Biological Resources and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Report

Soldat Medical Office Facility
Project Number PPT230008
Assessor's Parcel Number (APN): 282-121-011
Riverside County, California

Applicant:

John Soldat
1902 Fullerton Avenue
Corona, CA 92881
Phone: (951) 737-7047
john@soldatcpa.onmicrosoft.com

Consultant:

WSP USA Environment & Infrastructure, Inc.
11870 Pierce St #160
Riverside, CA 92505
Contact: Dale Hameister, Senior Biologist
(831) 238-0676, dale.hameister@wsp.com

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EXECUTIVE SUMMARY

WSP USA Environment & Infrastructure, Inc. (WSP) contracted a habitat assessment and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) consistency analysis for Assessor's Parcel Number (APN) 282-121-011 (site). The site is located on Section 21 of Township 4 South, Range 6 West as shown on the *Corona South, California,* United States Geological Survey (USGS) 7.5-minute quadrangle.

The vacant, 1.10-acre site is currently undeveloped and located on Temescal Canyon Road, south of Dos Lagos Drive, in unincorporated Riverside County, California. Adjacent land uses include existing commercial development to the north, south and east and the existing Interstate 15 (I-15) transportation corridor to the west of the site. The site owner/applicant, Mr. John Soldat, proposes to construct a new professional medical office facility (project) on the site. The project site is located within the boundaries of the MSHCP and this habitat assessment and consistency analysis was performed in accordance with the requirements of the plan.

The project site is located within the Gavilan Habitat Management Unit of the MSHCP. The site is not within a Criteria Cell, not within a Cell Group and does not contain any Cores or Linkages. The site is not within an amphibian survey area, not within a burrowing owl (*Athene cunicularia*) survey area, not within a mammal survey area, not within a Narrow Endemic Plant Species (NEPS) survey area, not within a Criteria Area Species Survey Area (CASSA), not within a fairy shrimp survey area and not within a Delhi Sands Flower-loving Fly (*Rhaphiomidas terminatus abdominalis*) survey area.

An additional survey was conducted 25 April 2025 to assess the potential for Crotch's bumblebee (*Bombus crotchii*) (a CDFW candidate species). The survey was conducted during the spring blooming period to assess the availability of suitable nectaring plants for the Crotch's bumblebee. The survey determined that the site is highly disturbed and the dominant flowering plants include short-podded mustard (*Hirschfeldia incana*) and red-stemmed filaree (*Erodium cicutarium*) which are not suitable nectaring plants. There was a small patch of common fiddleneck (*Amsinckia intermedia*) observed which is a potential nectaring plant, but it was not extensive enough to support a Crotch's bumblebee population. The habitat assessment determined that the site is not suitable habitat for Crotch's bumblebee and protocol surveys are not recommended.

No riparian/riverine habitat is present, and no evidence of flows was observed. An existing, rock-fortified inlet drain, and headwall is, however, located at the northeast corner of the site. No evidence of vernal pools (no vernal pool vegetation and no evidence of ponding) or fairy shrimp habitat (no evidence of ponding) was detected on-site.

An existing rock-fortified drainage inlet and headwall is present in the northeastern corner of the site. Despite the presence of this man-made drainage feature, no evidence of jurisdictional drainages, ordinary high-water marks, wetland or riparian vegetation, vernal pools or any areas that would meet the definition of a riverine/riparian area, per

the MSHCP, are present anywhere on-site. The area that could potentially drain into the drainage inlet is the project site and potentially a portion of the property to the south. No drainage from the I-10 freeway would be captured by the drainage inlet. No current drainages were observed on-site.

Although California ground squirrels (*Otospermophilus beecheyi*) and their burrows were observed on-site, no burrowing owls or sign thereof (i.e., whitewash, pellets, feathers, prints, burrow adornments, etc.) or potential surrogate burrows (i.e., drainpipes, rubble, etc.) suitable for burrowing owl were detected. The site is not within a NEPS survey area, not within a CASSA, not within an amphibian survey area, not within a designated mammal survey area and not within a designated Delhi sands flower-loving fly survey area. No aeolian soil suitable for Delhi sands flower-loving fly are present on-site.

Mitigation for impacts to MSHCP resources are anticipated to include payment of the standard MSHCP fee. Since the project site is located within the vicinity of Temescal Creek, which is within a MSHCP Conservation Area, storm water runoff from the site should be treated before flows exit the site. A treatment barrier such as straw wattles and/or silt fencing is recommended and may be required along the northeastern portions of the site boundary, in the vicinity of the existing rock-fortified drainage inlet/headwall to prevent potential project-related contaminants from entering into the nearby Conservation Area associated with Temescal Wash. The headwall is proposed to be removed during construction. The use of invasive, non-native plant species listed in MSHCP Table 6-2 should be avoided when designing the landscaping for the project following construction. Although the site is not within a required focused survey area for burrowing owl, and no sign of burrowing owl (i.e., whitewash, pellets, feathers, prints, burrow adornments, etc.) was observed, California ground squirrels and their burrows, which are potentially suitable for burrowing owl were detected, the site remains otherwise suitable for this species. In order to ensure no potential take of burrowing owl occurs as a result of project implementation, a preconstruction (take avoidance) survey is warranted and recommended immediately prior to scheduled initial site clearance, vegetation removal and/or grading. If initial site clearance, vegetation removal and/or grading are conducted during the nesting season (1 February-31 August) for bird species protected by the Migratory Bird Treaty Act (MBTA), a nesting bird clearance survey is also warranted and recommended to prevent unpermitted take of nesting native bird species. The preconstruction (take avoidance) survey for burrowing owl and nesting bird clearance survey can be conducted concurrently. Avoidance of initial project site clearance, vegetation removal and/or grading during the nesting season, generally negates the need to conduct a nesting bird clearance survey. Avoidance of the nesting season, however, does not negate the need for a preconstruction (take avoidance) clearance survey for burrowing owl. No other surveys, conservation measures or mitigation are anticipated to be required. A Determination of Biological Equivalent or Superior Preservation (DBESP) report will not be required.

TABLE OF CONTENTS

PAGE

TABLE OF APPENDICES

1.0 INTRODUCTION

WSP USA Environment & Infrastructure, Inc. (WSP) was contracted by Mr. John Soldat (owner/applicant) to prepare a Consistency Analysis (analysis) for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) for the proposed development of a new medical office facility (project) located on Temescal Canyon Road in unincorporated Riverside County, California (Appendix A – Figure 1). A habitat assessment was conducted on the proposed project site by WSP on 5 June 2023. The biological data contained herein is intended to document the current physical conditions of the project site and the status of the project's consistency with the goals of the MSHCP.

