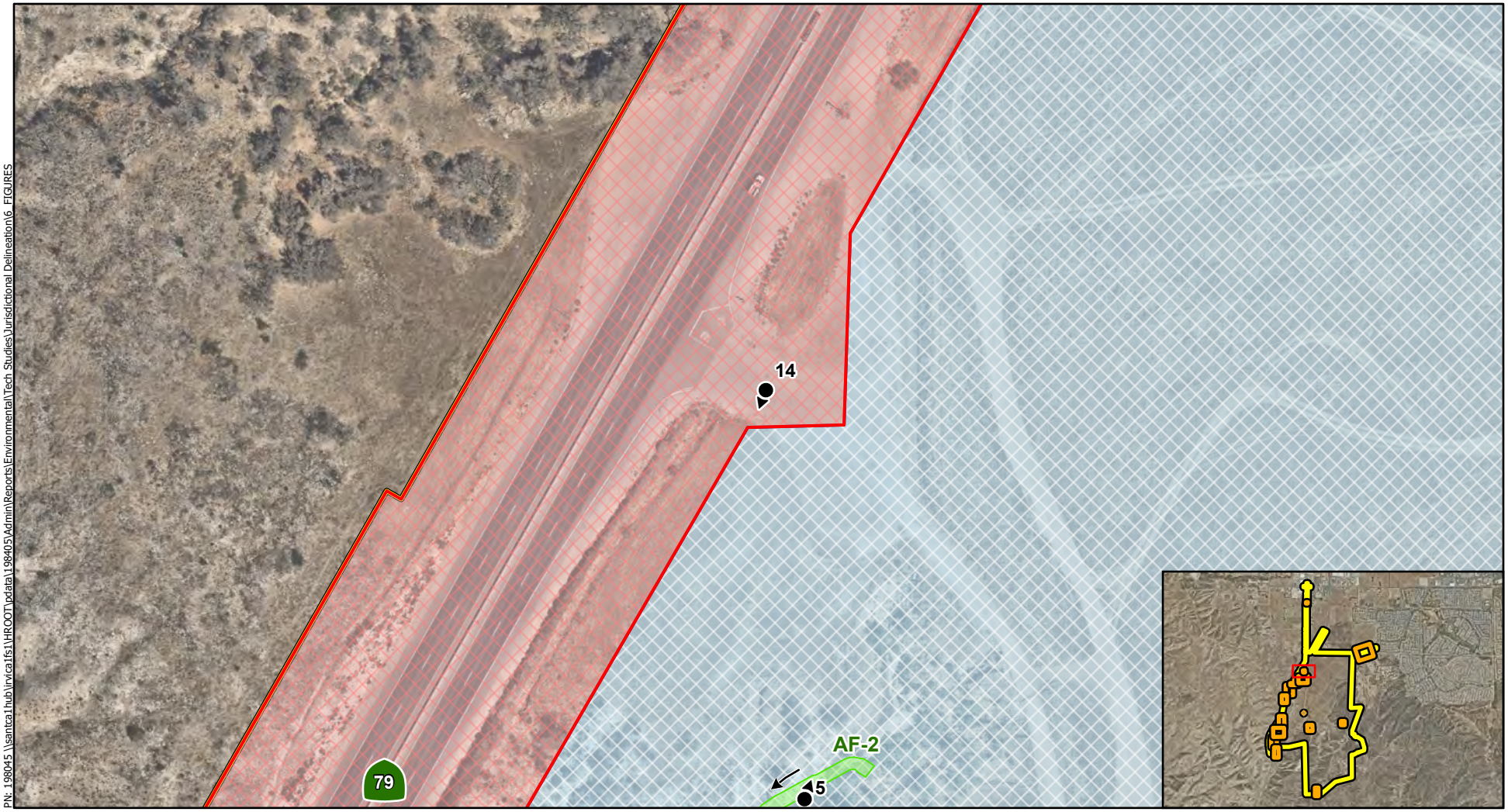
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Impact Map

Figure 7m



PN: 198045 \\santca1.hub\rvca1fs1\HROOT\pdata\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

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- Flow Direction
- Project Site
- CDFW Vegetated Streambed (1.40 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
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BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

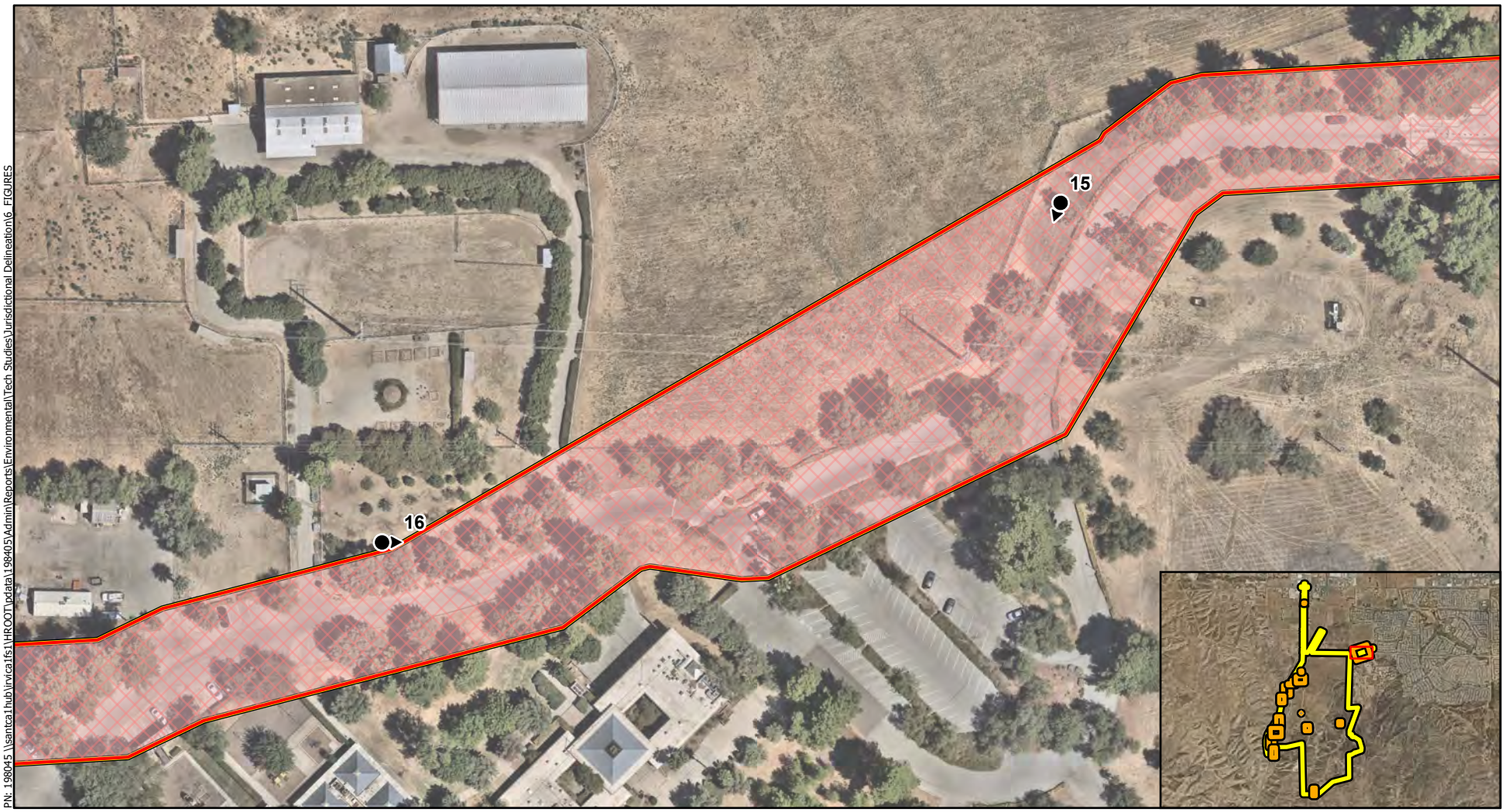
Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Impact Map

Figure 7n



PN: 198045 \\santca1.hub.in\ca1fs1\HROOT\data\198405\Admin\Reports\Environmental\Tech Studies\Jurisdictional Delineation\6_FIGURES

Legend

- Photograph Point and Direction
- Project Site
- CDFW Vegetated Streambed (1.40 acres)
- Development Site
- Potential Construction Staging/Earthwork Balance Area
- Roadway/Utility Improvement Area