1.1 Project description

The proposed project includes the development of a new 24,712-square foot professional medical office facility on the existing 1.10-acres of vacant land located just south of the City of Corona on unincorporated Riverside County lands (Appendix A – Figure 1). The plot plan for the proposed project includes the construction of a new multistory medical facility, a parking garage, landscaping, cut (no fill), drainage features, fire hydrants, water, sewer, and other utilities (Civil Consulting 2023). Site access would be provided via two proposed driveways located off Temescal Canyon Road. No additional off-site improvements would occur within any currently undeveloped areas. Standard construction practices would occur in the building of the facility. The existing vacant lot would be excavated and graded. All associated infrastructure, such as water lines, gas lines, sewer lines and electrical conduit would also require installation. All work would be staged on-site. Currently, there are no detention basins or other water quality features identified in the project design. Runoff from the site during construction would be controlled with the use of straw wattles, silt fencing and/or other standard materials and equipment. In addition, the use of invasive, non-native plant species listed in Table 6-2 of the MSHCP would be avoided during the landscaping for the site. All project-related impacts would be confined to the site and are considered permanent. Temporary impacts are not anticipated on- or off of the site.

The project site is generally located on the west side of Temescal Canyon Road, south of Dos Lagos Drive. The site is bounded by Interstate 15 (I-15) to the west and Temescal Canyon Road to the east (Appendix A - Figure 1). The project site is located on Section 21 of Township 4 South, Range 6 West as shown on the *Corona South, California,* United States Geological Survey (USGS) 7.5-minute quadrangle (Appendix A – Figure 2) (USGS 2015). The elevation of the property ranges from approximately 270 meters (m) to 280 m (885 to 920 feet [ft]) above mean sea level (AMSL). The geographic coordinates for the center of the project site are 33.804835° North latitude and -117°505189° West longitude.

1.2 General Setting

The field assessment was conducted between the hours of 1615 and 1715 on 5 June 2023 by WSP Senior Biologist Dale Hameister. Weather conditions were mild (i.e., 72 degrees Fahrenheit, ~50 percent cloud cover and 2-5 mile per hour winds). The entire site was assessed on foot utilizing pedestrian belt transects spaced at 10-meter (30-foot) intervals for 100% coverage of the site. All flora and fauna detected (e.g., through direct observations, audible vocalizations, presence of scat, tracks, bones, feathers, or fur) during the assessment were recorded in field notes and are included in Appendix B. Representative photographs are included in Appendix C.

Surrounding land uses include existing commercial development (to the north, south and west) and the existing I-15 transportation corridor (to the east) (Appendix A – Figure 3; Appendix C – Photo 1). The 1.10-acre site is currently undeveloped, disturbed open space vegetated primarily with non-native grassland dominated by exotic grasses and other weedy, or disturbance-tolerant herbaceous annuals. Although a few native plant species were observed, native vegetation communities are not present on-site. The site could also be described as an arid, vacant, grassy, and weedy lot. Plant species observed primarily included weedy, non-native and/or invasive species. Representative plant species observed included but were not limited to: tumbleweed (*Amaranthus albus*), Peruvian pepper tree (*Schinus molle*), tocalote (*Centaurea melitensis*), stinknet (*Oncosiphon piluliferum*), short-pod mustard (*Hirschfeldia incana*), Russian thistle (*Salsola tragus*), dove weed (*Croton setiger*), white horehound (*Marrubium vulgare*) and red brome (*Bromus madritensis ssp. rubens*). Tree species such as fan palms (*Washingtonia* sp.), Chinaberry (*Melia azedarach*) and tree of heaven (*Ailanthus altissima*) were formerly present along the northern and eastern boundaries of the project site but have since been cut down.

An existing rock-fortified drainage inlet and headwall is present in the northeastern corner of the site (Appendix C – Photos 5-6). The headwall is proposed to be removed during construction. Despite the presence of this man-made drainage feature, no evidence of jurisdictional drainages, ordinary high-water marks, wetland or riparian vegetation, vernal pools or any areas that would meet the definition of a riverine/riparian area, per the MSHCP, are present anywhere on-site. The area that could potentially drain into the drainage inlet is the project site and potentially a portion of the property to the south. No drainage from the I-10 freeway would be captured by the drainage inlet. No current drainages were observed on-site.

Online soils mapping indicates on-site soils are uniform with no indications of alkaline or saline soils, clay, or any other unique soils characteristics. The United States Department of Agriculture (USDA) National Resources Conservation Service (NCRS), Web Soil Survey (USDA 2023) indicated that two soil mapping units are present and generally divide the site evenly. These include: 1) Garretson gravelly very fine sandy loam, 2 to 8 percent slopes (GdC); and 2) Placentia fine sandy loam, 5 to 15 percent slopes,

eroded (PID) (Appendix A – Figure 3). Neither of these soil types are known to be specifically associated with any special status biological resources.

No evidence of historic or recent agricultural use and no existing (or signs of historic) structures was observed on-site.

Vertebrate wildlife species directly observed and/or detected via sign were not abundant or particularly diverse, consisting of a total of nine species. These include: two reptiles, six birds and one mammal (Appendix B).

2.0 WESTERN RIVERSIDE COUNTY MSHCP ANALYSIS

The 1.10-acre project site is located within the planning area of the MSHCP. The MSHCP is a comprehensive, multi-jurisdictional effort that includes western Riverside County, the cities within it and seven public agencies. Rather than focus on special status species individually, the purpose of the MSHCP is to address the collective conservation of 146 species known to occur in the plan area. Most importantly, the MSHCP allows participating entities to issue take permits for listed species so that individual applicants need not seek their own permits on a case-by-case basis from the United States Fish and Wildlife Service (USFWS) and/or the California Department of Fish and Wildlife (CDFW). The MSHCP consists of a reserve system of approximately 500,000 acres, the “Conservation Area” and includes a mechanism to fund and implement the reserve system (Western Riverside County Regional Conservation Authority [WRCRCA] 2023). Approximately 347,000 acres of the reserve system are currently within public ownership (such as Public-Quasi Public Conserved Lands [PQP] and Western Riverside County Regional Conservation Authority [RCA] Conserved Lands) and 153,000 acres are currently in private ownership (mostly in designated criteria areas that have not yet been conserved). This 500,000-acre reserve system throughout the County is intended to compensate for impacts to the covered special status species resulting from development projects throughout the plan area. The MSCHP is designed to contribute to the economic viability of the County by providing landowners and developers with a more efficient and cost-effective regulatory and permitting process. The MSHCP was adopted on June 17, 2003, by the Riverside County Board of Supervisors, and the Incidental Take Authorization issued by both the USFWS and, at the time, the California Department of Fish and Game (now known as the CDFW) on 22 June 2004, thereby approving the final MSHCP. In western Riverside County many federally-listed, state-listed or special status species and habitats are now considered “covered species” under the MSHCP. In most instances the MSHCP requires no further surveys for covered species; however, under certain circumstances or in certain areas, additional surveys for 38 of these species are required. This plan satisfies the requirements of the Natural Communities Conservation Plan (NCCP) legislation. The MSHCP does not address Section 404 of the CWA nor the Streambed Alteration Agreement provisions of the

California Fish and Game Code, (Section 1600). Projects that currently require a Section 404 permit or Streambed Alteration Agreement will continue to do so notwithstanding the MSHCP. Additionally, the MSHCP does not provide a means of compliance with the Migratory Bird Treaty Act (MBTA). The MSHCP is permitted under the federal Habitat Conservation Plan (HCP) program and the state NCCP program.

2.1 MSHCP RESERVE ASSEMBLY ANALYSIS

The project site is located within the Gavilan Habitat Management Unit per the MSHCP. The site is not within an amphibian survey area, not within a burrowing owl survey area, not within a mammal survey area, not within a Narrow Endemic Plant Species (NEPS) survey area, not within a Criteria Area Species Survey Area (CASSA) survey area, not within a fairy shrimp survey area and not within a Delhi Sands Flower-loving Fly (DSFLF) survey area. MSHCP Subunit 3 (Temescal Wash West), Criteria Cell 2723 and Cell Group D are located approximately 0.17 mi. east of the project site. Temescal Wash is located approximately 0.27 mi. east and downstream of the project site at its closest point. Conservation goals and objectives within Cell Group D include contributing to the assembly of Proposed Extension of Existing Core 2, focusing on coastal sage scrub, grassland, and wetland habitats.

2.1.1 Criteria Cells

The site is not located within a MSHCP Cell Group or a Criteria Cell.

2.1.2 Public Quasi-Public Lands

The site is not located within or adjacent to any Public Quasi-Public Lands (PQP). As a result, the implementation of the proposed project is anticipated to have no effect on any PQP lands. Additionally, because the site is not immediately adjacent to any Conservation Areas or PQP lands, guidelines pertaining to the Urban/Wildlands Interface are not anticipated to be required for this project.

3.0 VEGETATION MAPPING

The project site contains no native vegetation communities or land cover categories. The site is best described as a small, undeveloped, disturbed, vacant lot vegetated with non-native grassland, dominated by weedy, non-native and/or invasive plant species and surrounded on all sides by existing development and the I-15 transportation corridor (Appendix A, Figure 5). A few ornamental species, commonly used for landscaping, are also intermittently present, primarily offsite along portions of the site's perimeter. The adjacent trees include coast live oak (*Quercus agrifolia*) and Australian

silk oak (*Grevillea robusta*). There is one small coast live oak on the southern edge of the project site which is shown on Figure 5 – Vegetation Communities.

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

The MSHCP defines riparian/riverine areas as lands and habitats dominated by trees, shrubs, persistent emergent vegetation and/or emergent mosses and lichens, that occur close to, or that depend on soil moisture from nearby fresh water sources, or areas with freshwater flows during all or a portion of the year. The MSHCP further defines vernal pools as seasonal wetlands that occur in terrestrial depressions that exhibit wetland indicators of all three of the following characteristics (i.e., soils, vegetation, and hydrology) during the wetter months of the year but normally lack the hydrologic and/or vegetation wetlands indicators during the drier months of the year. Obligate hydrophytes and/or facultative wetlands plant species are normally dominant in vernal pools during the wetter months of the year, while upland, annuals may be dominant during the drier months of the year.

Except for wetlands created for the purpose of providing wetland habitats or resulting from human actions to create open waters or from the alteration of natural stream courses, areas demonstrating characteristics as described above which are artificially created are not included in these definitions.

The project site exhibited no evidence of riparian/riverine areas or vernal pools. No vegetation associated with those riparian/riverine areas, vernal pools (including vernal pool plants, vegetation rings), hydric soils, and evidence of wetland hydrology was observed anywhere on-site. There was no evidence of any areas that pond during or immediately following a storm event (i.e., no cracked soils, depressions or tire ruts). As a result, there is no suitable habitat for fairy shrimp (i.e., no vernal pools or ponded areas) or suitable habitat for riparian bird species (i.e., no mule fat [*Baccharis salicifolia*] scrub, willow [*Salix* spp.] scrubs, woodlands, forests, or any other riparian habitats).

5.0 PROTECTION OF NARROW ENDEMIC PLANT SPECIES (SECTION 6.1.3)

The WRCRCA MSHCP Information Tool (WRCRCA 2023a) indicates that the project site lies outside the required survey area for NEPS. Therefore, focused plant surveys for NEPS are not anticipated to be required for this site.

6.0 ADDITIONAL SURVEY NEEDS AND PROCEDURES (SECTION 6.3.2)

6.1 Criteria Area Plant Species

The WRCRCA MSHCP Information Tool indicates the project site is not located within a Criteria Area Species Survey Area (CASSA). Therefore, additional focused surveys for Criteria Area Species are not anticipated to be required for this site.

6.2 Amphibians

The WRCRCA MSHCP Information Tool indicates that the project site is not within a MSHCP designated amphibian survey area. Therefore, additional focused surveys for special status amphibians are not anticipated to be required for this site.

6.3 Burrowing Owl

The WRCRCA MSHCP Information Tool indicates that the project site is not within a MSHCP designated burrowing owl survey area. This species is designated as a Species of Special Concern (SSC) by the CDFW, and is protected by the MBTA and California Department of Fish and Game Code Section 3503. Burrowing owls typically occur in grassland and sparse scrub habitats characterized by low-growing vegetation with an abundance of small mammal burrows, including the California ground squirrel (*Otospermophilus beecheyi*). Burrowing owls often occur in areas exhibiting moderate disturbance, in active and fallow agricultural areas, along berms and man-made or natural drainage features exhibiting some topographic relief. Reasons for burrowing owl population decline include habitat loss and fragmentation, but pesticides, rodent control (particularly California ground squirrel eradication in southern California), vehicle collisions and shooting are also recognized as contributing to loss of this species.

Although California ground squirrels and their burrows were observed on and adjacent to the site, burrowing owl sign (i.e., whitewash, pellets, feathers, prints and/or burrow adornments) was not detected. Potentially suitable surrogate burrows for burrowing owl (i.e., manmade structures such as drainpipes, concrete refuge, riprap, etc.) were also not observed on or adjacent to the site. For these reasons, and because the site is not within a designated burrowing owl survey area, focused surveys for burrowing owl are not anticipated to be required. However, because California ground squirrel burrows were observed, and the site contains habitat that is suitable for burrowing owl, a preconstruction (take avoidance) survey is recommended to ensure that burrowing owls have not colonized the site in the time between the field assessment and

commencement of initial site clearance, vegetation removal and/or grading and to ensure that potential project-related impacts are entirely avoided.

6.4 Mammals

The WRCRCA MSHCP Information Tool indicates that the project site is not within a MSHCP designated mammal survey area (i.e., Los Angeles pocket mouse [*Perognathus longimembris brevinasus*], San Bernardino kangaroo rat [*Dipodomys merriami parvus*] or Aguanga kangaroo rat [*Dipodomys merriami collinus*]). Therefore, no additional focused surveys are anticipated to be required for any special status mammal species.