BEAUMONT HEIGHTS BUSINESS CENTRE PROJECT

Michael Baker INTERNATIONAL

0 0.01 0.03 Miles

Source: Esri Hybrid Reference Layer, 2024 Nearmap Imagery

CDFW Jurisdictional Impact Map

Figure 7o

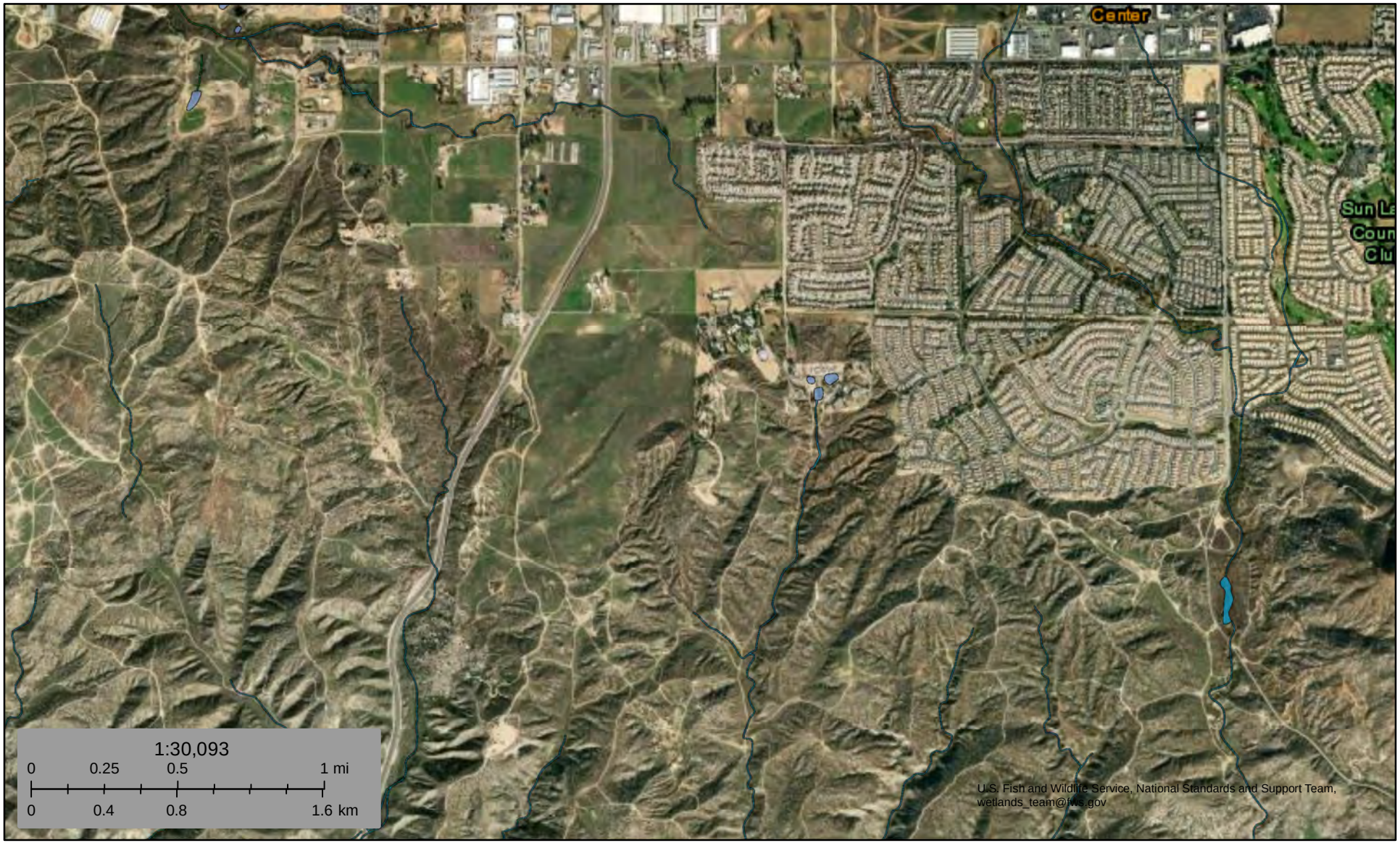
Attachment B

USFWS National Wetlands Inventory Map

U.S. Fish and Wildlife Service

National Wetlands Inventory

Beaumont Heights Business Centre Distrib



May 15, 2024

Wetlands

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

FEMA Flood Insurance Rate Maps

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 11. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was derived from U.S. Geological Survey Digital Orthophoto Quadrangles produced at a scale of 1:12,000 from photography dated 1994 or later.

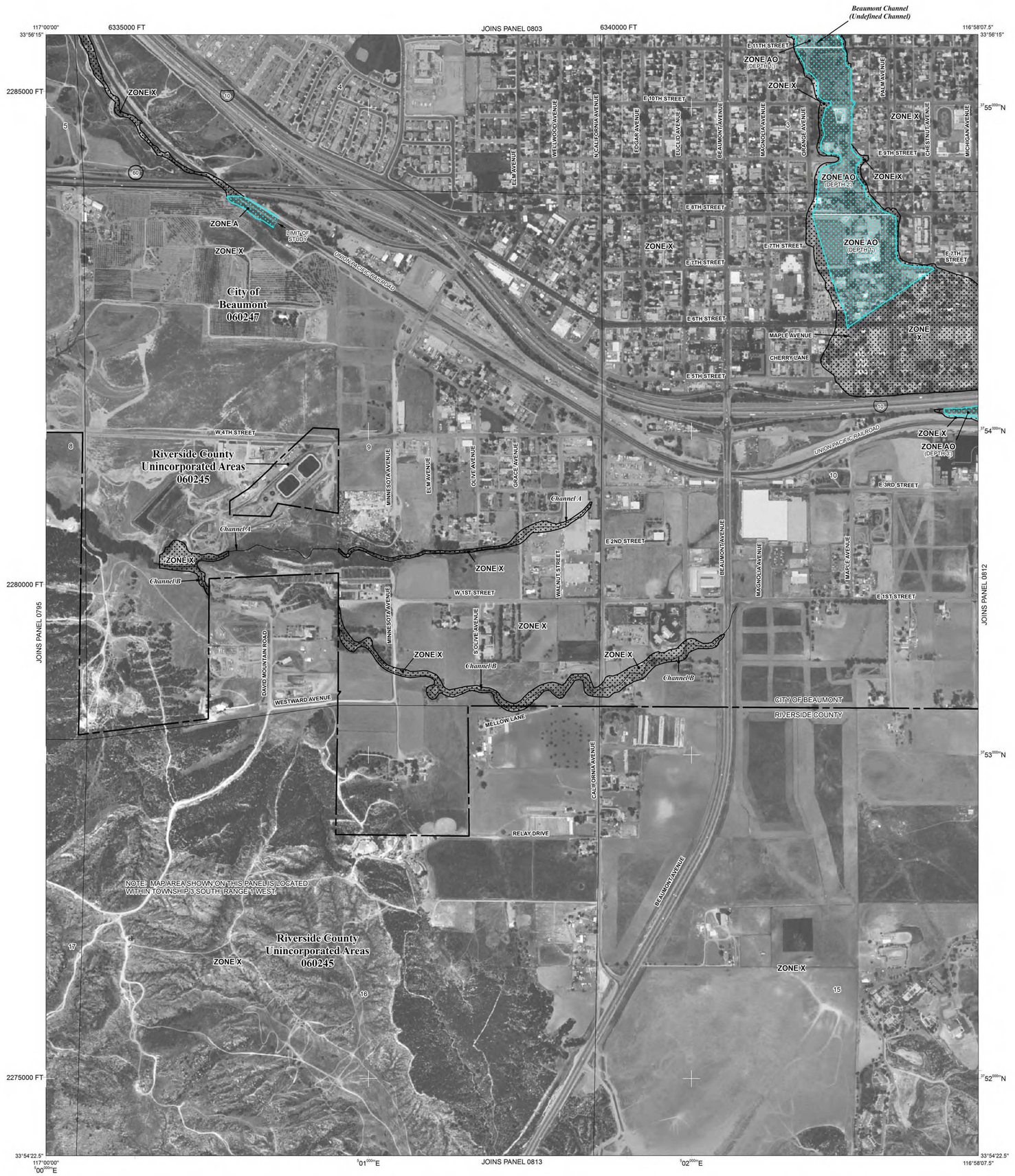
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Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://msc.fema.gov.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary

0.2% annual chance floodplain boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

513 — Base Flood Elevation line and value; elevation in feet*

(EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

A — A — Cross section line

23 — 23 — Transect line

87°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere

2676000mN — 1000-meter Universal Transverse Mercator grid values, zone 11N

600000 FT — 5000-foot grid ticks: California State Plane coordinate system, zone VI (FIPSZONE 0406), Lambert Conformal Conic projection

DX5510 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)

● M1.5 — River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
August 28, 2008

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0811G

FIRM

FLOOD INSURANCE RATE MAP

RIVERSIDE COUNTY, CALIFORNIA AND INCORPORATED AREAS

PANEL 811 OF 3805

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BEAUMONT, CITY OF	060247	0811	G
RIVERSIDE COUNTY	060245	0811	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
06065C0811G

EFFECTIVE DATE
AUGUST 28, 2008

Federal Emergency Management Agency

NOTES TO USERS

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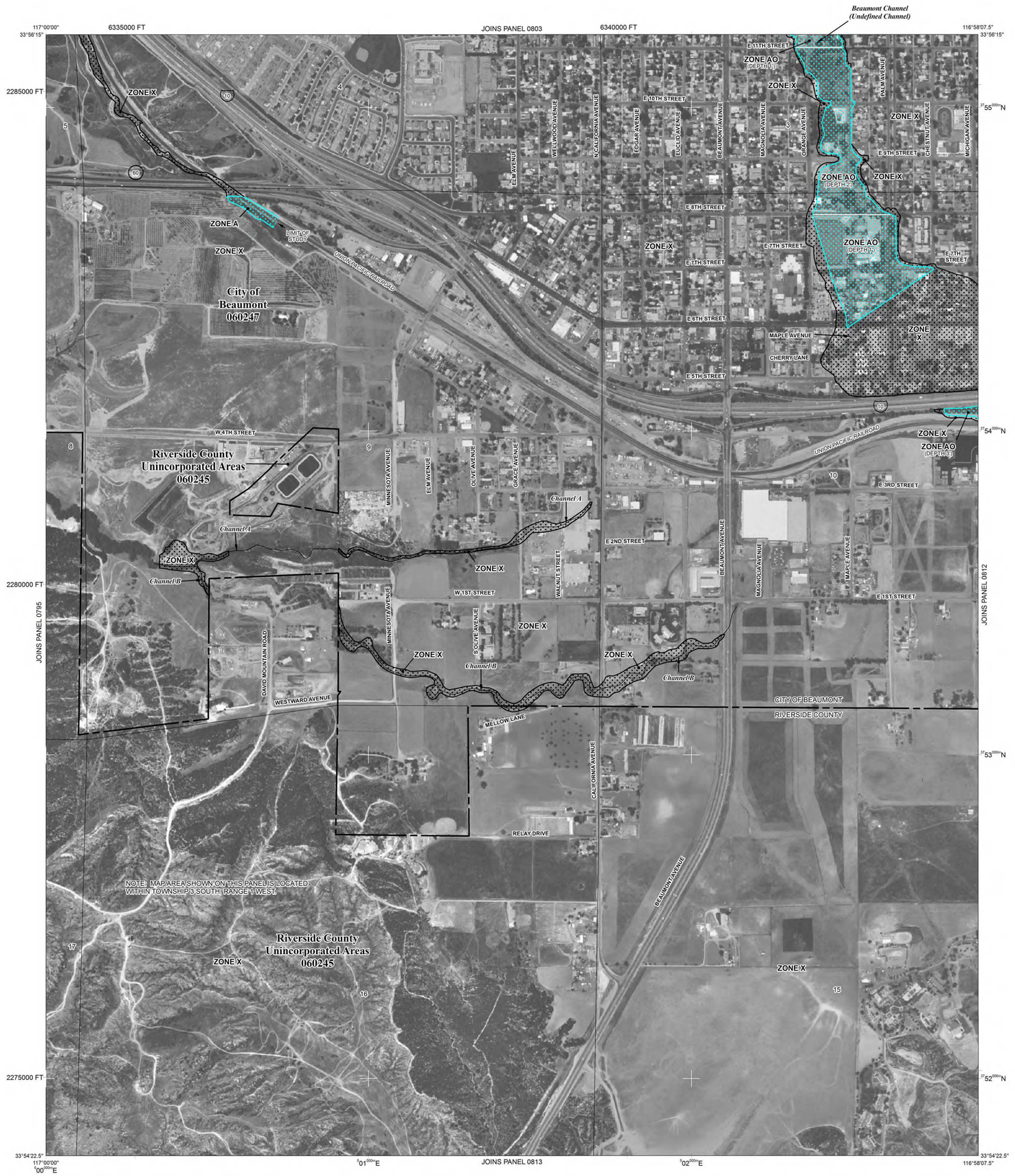
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NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0811G

FIRM

FLOOD INSURANCE RATE MAP

RIVERSIDE COUNTY, CALIFORNIA AND INCORPORATED AREAS

PANEL 811 OF 3805

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BEAUMONT, CITY OF	060247	0811	G
RIVERSIDE COUNTY	060245	0811	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
06065C0811G

EFFECTIVE DATE
AUGUST 28, 2008

Federal Emergency Management Agency

NOTES TO USERS

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To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 11. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

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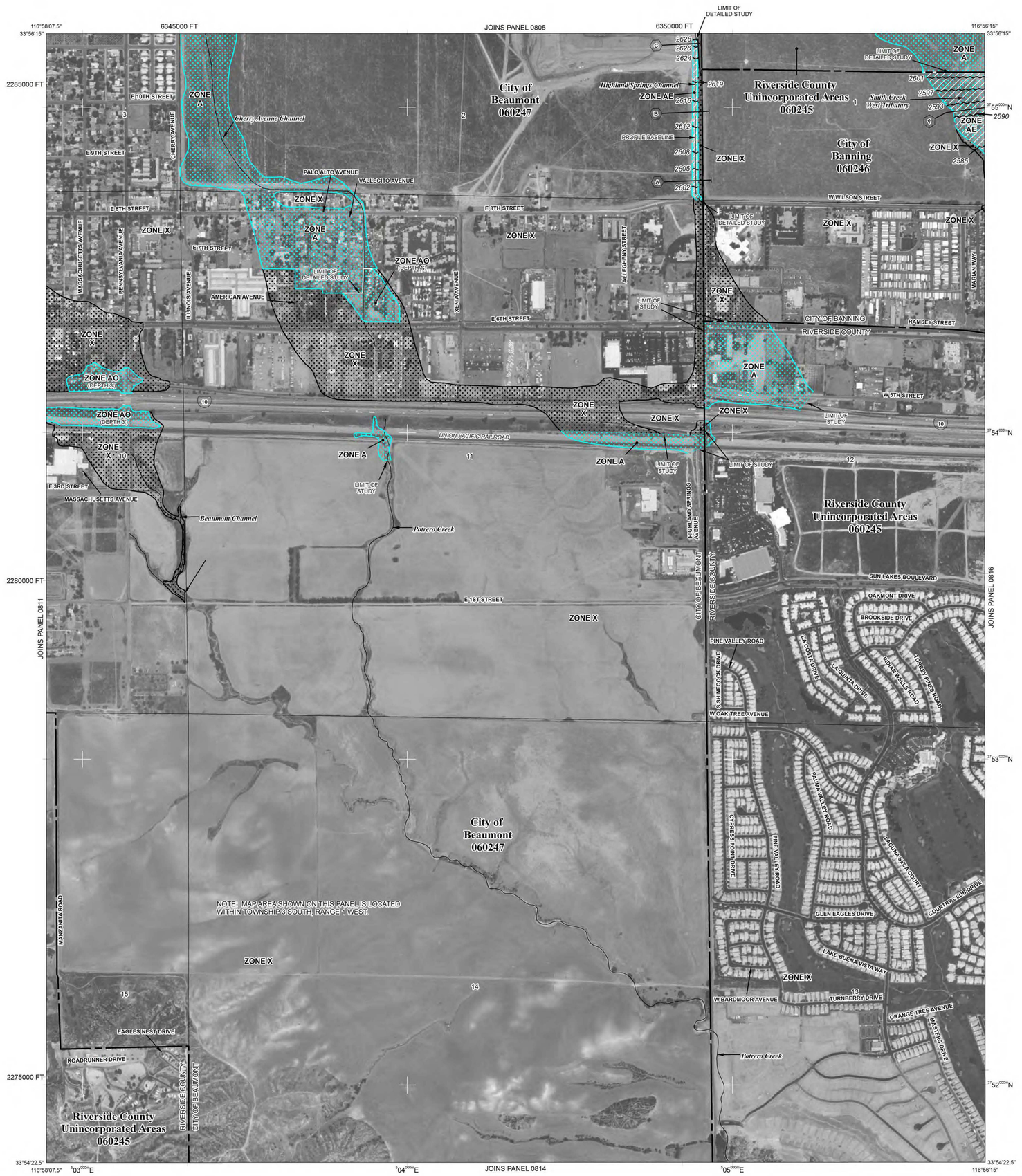
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LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

- A — A — Cross section line
- 23 — 23 — Transect line
- 87°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 2676000mN — 1000-meter Universal Transverse Mercator grid values, zone 11N
- 600000 FT — 5000-foot grid ticks: California State Plane coordinate system, zone VI (FIPSZONE 0406), Lambert Conformal Conic projection
- DX5510 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
August 28, 2008

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

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MAP SCALE 1" = 500'

250 0 500 1000 FEET

150 0 150 300 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0812G

FIRM

FLOOD INSURANCE RATE MAP

RIVERSIDE COUNTY, CALIFORNIA AND INCORPORATED AREAS

PANEL 812 OF 3805

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BANNING, CITY OF	060246	0812	G
BEAUMONT, CITY OF	060247	0812	G
RIVERSIDE COUNTY	060245	0812	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
06065C0812G