7.0 INFORMATION ON OTHER SPECIES

7.1 Delhi Sands Flower Loving Fly

The site is located outside of the known geographic range of and not within a MSHCP-designated Delhi Sands flower loving fly (*Rhaphiomidas terminatus abdominalis*; DSFLF) survey area. The site also does not occur in any area containing mapped Delhi fine sands or exhibit any areas resembling Delhi, or fine, aeolian (i.e., wind-blown) sands. Two soil types reported from the project site included Garretson gravelly very fine sandy loam, 2 to 8 percent slopes (GdC) and Placentia fine sandy loam, 5 to 15 percent slopes, eroded (PID). Soils on-site were found to be consistent with this mapping. No unconsolidated, loose, and/or sandy soils were observed. Because Delhi fine sands are not present, the site is located outside of the species known geographic distribution and outside of the MSHCP-designated DSFLF survey area, focused surveys for the DSFLF are not warranted or anticipated to be required at this site. Implementation of the proposed project is anticipated to have no effect on the DSFLF.

7.1 Crotch's Bumblebee

Crotch's bumble bee, a member of the Apidae (the typical bees' family), is a social bee named after the entomologist George Robert Crotch's. It can be distinguished by its square-shaped face and rounded ankle on the midleg. Queens and workers (females) have a black head and face and show black color on their mid and bottom thorax and between their wing bases. Drones (males) have yellow hair on their face, a black stripe mid thorax, and yellow on the front of their abdomen, while the rest of their abdomen is typically predominantly black and red (Los Padres Forest Watch, 2023). Workers are typically active from April to August and Queens are typically active for only two months from February until March Since nests are often located underground, as well as above ground in tufts of grass, rock piles, and dead tree cavities, they are vulnerable to ground disturbing activities.

The Crotch's bumble bee has not been listed as threatened or endangered by either the United States Fish and Wildlife Service (USFWS) or the California Department of Fish and Wildlife (CDFW). The species had been designated as an endangered species under the International Union for the Conservation of Nature (IUCN) (Red List since 2014 and is currently a candidate endangered species under the California Endangered Species Act since 2019 (CDFW 2023b), (Hatfield and Jepsen 2021).

The Crotch's bumble bee is native to California, where it nests in various cavities and forages on a number of annual flowers. It inhabits grasslands and shrublands and requires a hotter and drier environment than other bumble bee species. This species nests underground and overwinters in soil or under leaf litter/debris. This bee visits many flowering plants in the following floristic families: Fabaceae, Apocynaceae, Asteraceae, Lamiaceae, Boraginaceae, and Hydrophyllaceae. Genera include *Antirrhinum*, *Asclepias*, *Chaenactis*, *Clarkia*, *Dendromecon*, *Eschscholzia*, *Eriogonum*, *Lupinus*, *Medicago*, *Phacelia*, and *Salvia* (Hatfield et al, 2018). The queen flight period for this species occurs from February to March. Once the queen selects the hive location, the active colony is detectable between April and August. These bees require flowering plants for the entire activity period to be considered suitable for an active hive.

It is a short-tongued species and prefers certain flowering plant species as a food source. These plants include milkweeds, dusty maidens, lupines, medics, phacelias, sages, clarkias, poppies, and wild buckwheat. The species primarily occurs in California and is found in the Mediterranean, pacific coast, western desert, and adjacent foothills throughout most of the state's southwestern region. The Central Valley, historically, once served as the primary population center for the species. Today the Crotch's bumble bee is absent from much of its historic range, with a relative species abundance decline of approximately 98% over the last decade.

There are several known factors that are attributed to the extreme decline of the species. Habitat loss and degradation, including agricultural intensification in the northern Central Valley and rapid urbanization in the southern Central Valley, are primary contributors. Another major threat factor affecting this bumble bee species is climate change. The species can only tolerate a very narrow range of climatic conditions compared to other bumble bees. Aside from climate change factors resulting in increased losses of suitable habitat, bumble bees in general are threatened by other factors including pesticides, non-native competition, and a reduction in genetic diversity.

A habitat assessment survey was conducted on-site 25 April 2025 to assess the potential for Crotch's bumblebee (*Bombus crotchii*) (a CDFW candidate species). The survey was conducted during the spring blooming period to assess the availability of suitable nectaring plants for the Crotch's bumblebee. The survey determined that the site is highly disturbed and the dominant flowering plants include short-podded mustard

(*Hirschfeldia incana*) and red-stemmed filaree (*Erodium cicutarium*) which are not suitable nectaring plants. There was a small patch of common fiddleneck (*Amsinckia intermedia*) observed which is a potential nectaring plant, but it was not extensive enough to support a Crotch's bumblebee population. The habitat assessment determined that the site is not suitable habitat for Crotch's bumblebee and protocol surveys are not recommended.

7.2 Species Not Adequately Conserved

Table 9-3 of the MSHCP lists twenty-eight (28) species for which certain conservation requirements must be achieved for them to be considered adequately conserved. The project site does not provide suitable habitat for any of the 28 species and are not discussed any further in the report.

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

To preserve the integrity of areas described as existing or future parts of the MSHCP Conservation Area, the guidelines contained in MSHCP Section 6.1.4 Urban Wildlands Interface Guidelines (UWIG) shall be implemented, where applicable. The intent is to control the potential adverse effects of development on adjacent existing and future parts of the MSHCP Conservation Area. The site is not currently in or adjacent to any MSHCP Conservation Area, however, the site is located approximately 0.17 mile east of Criteria Cell 2723 and approximately 0.27 mile east of Temescal Wash. Existing commercial development occurs between the site and the Criteria Cell/Temescal Wash. For these reasons, although implementation of the UWIG are not anticipated to be required, certain Best Management Practices (BMPs) are warranted and recommended.

8.1 Storm Water Runoff

Currently, storm water flows exit the project site through an existing man-made and rock-fortified inlet drain located at the northeastern corner of the site. Those flows, when present, are likely delivered downstream to the nearby Temescal Wash via the existing underground stormwater drainage system. For these reasons, it is recommended that standard BMPs be implemented to prevent untreated storm water runoff from the exiting the site and entering Temescal Wash. A row of straw wattles, silt fencing, or similar barriers designed to prevent contaminants from exiting the site and entering the nearby Conservation Area and Temescal Wash are recommended along the eastern project site boundary and at the existing storm drain inlet.

8.2 Invasive Species

Because of the site's proximity to the nearby Conservation Area and Temescal Wash, it is recommended that the invasive, non-native plant species listed in Table 6-2 of the MSHCP be avoided when planning for and landscaping for the site following construction. Plant species included on the landscape plan should be selected to ensure that they are not considered an invasive, non-native plant species (Appendix D). Plant species to avoid include but are not limited to: giant reed (*Arundo donax*), fountain grass (*Pennisetum setaceum*), pampas grass (*Cortaderia* spp.) and salt cedar (*Tamarisk* spp.).

9.0 BEST MANAGEMENT PRACTICES (MSHCP VOLUME I, APPENDIX C)

To prevent potential offsite impacts to the nearby Conservation Area, it is recommended that the project implement the following MSHCP Volume I, Appendix C Standard BMPs, as applicable:

- Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.
- 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.
- To avoid attracting predators, 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).
- Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the 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 should be fenced with high visibility materials (i.e., orange snow fencing) and/or silt fencing where applicable. Employees shall be instructed that their activities are restricted to the construction areas.
- The Permittee shall have the right to access and inspect the project site including any restoration/enhancement area for compliance with project approval conditions including these BMPs ("The Permittee in this context is a signatory agency to the MSHCP).

10.0 ADDITIONAL NON-MSHCP CONSIDERATIONS

In addition to the MSHCP consistency analysis, impacts to other special status biological resources that are not managed or regulated by the MSHCP require assessment. These include jurisdictional waters and wetlands, wildlife corridors and nesting bird species protected by the MBTA.

10.1 Jurisdictional Waters and Wetlands

The site exhibits a natural, gentle swale that occurs at the lower elevational portions of the site and appears to gradually slope toward an existing rock-lined inlet drain located at the northeastern corner of the site (Appendix C, Photos 5-6). The site was assessed for the presence of waters or wetlands that may be considered to fall under the jurisdiction of either the United States Army Corps of Engineers (USACE), the Regional Water Quality Control Board (RWQCB) and/or the CDFW. Although the inlet drain is present in the northeast corner of the site, no evidence of any Ordinary High Water Marks as established by USACE and no definable bed and bank features as established by CDFW were observed on-site. No sediment or vegetation change associated with hydrology was detected on-site. No isolated wetland areas occur on the site.

10.2 Wildlife Corridors

Wildlife corridors are undeveloped areas that link areas of undeveloped habitat together that would otherwise be separated by rugged terrain, changes in vegetation and/or human disturbance. Wildlife corridors help mitigate the effects of habitat fragmentation by (1) allowing animals to move between remaining habitats. Wildlife movement usually falls into one of three 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). The site is surrounded by existing development (adjacent commercial buildings and structures, paved parking lots, paved driveways and roads and the adjacent I-15 transportation corridor) and is not located within any known or previously identified wildlife corridor. Although various wildlife species undoubtedly use the site, the site does not exhibit features or characteristics that would be considered important for movement, dispersal, or migration.

10.3 Protection of Nesting Birds

Although disturbed and ruderal, the site and adjacent areas contains habitat that is suitable for nesting for a variety of bird species that are protected by the MBTA and California Fish and Game Code. Representative examples include but are not limited to: mourning dove (*Zenaida macroura*), killdeer (*Charadrius vociferus*) and house finch (*Haemorhous mexicanus*). The MSHCP does not provide take for impacts to nesting bird species (WRCRCA 2023). Potential impacts to nesting birds, both direct and indirect, can be avoided by conducting project activities (i.e., grading, vegetation removal, earth work, etc.) outside of the breeding season. Although nesting can occur year-round in southern California for some species, most species typically nest from approximately February 1 through August 31 in this region. To avoid potentially impacting nesting bird species, it is recommended that initial site clearing, vegetation grubbing or trimming and/or grading work be scheduled between September 1 and January 31. If initial site work is scheduled to be conducted during the nesting season,

the project site and adjacent areas should be surveyed for nesting birds by a qualified biologist prior to the scheduled disturbance. If active bird nests are found to be present on- and/or immediately adjacent to the site, the nests should be avoided and a "no disturbance" buffer zone established and observed until young have fledged and left the nest. While there is no established protocol for nest avoidance and buffer zones, when consulted, the CDFW generally recommends avoidance buffers of 500 feet for raptors and listed species and 100–300 feet for other unlisted birds. In some cases, buffer zone distances can be reduced at the discretion of the project biologist conducting the surveys and with CDFW concurrence, based on a number of factors including, but not limited to, the species nesting, location of the nest, topography, presence of vegetation and/or other physical barriers.

11.0 DISCUSSION AND RECOMMENDATIONS

No native vegetation communities are anticipated to be impacted by implementation of the proposed project. The site is a 1.10-acre weedy, disturbed vacant lot located in between existing commercial development and adjacent to I-15 and Temescal Canyon Road that is proposed to be developed into a professional medical facility. The site is within the MSHCP planning area but not located within a Cell Group, not located within a Criteria Cell, and not located within any specified survey areas for any special status species. For these reasons, focused surveys for NEPS, CAS, special status fairy shrimp, DSFLF, amphibians, burrowing owl, any other special status bird species, and/or any special status mammals are not anticipated to be required for the site. Because California ground squirrels were observed and the site contains otherwise suitable habitat, a preconstruction (take avoidance) survey for burrowing owl is considered to be warranted and is recommended to ensure that burrowing owls have not colonized the site between the time of the field assessment and the commencement of initial site clearance, vegetation removal and/or grading. The site and immediately adjacent areas also support nesting habitat suitable for a variety of common native bird species which are protected by the MBTA and California Fish and Game Code while nesting regardless of whether they occur in native or non-native vegetation communities and/or on significantly disturbed areas. Impacts to nesting birds are not covered by the MSHCP. Direct and indirect impacts to nesting birds can largely be avoided by scheduling and conducting initial site clearance, vegetation removal and/or grading work outside of the usual breeding season (1 February-31 August). Prior to initial vegetation removal and grading, it is recommended that the site and immediately adjacent areas, where accessible, should be surveyed for nesting birds by a qualified biologist in the week prior to initiation of the proposed site clearance, vegetation removal and/or grading. If active nests are found, the nests should be avoided, and a "no disturbance" buffer zone established and observed around the next until young have fledged and/or vacated the nest. Nest avoidance methodologies and buffer zone areas are generally determined by the project biologist on a case-by-case basis depending on a variety of factors including, but not limited to, species, topography, vegetation structure and/or other existing

barriers. In some cases, CDFW and/or USFWS concurrence may be required. No disturbance buffer zone distances can vary but are related to the disturbance tolerance and status of each individual species in question, stages of nesting, the physical site characteristics of the site, etc. Endangered/threatened species and/or species such as raptors that have a very low tolerance for disturbance will require larger no disturbance buffer zone than species with a high disturbance tolerance. The use of noise barriers when work is required adjacent to nesting habitat or at locations adjacent to known nest sites may also allow such buffers to be reduced on a case-by-case basis.

Storm water runoff from the site should be controlled and treated before flows exit from the project site. A treatment barrier (i.e., straw wattles, silt fence, etc.) is recommended to be used during construction at the northeastern corner of the project site to prevent erosion and/or potential contaminants from entering the nearby Conservation Area associated with Temescal Wash.