EFFECTIVE DATE
AUGUST 28, 2008

Federal Emergency Management Agency

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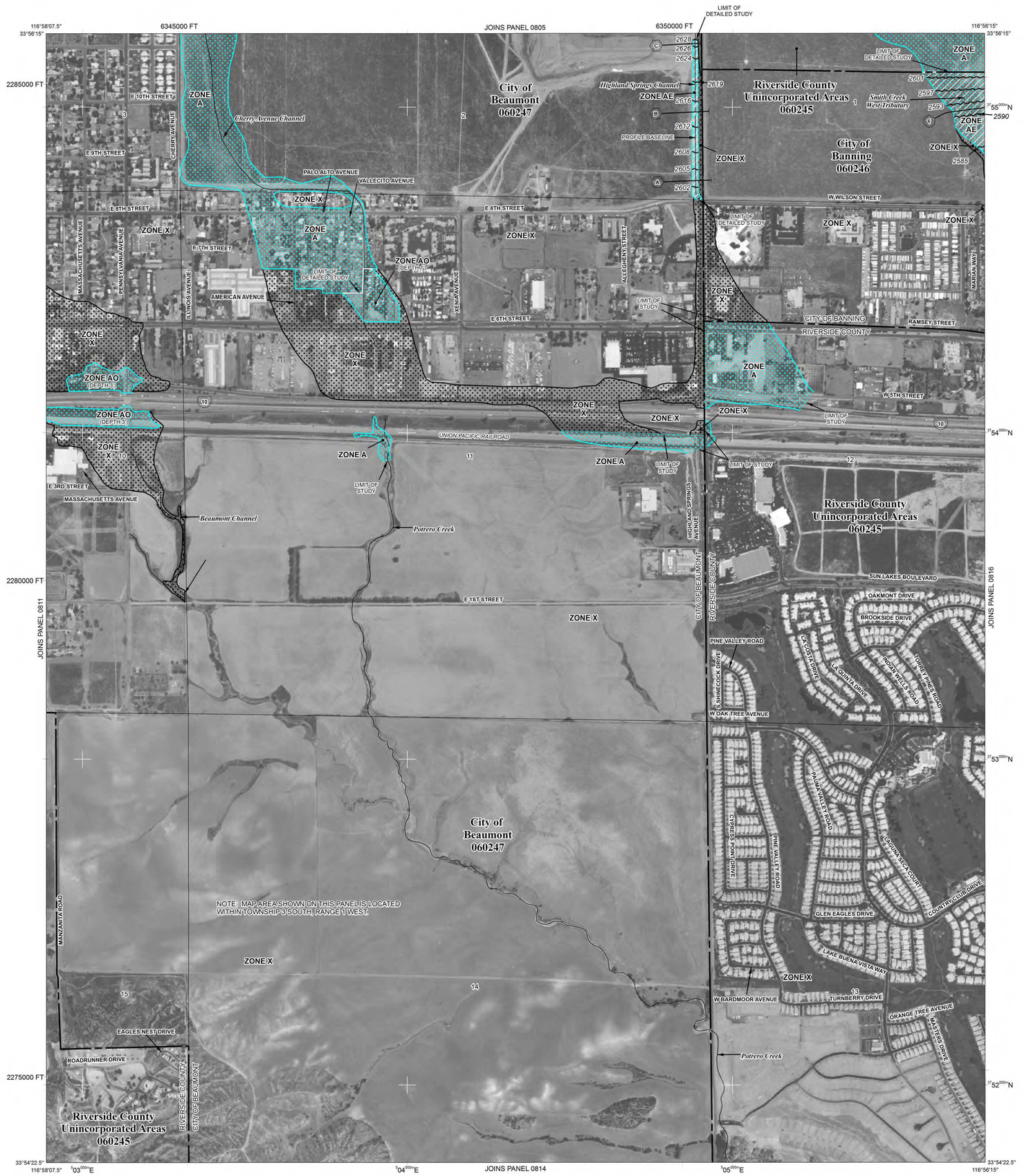
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- DX5510 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORY
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EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
August 28, 2008

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

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250 0 500 1000 FEET

150 0 150 300 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0812G

FIRM

FLOOD INSURANCE RATE MAP

RIVERSIDE COUNTY, CALIFORNIA AND INCORPORATED AREAS

PANEL 812 OF 3805

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BANNING, CITY OF	060246	0812	G
BEAUMONT, CITY OF	060247	0812	G
RIVERSIDE COUNTY	060245	0812	G

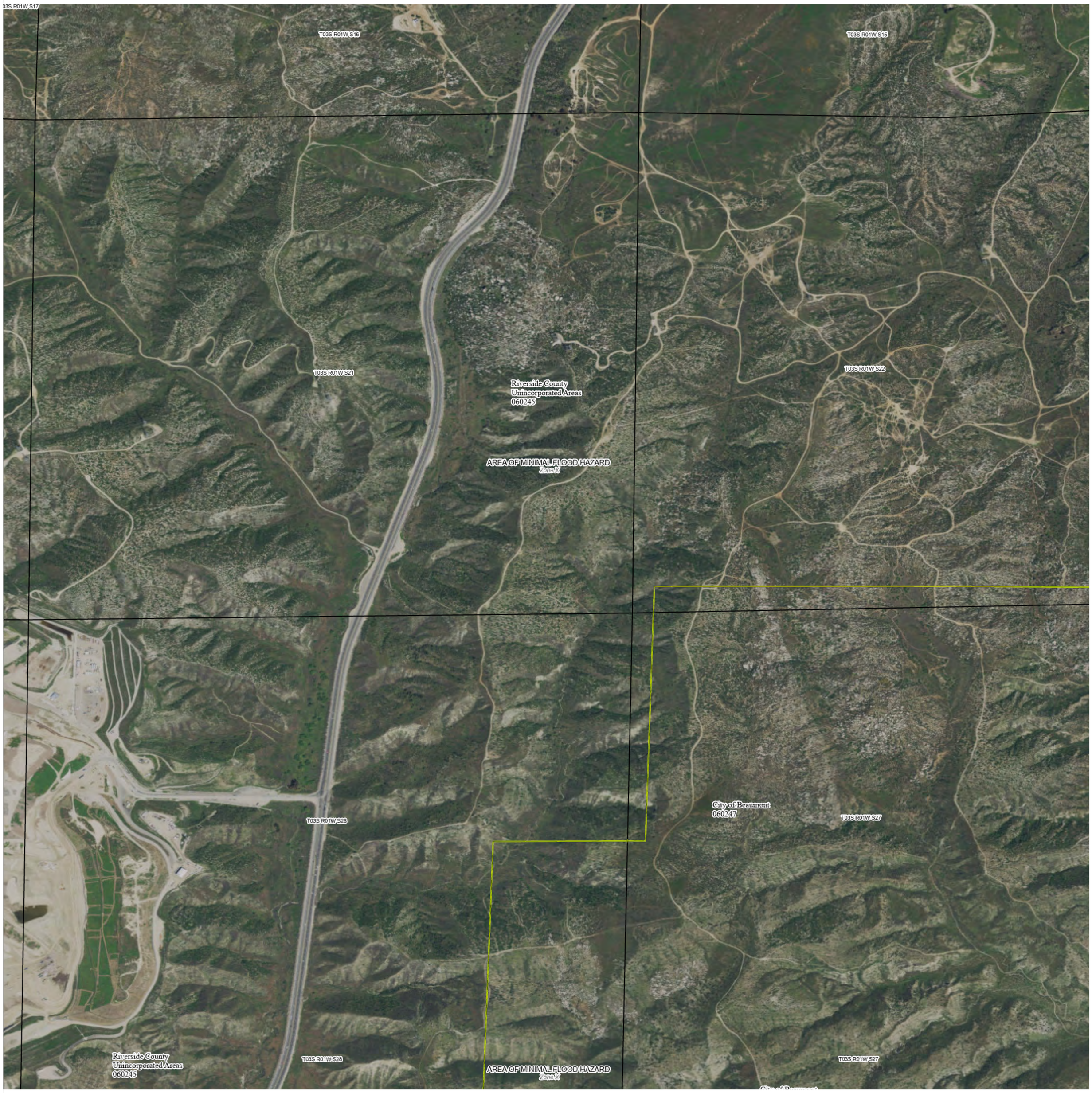
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MAP NUMBER
06065C0812G

EFFECTIVE DATE
AUGUST 28, 2008

Federal Emergency Management Agency

117°W 33°54'29.11"N



116°58'7.12"W 33°52'23.43"N

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT 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

- NO SCREEN 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

- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

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Basemap information shown on this FIRM was provided in digital format by USDA, Farm Service Agency (FSA). This information was derived from NAIP, dated April 11, 2018.

This map was exported from FEMA's National Flood Hazard Layer (NFHL) on **5/15/2024 12:59 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. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at https://www.fema.gov/media-library/assets/documents/118418

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SCALE

Map Projection:
GCS, Geodetic Reference System 1980;
Vertical Datum: No elevation features on this FIRM
For information about the specific vertical datum for elevation features, datum conversions, or vertical monuments used to create this map, please see the Flood Insurance Study (FIS) Report for your community at https://msc.fema.gov

N

1 inch = 500 feet 1:6,000

0 250 500 1,000 1,500 2,000 Feet

0 50 100 200 300 400 Meters



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

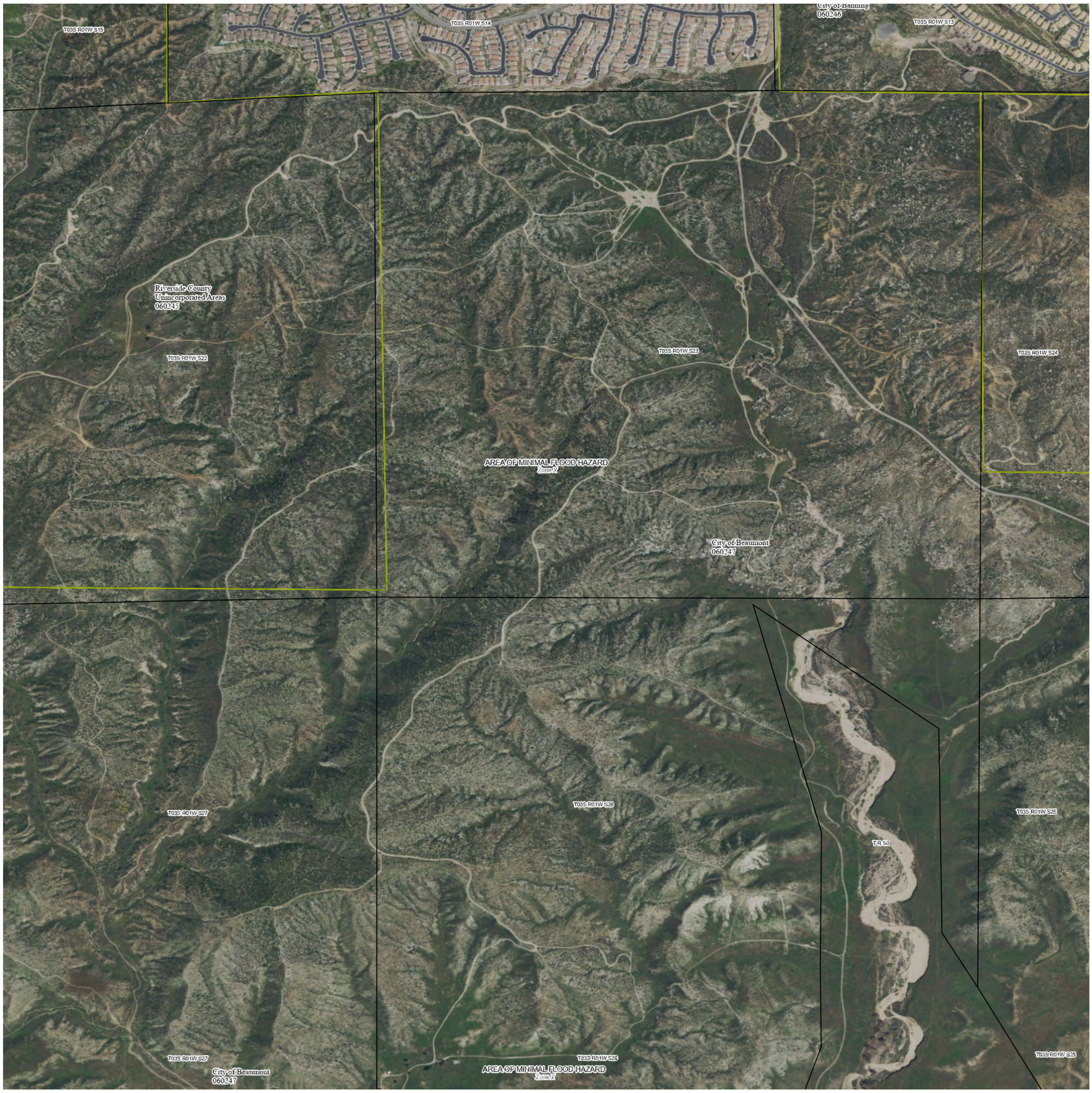
PANEL **813** OF **3805**

Panel Contains:

COMMUNITY	NUMBER	PANEL
RIVERSIDE COUNTY	060245	0813
CITY OF BEAUMONT	060247	0813

MAP NUMBER
06065C0813G
EFFECTIVE DATE
August 28, 2008

116°58'7.97"W 33°54'29.11"N



116°56'14.61"W 33°52'23.43"N

FLOOD HAZARD INFORMATION

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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*
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- Levee, Dike, or Floodwall

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- 17.5 Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
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- 513 Base Flood Elevation Line (BFE)
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N

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0 250 500 1,000 1,500 2,000 Feet

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NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

PANEL **814** OF **3805**

Panel Contains:

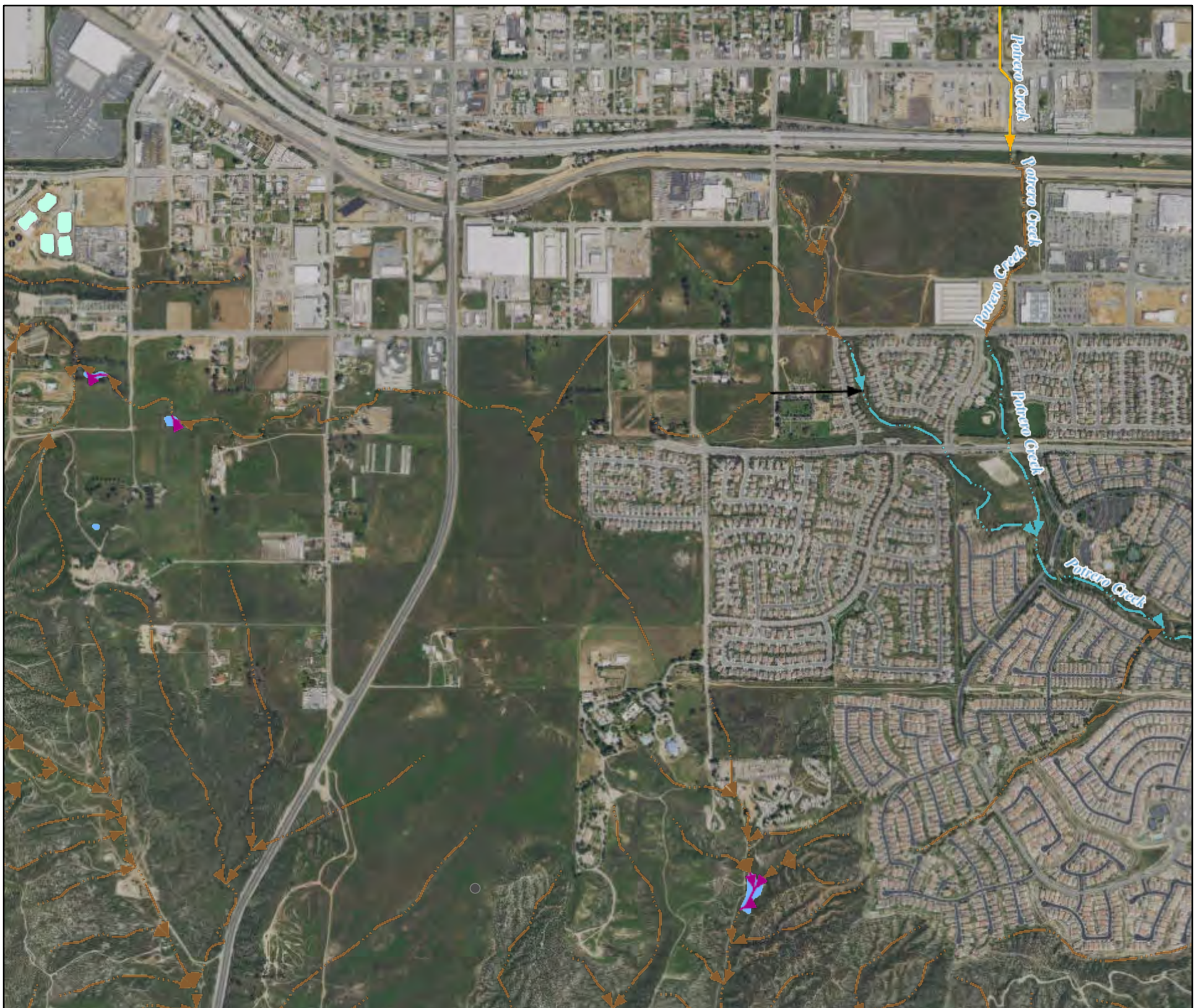
COMMUNITY	NUMBER	PANEL
RIVERSIDE COUNTY	060245	0814
CITY OF BEAUMONT	060247	0814
CITY OF BANNING	060246	0814

MAP NUMBER
06065C0814G
EFFECTIVE DATE
August 28, 2008

Attachment D

USGS National Hydrography Dataset Advanced Viewer Map

The National Map Advanced Viewer



5/14/2024, 5:16:18 PM

Waterbody - Large Scale
- Estuary
- Ice Mass
- Lake Pond
- Playa
- Reservoir
- Swamp Marsh

Area - Large Scale
- Area of Complex Channels
- Area to be Submerged
- BayInlet
- Bridge
- CanalDitch
- DamWeir
- Flume
- Foreshore
- Hazard Zone
- Inundation Area
- Lock Chamber
- Rapids
- SeaOcean
- Special Use Zone
- Spillway
- StreamRiver
- Submerged Stream
- Wash
- Water IntakeOutflow

Flowline - Large Scale
- Perennial
- Intermittent
- Ephemeral
- Artificial Path
- Canal Ditch
- Coastline
- Connector
- Pipeline
- Underground Conduit

Flow Direction
- Connector
- CanalDitch
- Underground Conduit
- StreamRiver
- StreamRiver - Perennial
- StreamRiver - Intermittent
- StreamRiver - Ephemeral
- Pipeline
- Artificial Path

Line - Large Scale
- Line
- Tunnel

Point
- Point Event
- Dam/Weir
- Other

1:18,056

0 0.15 0.3 0.6 mi

0 0.25 0.5 1 km

USGS TNM – National Hydrography Dataset. Data Refreshed April, 2024.
USGS The National Map: Orthoimagery. Data refreshed December, 2021.

USGS

Attachment E

Site Photographs



Photograph 1: View facing west depicting the upstream portion of AF-1 before it crosses west over SR-79. Latitude 33.906836°, longitude -116.983110°.



Photograph 2: View facing southeast depicting the central portion of AF-1 before it crosses east over SR-79. Latitude 33.901360°, -116.986001°.



Photograph 3: View facing southwest depicting the downstream portion of AF-1. Note SR-79 to the right. (longitude 33.898891°, latitude -116.986881°).



Photograph 4: View facing south depicting where AF-1 exits the project site (latitude 33.895393°, -116.986771°).



Photograph 5: View facing northeast/upstream depicting typical conditions within AF-2 (latitude 33.907645°, longitude -116.981662°).