Lastly, to prevent the potential introduction or contribution of invasive, non-native plant species to the existing nearby and downstream Conservation Area, it is also recommended that the invasive, non-native plant species listed in Table 6-2 of the MSHCP be avoided when planning the landscaping palette for the project site (Appendix D).

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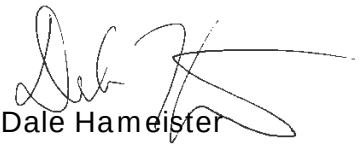
13.0Signature Page

I certify that all information contained within the report is accurate and complete to the best of the biologist's knowledge.



Dale Hameister
Senior Biologist
WSP USA Inc.

APPENDIX A

MAPS AND FIGURES

Path: \\sdg1-is1\GIS\3554_NaturalResources\Soldat_235540086\MXD\Report\Figures\Fig1_RegionalVicinity&Location.mxd, jason.enich 8/14/2023

1 inch = 10,000 feet

0 5,000 10,000 Feet

Project Location

FIGURE 1

Project Vicinity & Location
Soldat Project
Riverside County, California

Project Boundary

FIGURE 2

USGS 7.5' Topo Quad: Corona South
Soldat Project
Riverside County, California

Path: \\sdg1-fs1\GIS\3554_NaturalResources\Soldat_2355400898\MXD\ReportFigures\Fig3_Soils.mxd, jason.erlich 8/15/2023

1 inch = 200 feet
0 100 200 Feet

wsp

Project Boundary

Soils

GdC - Garretson gravelly very fine sandy loam, 2 to 8 percent slopes

PID - Placentia fine sandy loam, 5 to 15 percent slopes

FIGURE 3

Soils
Soldat Project
Riverside County, California

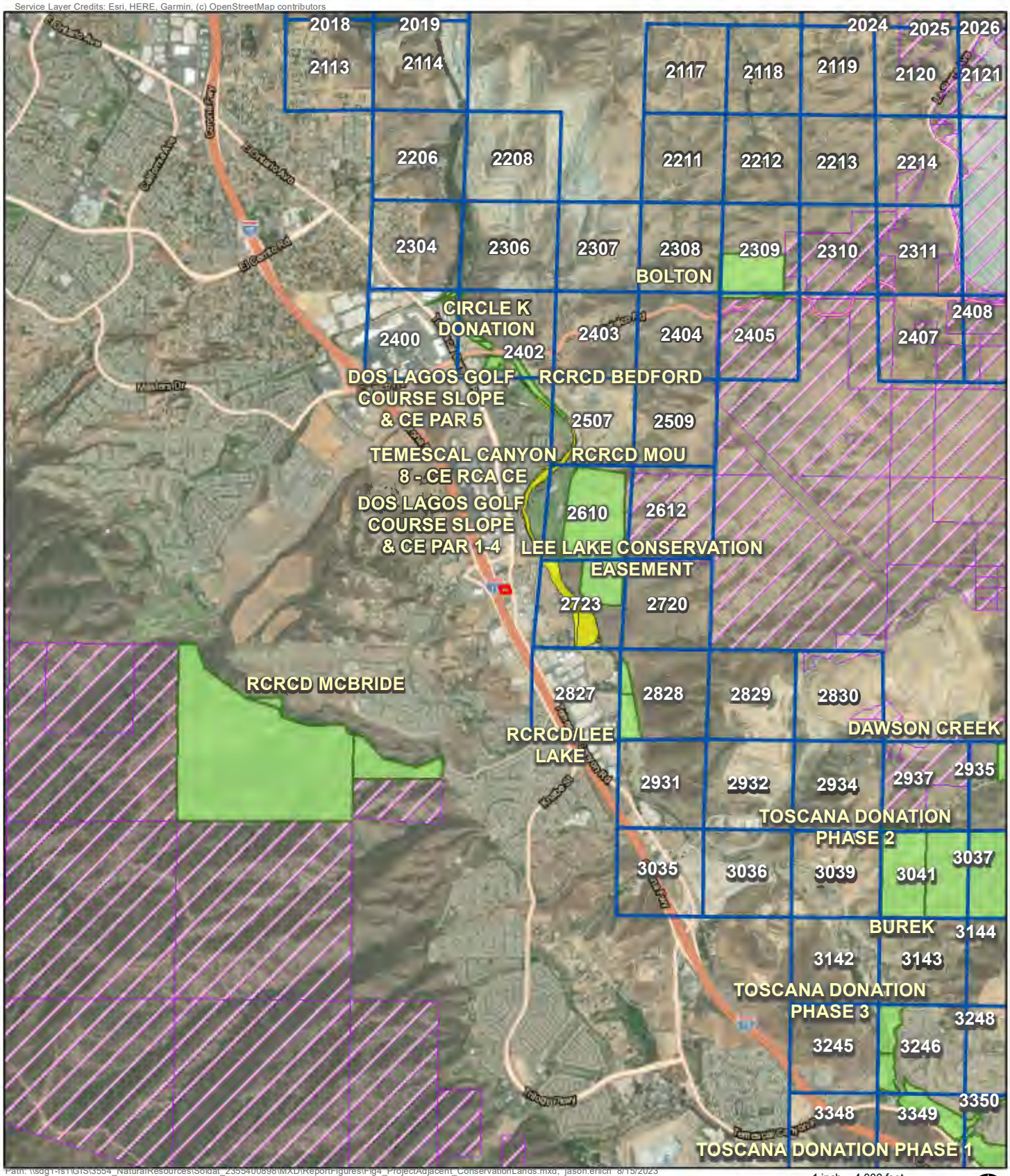


FIGURE 4

Project Adjacent Conservation Lands
Soldat Project
Riverside County, California

1:2,400
0 100 200 Feet

Coast Live Oak
Developed/Disturbed Land
Project Boundary

FIGURE 5

Vegetation Communities
Soldat Project
Riverside County, California

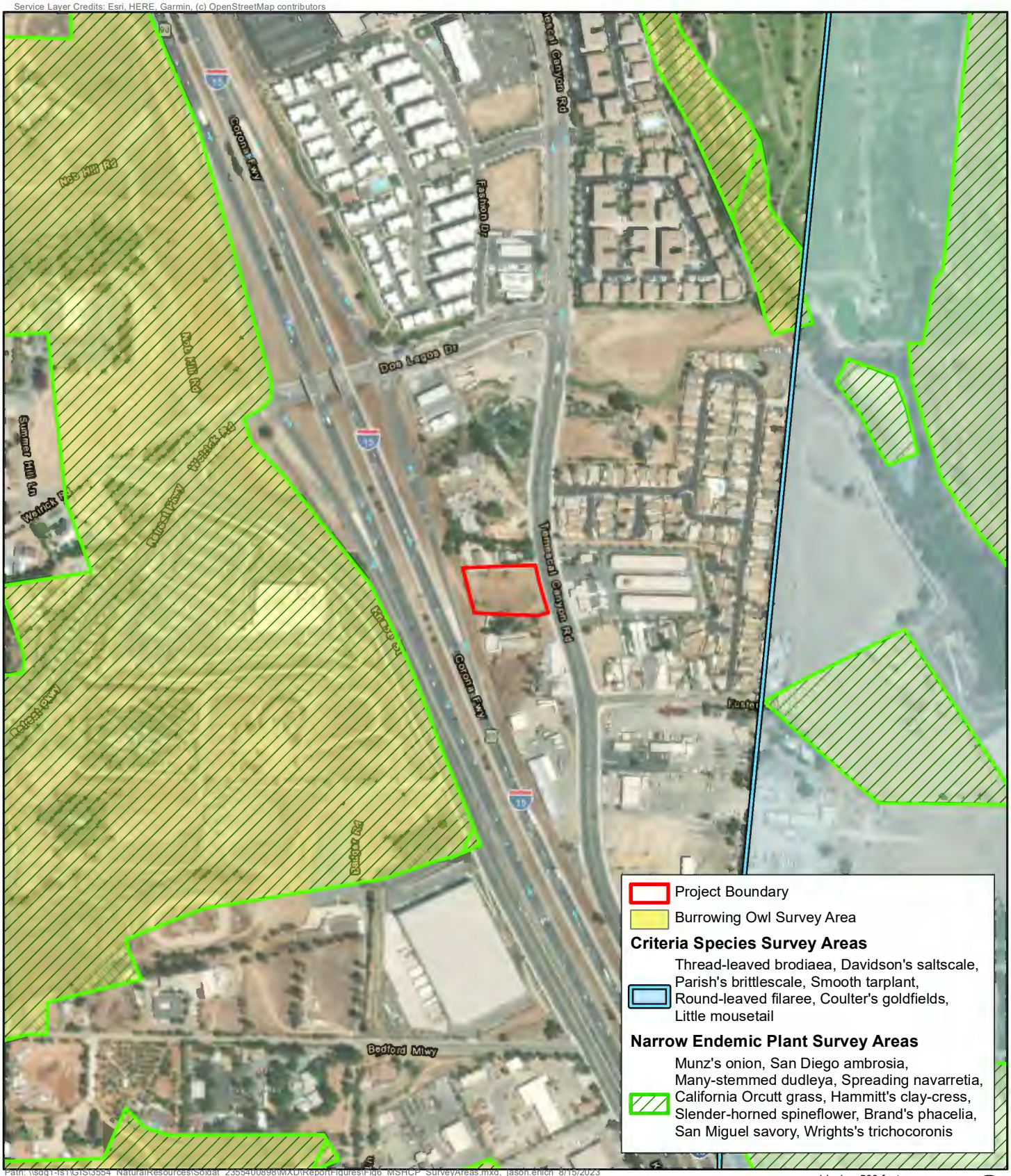


FIGURE 6

MSHCP Survey Areas
Soldat Project
Riverside County, California

APPENDIX B

PLANT & WILDLIFE SPECIES LISTS

FLORA

Amaranthaceae	Amaranth Family
Amaranthus albus	tumbleweed
Anacardiaceae	Sumac or Cashew Family
Schinus mole	Peruvian pepper tree
Asteraceae	Sunflower Family
Centaurea melitensis	tocalote
Deinandra fasciculata	clustered tarweed
Erigeron canadensis	Canada horseweed
Lactuca serriola	prickly lettuce
Oncosiphon piluliferum	stinknet
Boraginaceae	Borage Family
Amsinckia intermedia	common fiddleneck
Phacelia distans	fern-leaf phacelia
Brassicaceae	Mustard Family
Hirschfeldia incana	short-podded mustard
Raphanus sativus	radish-jointed charlock
Sisymbrium irio	London rocket
Caryophyllaceae	Pink Family
Cerastium diffusum	mouse-ear chickweed
Chenopodiaceae	Goosefoot Family
Salsola tragus	Russian thistle
Euphorbiaceae	Spurge Family
Croton setiger	dove weed
Euphorbia albomarginata	rattlesnake sandmat
Fabaceae	Legume Family
Melilotus officinalis	yellow sweetclover
Fagaceae	Oak Family
Quercus agrifolia	coast live oak
Lamiaceae	Mint Family
Marrubium vulgare	white horehound
Trichostema lanceolatum	vinegarweed
Meliaceae	Mahogany Family
Melia azedarach	China berry
Myrtaceae	Myrtle Family
Eucalyptus camaldulensis	red gum
Oleaceae	Olive Family
Olea europaea	European olive

Polygonaceae	Buckwheat Family
Eriogonum fasciculatum	California buckwheat
Proteaceae	Protea Family
Grevillea robusta	Australian silk oak
Urticaceae	Nettle Family
Urtica urens	dwarf nettle
Arecaceae	Palm Family
Washingtonia robusta	Mexican fan palm
Poaceae	Grass Family
Avena fatua	wild oat
Bromus madritensis ssp. *rubens*	foxtail brome
Hordeum murinum ssp. *leporinum*	Farmer's barley
Poa annua	annual bluegrass

FAUNA

Phrynosomatidae	Spiny Lizards & Relatives
Sceloporus occidentalis	western fence lizard
Uta stansburiana	side-blotched lizard
Cardinalidae	Cardinals, Buntings, and Grosbeaks
Pheucticus melanocephalus	black-headed grosbeak
Columbidae	Pigeons & Doves
Zenaida macroura	mourning dove
Trochilidae	Hummingbirds
Calypte anna	Anna's hummingbird
Tyrannidae	Tyrant Flycatchers
Sayornis saya	Say's phoebe
Corvidae	Jays/Crows
Corvus corax	common raven
Troglodytidae	Wrens
Thryomanes bewickii	Bewick's wren
Icteridae	New world blackbirds
Euphagus cyanocephalus	Brewer's blackbird
Icterus cucullatus	hooded oriole
Sciuridae	Squirrels
Otospermophilus beecheyi	California ground squirrel