Photograph 6: View facing south/downstream depicting typical conditions within AF-3 (latitude 33.907528°, longitude -116.982360°).



Photograph 7: View facing southeast/upstream depicting typical conditions within AF-4 (latitude 33.907036° longitude -116.982478°).



Photograph 8: View facing east depicting AF-5 (latitude 33.902011°, longitude -116.981855°).



Photograph 9: View facing northeast/upstream depicting AF-6 beyond the fence line (latitude 33.919140°, longitude -116.981356°).



Photograph 10: View facing southwest/downstream depicting typical conditions within AF-7 (latitude 33.899175°, longitude -116.987599°).



Photograph 11: View facing west depicting typical upland conditions within the project site (latitude 33.900557°, -116.974484°).



Photograph 12: View facing northwest depicting typical upland conditions within the project site (latitude 33.889872°, -116.979261°).



Photograph 13: View facing south within the project site depicting typical upland conditions (latitude 33.899863°, longitude -116.980592°)



Photograph 14: Facing southwest towards South California Avenue depicting typical upland conditions (latitude 33.908589°, longitude -116.981778°).



Photograph 15: View facing southwest depicting ornamental vegetation and existing development (latitude 33.912031°, longitude -116.969749°).



Photograph 16: View facing east depicting typical ornamental vegetation and existing development (latitude 33.911239°, longitude -116.971621°).

Attachment F

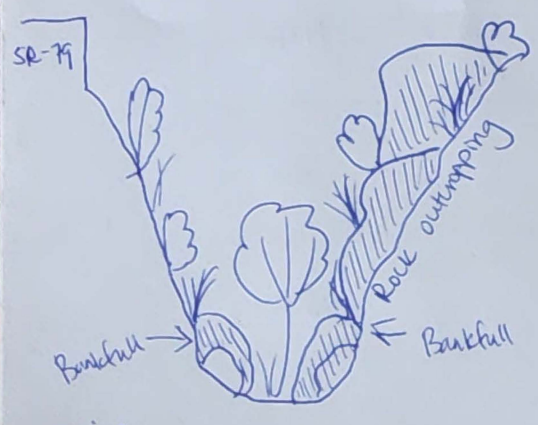
SDAM Datasheet

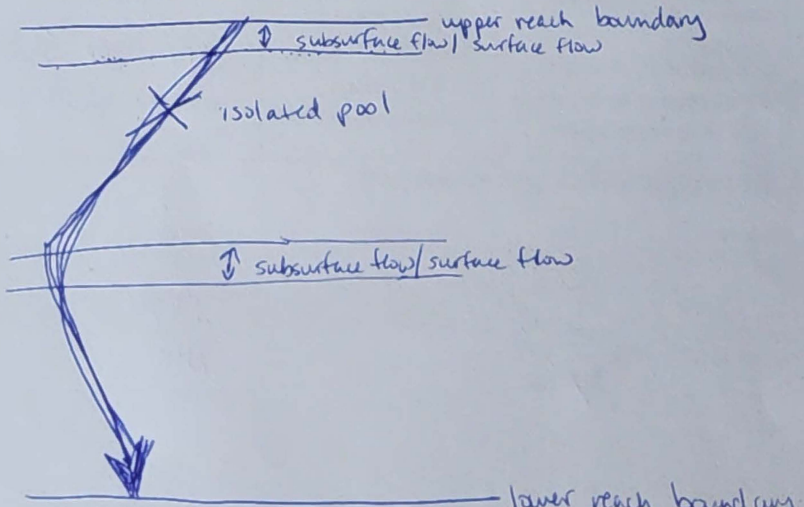
Beta Arid West Streamflow Duration Assessment Method

General site information

Project name or number: 198405 Beaumont Heights Business Centre Project		
Site code or identifier:	Assessor(s): A. Nakagawa + G. Chan	
Waterway name: AF-1 - Aquatic Feature 1		Visit date: 05/09/2024
Current weather conditions (check one) ☐ Storm/heavy rain ☐ Steady rain ☐ Intermittent rain ☐ Snowing ☐ Cloudy (___ % cover) ☒ Clear/Sunny	Notes on current or recent weather conditions (e.g., precipitation in previous week):	Coordinates at downstream end (decimal degrees): Lat (N): 33.897993° Long (W): -116.987154° Datum: NAD83
Surrounding land-use within 100 m (check one or two): ☐ Urban/industrial/residential ☐ Agricultural (farmland, crops, vineyards, pasture) ☐ Developed open-space (e.g., golf course) ☐ Forested ☒ Other natural open space ☒ Other:	Describe reach boundaries: Bounded by large bedrock outcroppings beyond the toe of slope on the east bank, and SR-79 on the west bank	
Mean channel width (m) 3.2 m	Reach length (m): 40x width; min 40 m; max 200 m. 115m	Enter photo ID, or check if completed Top down: 3815 Mid down: 3809 Mid up: 3808 Bottom up: 3806
Disturbed or difficult conditions (check all that apply): ☐ Recent flood or debris flow ☐ Stream modifications (e.g., channelization) ☐ Diversions ☐ Discharges ☐ Drought ☐ Vegetation removal/limitations ☒ Other (explain in notes) ☐ None	Notes on disturbances or difficult site conditions: Difficult acuss due to steep topography/ slopes, large boulders/exposed bedrock, and densely vegetated stretches within the channel invert	
Observed hydrology: 2 % of reach with surface flow 5 % of reach with sub-surface or surface flow 1 # of isolated pools	Comments on observed hydrology: Very small amount of ponding/saturated soils associated with rock outcroppings and immediate vicinity of outfalls from SR-79. Limited surface/subsurface flow with isolated pool. Notable sediment deposit in some areas of bedrock.	

Site sketch:





1. Hydrophytic plant species

Record up to 5 hydrophytic plant species (FACW or OBL in the **Arid West** regional wetland plant list) within the assessment area: **within the channel or up to one half-channel width**. Explain in notes if species has an odd distribution (e.g., covers less than 2% of assessment area, long-lived species solely represented by seedlings, or long-lived species solely represented by specimens in decline), or if there is uncertainty about the identification. Enter photo ID, or check if photo is taken.

Check if applicable: ☐ No vegetation in assessment area ☐ No hydrophytes in assessment area

Species	Odd distribution?	Notes	Photo ID
Salix goodingii	Yes - a handful of mature SAGO along the channel within the top of bank. 4 SAGO saplings in one localized spot		

Notes on hydrophytic vegetation:

No other hydrophytic vegetation noted within the reach - just the discrete patch of SAGO

2 and 3. Aquatic invertebrates

2. How many aquatic invertebrates are quantified in a 15-minute search?

Number of individuals quantified:
- ☒ None
- ☐ 1 to 19
- ☐ 20 +

(Do not count mosquitos)

Photo ID: N/A

3. Is there evidence of aquatic stages of EPT (Ephemeroptera, Plecoptera and Trichoptera)?

Yes / (No)



Ephemeroptera larva
Image credit: Dieter Tracey



Plecoptera larva
Tracey Saxby



Trichoptera larva
Tracey Saxby

Notes on aquatic invertebrates:

4. Algal Cover

Are algae found on the streambed?		Notes on algae cover:	Photo ID:
☐ Check if *all* observed algae appear to be deposited from an upstream source.	☒ Not detected ☐ Yes, < 10% cover ☐ Yes, ≥ 10% (check Yes in single indicator below)	No algae observed, including within small ponded areas	N/A

5. Are single indicators observed?

Indicator	Present	Notes	Photo ID
Fish	☐ Yes ☒ No, no fish ☐ No, only non-native mosquitofish	N/A	N/A
Algae cover ≥ 10%	☐ Yes ☒ No	N/A	N/A

Supplemental information E.g., aquatic or semi-aquatic amphibians, snakes, or turtles; iron-oxidizing bacteria and fungi; etc.

No evidence of aquatic or semi-aquatic wildlife, iron-oxidizing bacteria, or fungus. Portions of exposed bedrock within the channel invert exhibited moss. Lots of bees from nearby bee boxes using the small ponded areas in the bedrock, and numerous rattlesnakes along the upper and lower banks

Photo log

Indicate if any other photos taken during the assessment

Photo ID	Description

Additional notes about the assessment:

Feature narrows and becomes less incised/flattens out moving downstream beyond the reach boundary. Rock outcroppings, ponding, and saturated soils more notable upstream