APPENDIX C

SITE PHOTOGRAPHS

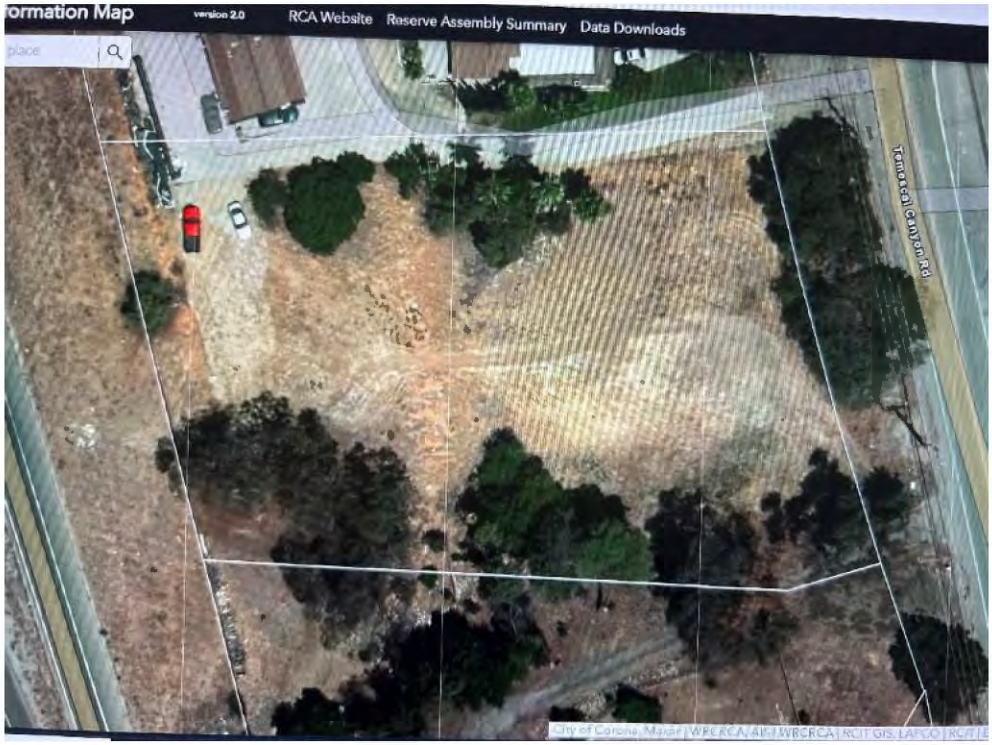


Photo 1. An aerial view of the project site prior to the removal of all the on-site trees and many of the adjacent trees along the perimeter.

Photo 2. View from southeastern corner of site facing north toward adjacent existing residential development.

Photo 3. View from the southeastern corner of the project site. No visible drainage feature within the project site.

Photo 4. View from the southwestern corner of the project site.

Photo 5. View from the northwestern corner at on-site rock-lined drainage inlet. Offsite trees, existing development, and I-15 transportation corridor in background.

Photo 6. View from northwestern corner of site facing east towards Temescal Canyon Road and adjacent existing development.

Photo 7. View from northwest corner of the project site facing south toward offsite trees and existing development.

Photo 8. View from approximate center of site facing south toward offsite trees and existing development. Temescal Canyon Road occurs to left; I-15 transportation corridor occurs to right.

Photo 9. View from eastern site boundary facing west. I-15 not visible but immediately adjacent, offsite to west.

Photo 10. Looking southwest along Temescal Canyon Road showing the site frontage to the existing sidewalk.

APPENDIX D

Invasive, Non-Native Plant Species Listed in MSCHP Table 6-2

Plants That Should Be Avoided Adjacent to the Conservation Area (MSHCP Table 6-2)

Acacia spp. (all species) acacia
Achillea millefolium var. *millefolium* common yarrow
Ailanthus altissima tree of heaven
Aptenia cordifolia red apple
Arctotheca calendula cape weed
Arctotis spp. (all species & hybrids) African daisy
Arundo donax giant reed or arundo grass
Asphodelus fistulosus asphodel
Atriplex glauca white saltbush
Atriplex semibaccata Australian saltbush
Carex spp. (all species*) sedge
Carpobrotus chilensis ice plant
Carpobrotus edulis sea fig
Centranthus ruber red valerian
Chrysanthemum coronarium annual chrysanthemum
Cistus ladanifer (incl. hybrids/varieties) gum rockrose
Cortaderia jubata [*syn.C. Atacamensis*] jubata grass, pampas grass
Cortaderia dioica [syn. *C. sellowana*] pampas grass
Cotoneaster spp. (all species) cotoneaster
Cynodon dactylon (incl. hybrids, varieties) Bermuda grass
Cyperus spp. (all species*) nutsedge, umbrella plant
Cytisus spp. (all species) broom
Delosperma 'Alba' white trailing ice plant
Dimorphotheca spp. (all species) African daisy, Cape marigold
Drosanthemum floribundum rosea ice plant
Drosanthemum hispidum purple ice plant
Eichhornia crassipes water hyacinth
Elaegnus angustifolia Russian olive
Eucalyptus spp. (all species) eucalyptus or gum tree
Eupatorium coelestinum [syn. *Ageratina* sp.] mist flower
Festuca arundinacea tall fescue
Festuca rubra creeping red fescue
Foeniculum vulgare sweet fennel
Fraxinus uhdei (and cultivars) evergreen ash, shamel ash
Gaura (spp.) (all species) gaura
Gazania spp. (all species & hybrids) gazania
Genista spp. (all species) broom
Hedera canariensis Algerian ivy
Hedera helix English ivy
Hypericum spp. (all species) St. John's Wort
Ipomoea acuminata Mexican morning glory
Lampranthus spectabilis trailing ice plant
Lantana camara common garden lantana
Lantana montevidensis [syn. *L. sellowiana*] lantana
Limonium perezii sea lavender
Linaria bipartita toadflax
Lolium multiflorum Italian ryegrass
Lolium perenne perennial ryegrass

Lonicera japonica (incl. 'Halliana') Japanese honeysuckle
Lotus corniculatus birdsfoot trefoil
Lupinus arboreus yellow bush lupine
Lupinus texanus Texas blue bonnets
Malephora crocea ice plant
Malephora luteola ice plant
Mesembryanthemum nodiflorum little ice plant
Myoporum laetum myoporum
Myoporum pacificum shiny myoproum
Myoporum parvifolium (incl. 'Prostratum') ground cover myoporum
Oenothera berlandieri Mexican evening primrose
Olea europea European olive tree
Opuntia ficus-indica Indian fig
Osteospermum spp. (all species) trailing African daisy, African daisy,
Oxalis pes-caprae Bermuda buttercup
Parkinsonia aculeata Mexican palo verde
Pennisetum clandestinum Kikuyu grass
Pennisetum setaceum fountain grass
Phoenix canariensis Canary Island date palm
Phoenix dactylifera date palm
Plumbago auriculata cape plumbago
Polygonum spp. (all species) knotweed
Populus nigra 'italica' Lombardy poplar
Prosopis spp. (all species*) mesquite
Ricinus communis castorbean
Robinia pseudoacacia black locust
Rubus procerus Himalayan blackberry
Sapium sebiferum Chinese tallow tree
Saponaria officinalis bouncing bet, soapwart
Schinus molle Peruvian pepper tree, California pepper
Schinus terebinthifolius Brazilian pepper tree
Spartium junceum Spanish broom
Tamarix spp. (all species) tamarisk, salt cedar
Trifolium tragiferum strawberry clover
Tropaelolum majus garden nasturtium
Ulex europaeus prickly broom
Vinca major periwinkle
Yucca gloriosa Spanish dagger

An asterisk (*) indicates some native species of the genera exist that may be appropriate.