Classification: Intermittent

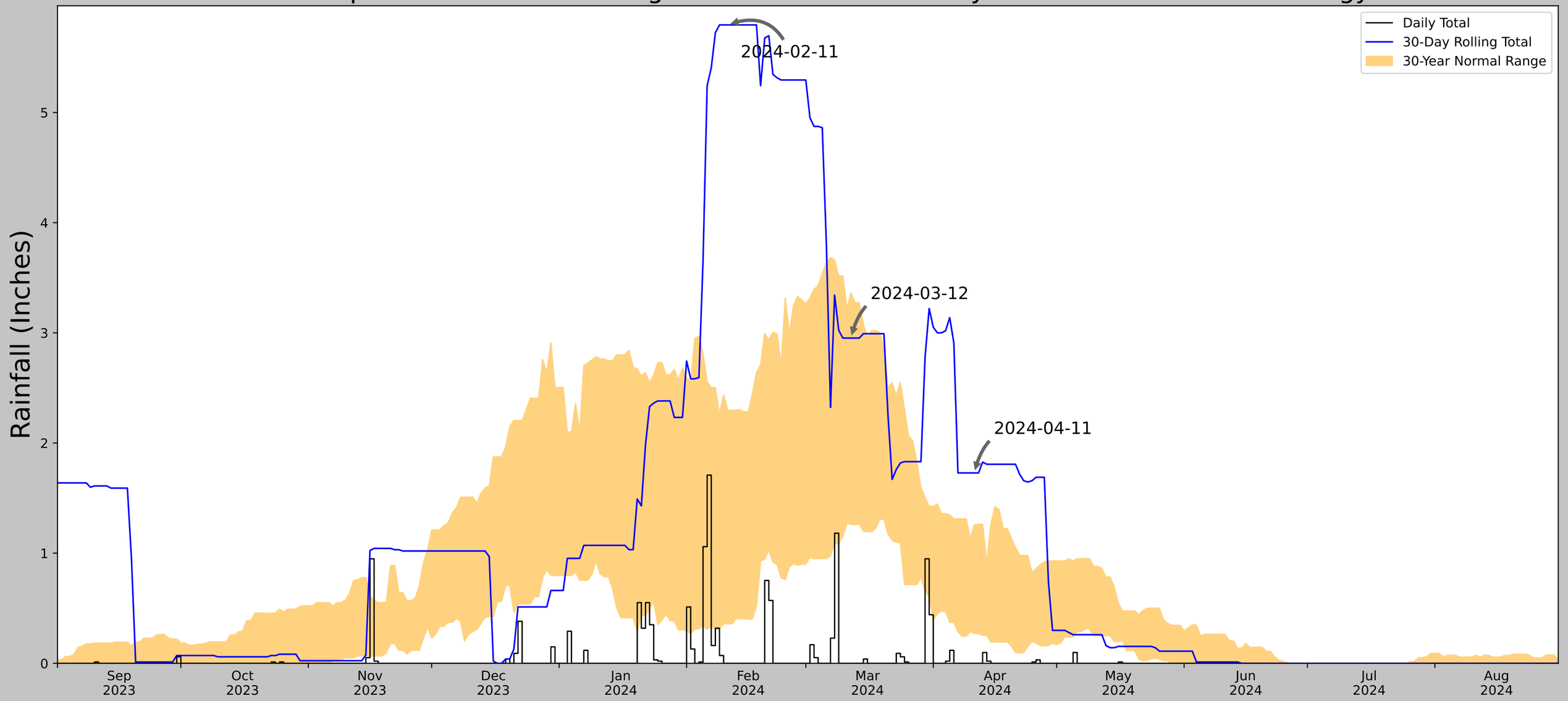
1. Hydrophytic plant species	2. Aquatic invertebrates	3. EPT taxa	4. Algae	5. Single indicators • fish present • algae cover ≥ 10%	Classification
None	None	Absent	Absent	Absent	**Ephemeral**
				Present	**At least intermittent**
			Present		**Intermittent**
	Few (1-19)	Absent	Absent	Absent	**Less than Perennial**
				Present	**At least intermittent**
			Present		**At least intermittent**
		Present	Absent		**Intermittent**
			Present		**Perennial**
	Many (20+)	Absent	Absent	Absent	**Ephemeral**
				Present	**At least intermittent**
			Present	Absent	**Ephemeral**
				Present	**At least intermittent**
		Present			**Intermittent**
Few (1-2)	None				**Intermittent**
	Few (1-19)	Absent			**Intermittent**
		Present	Absent		**Intermittent**
			Present		**Perennial**
	Many (20+)	Absent			**Intermittent**
		Present	Absent		**Perennial**
			Present		**Intermittent**
Many (3+)	None				**Intermittent**
	Few (1-19)	Absent	Absent		**Intermittent**
			Present		**Perennial**
		Present			**Perennial**
	Many (20+)				**Perennial**

Shading provided to enhance readability by increasing the contrast between neighboring cells; empty cells indicate the classification will not change with additional information however it is recommended that all five indicators be measured and recorded during every assessment.

Attachment G

Antecedent Precipitation Tool

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	33.909174, -116.975666
Observation Date	2024-04-11
Elevation (ft)	2637.641
Drought Index (PDSI)	Mild wetness
WebWIMP H_2O Balance	Dry Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2024-04-11	0.270866	1.258661	1.728347	Wet	3	3	9
2024-03-12	1.260236	3.361024	2.952756	Normal	2	2	4
2024-02-11	0.359055	2.29685	5.795276	Wet	3	1	3
Result							Wetter than Normal - 16

US Army Corps of Engineers

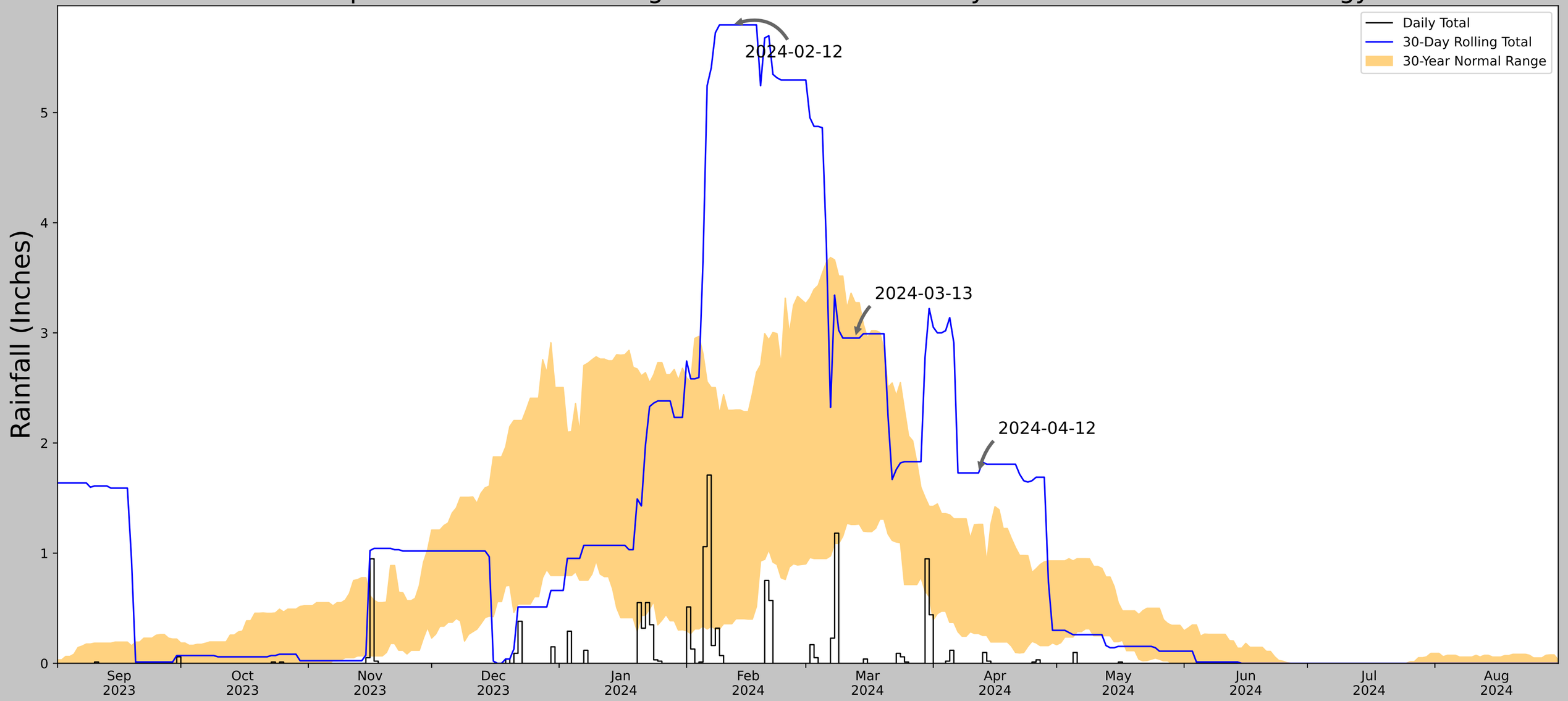
ERDC

Figures and tables made by the Antecedent Precipitation Tool Version 2.0

Developed by: U.S. Army Corps of Engineers and U.S. Army Engineer Research and Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
SAN JACINTO	33.7964, -116.9753	1524.934	7.792	1112.707	12.177	11051	90
HEMET 4.7 ENE	33.753, -116.9201	1694.882	4.364	169.948	2.705	32	0
HEMET	33.7381, -116.8939	1811.024	6.171	286.09	4.542	269	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	33.909174, -116.975666
Observation Date	2024-04-12
Elevation (ft)	2637.641
Drought Index (PDSI)	Mild wetness
WebWIMP H_2O Balance	Dry Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2024-04-12	0.270866	1.262205	1.728347	Wet	3	3	9
2024-03-13	1.260236	3.273622	2.952756	Normal	2	2	4
2024-02-12	0.359055	2.29685	5.795276	Wet	3	1	3
Result							Wetter than Normal - 16

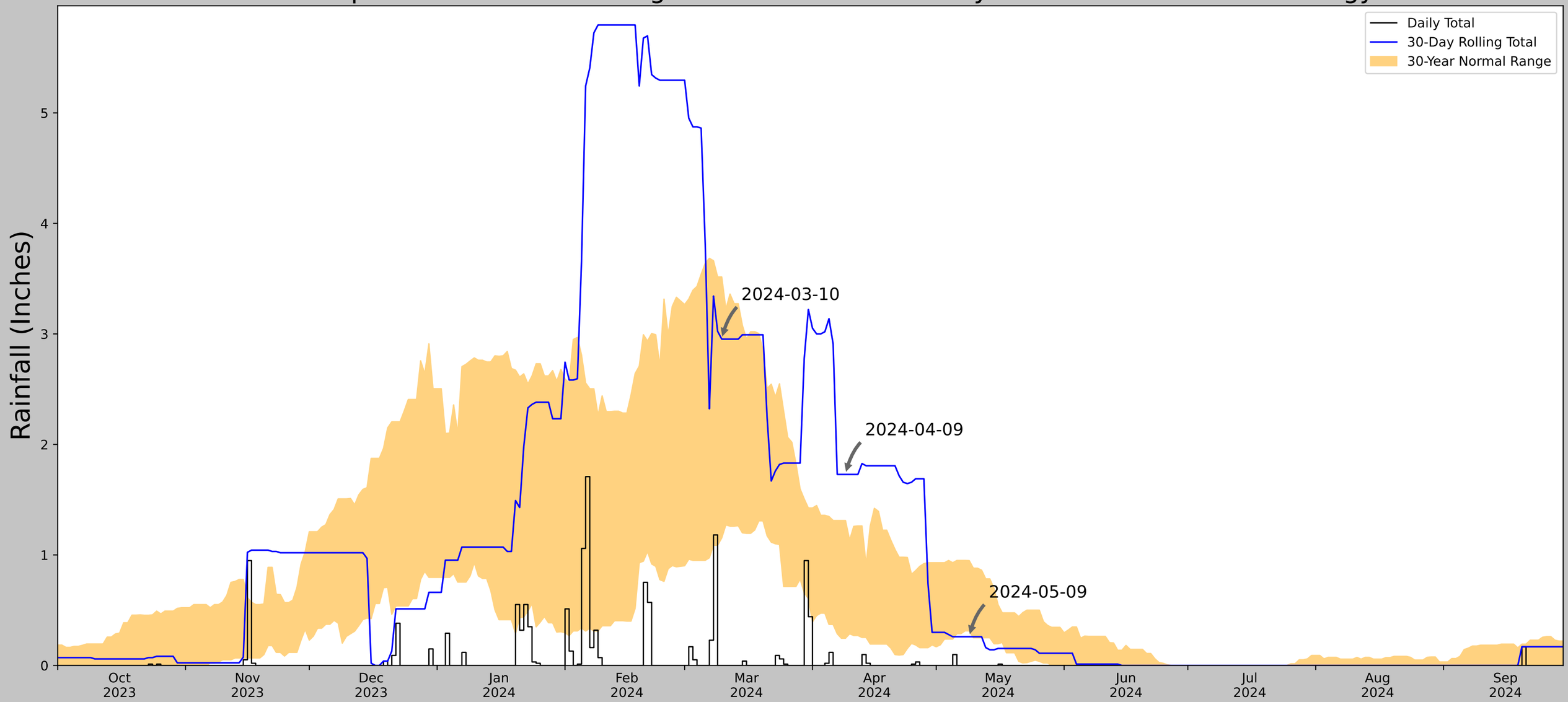
US Army Corps of Engineers

ERDC

Figures and tables made by the Antecedent Precipitation Tool Version 2.0

Developed by: U.S. Army Corps of Engineers and U.S. Army Engineer Research and Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
SAN JACINTO	33.7964, -116.9753	1524.934	7.792	1112.707	12.177	11051	90
HEMET 4.7 ENE	33.753, -116.9201	1694.882	4.364	169.948	2.705	32	0
HEMET	33.7381, -116.8939	1811.024	6.171	286.09	4.542	269	0



Coordinates	33.909174, -116.975666
Observation Date	2024-05-09
Elevation (ft)	2637.641
Drought Index (PDSI)	Mild wetness
WebWIMP H_2O Balance	Dry Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2024-05-09	0.312992	0.948819	0.259843	Dry	1	3	3
2024-04-09	0.246063	1.311811	1.728347	Wet	3	2	6
2024-03-10	1.153937	3.515748	2.952756	Normal	2	1	2
Result							Normal Conditions - 11

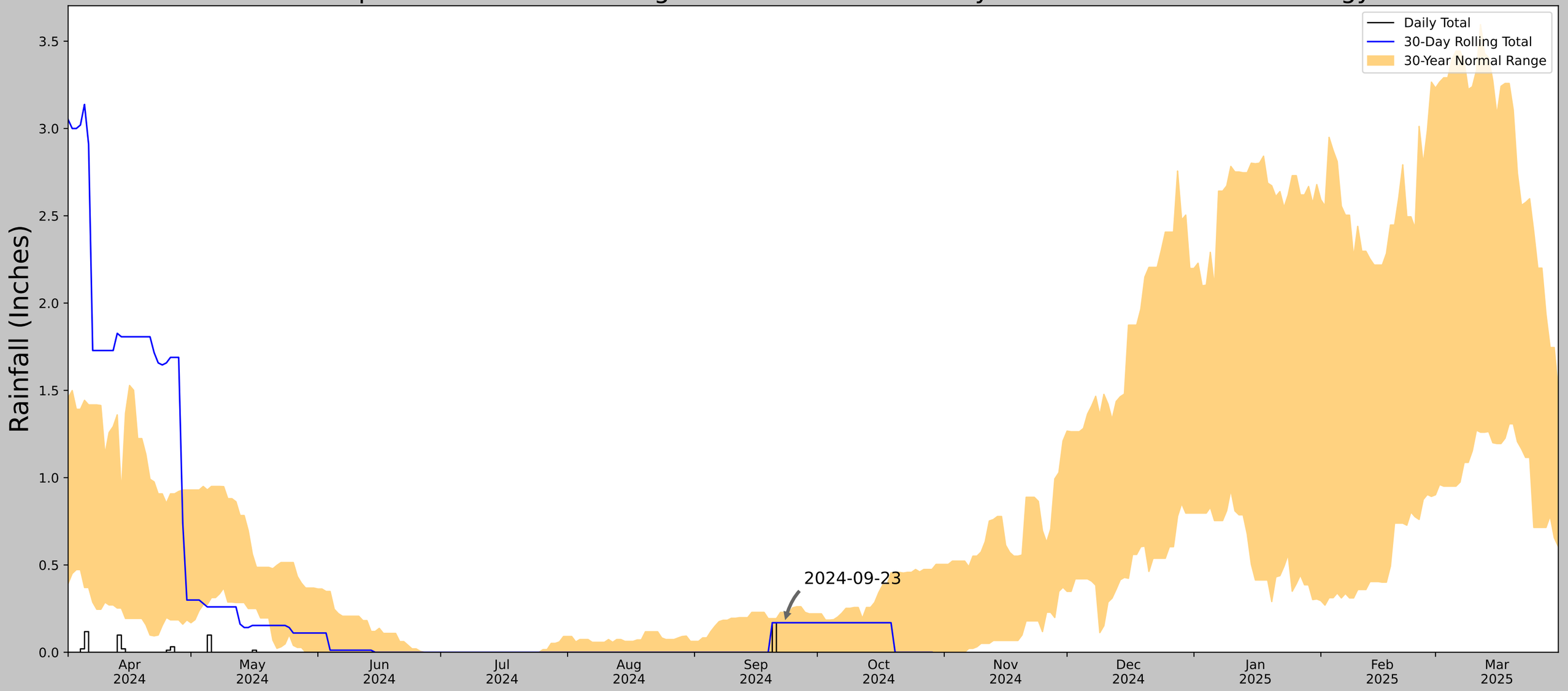
US Army Corps of Engineers

ERDC

Figures and tables made by the Antecedent Precipitation Tool Version 2.0

Developed by: U.S. Army Corps of Engineers and U.S. Army Engineer Research and Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
SAN JACINTO	33.7964, -116.9753	1524.934	7.792	1112.707	12.177	11051	90
HEMET 4.7 ENE	33.753, -116.9201	1694.882	4.364	169.948	2.705	32	0
HEMET	33.7381, -116.8939	1811.024	6.171	286.09	4.542	269	0



Coordinates	33.909174, -116.975666
Observation Date	2024-10-23
Elevation (ft)	2637.641
Drought Index (PDSI)	Incipient wetness (2024-09)
WebWIMP H_2O Balance	Dry Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2024-10-23	0.0	0.457874	0.0	Normal	2	3	6
2024-09-23	0.0	0.22874	0.169291	Normal	2	2	4
2024-08-24	0.0	0.082283	0.0	Normal	2	1	2
Result							Normal Conditions - 12

US Army Corps of Engineers

ERDC

Figures and tables made by the Antecedent Precipitation Tool Version 2.0

Developed by: U.S. Army Corps of Engineers and U.S. Army Engineer Research and Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
SAN JACINTO	33.7964, -116.9753	1524.934	7.792	1112.707	12.177	11064	67
SAN JACINTO 1.9 SE	33.7744, -116.939	1619.095	2.58	94.161	1.404	0	23
HEMET 4.7 ENE	33.753, -116.9201	1694.882	4.364	169.948	2.705	32	0
HEMET	33.7381, -116.8939	1811.024	6.171	286.09	4.542	257	0

Attachment H

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