Biological Resources Assessment
Jurisdictional Waters Assessment
Burrowing Owl Habitat Survey

Assessor's Parcel Number 404-190-001 and 404-190-003
Northwest Corner Oak Valley Parkway and Beaumont Avenue
Beaumont, CA – 7.16 Acres

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1 INTRODUCTION

Jericho Systems, Inc. (Jericho) is pleased to provide this updated Biological Resource Assessment and Jurisdictional Delineation (BRA/JD), and burrowing owl (*Athene cunicularia*) [BUOW] protocol survey report for Assessor Parcel Number Assessor Parcel Number (APN) 404-190-001 and 404-190-003 located at northwest corner Oak Valley Parkway and Beaumont Avenue in the City of Beaumont (Figures 1 and 2).

The proposed project occurs over two parcels and will divide the parcels to promote the construction of a new mixed retail and professional services complex (Figure 3).

The results of Jericho's field surveys are intended to provide sufficient baseline information to the City of Beaumont and, if required, to federal and State regulatory agencies, including U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW), respectively, to determine if impacts will occur, quantify those impacts and to identify mitigation measures to offset any impacts.

This report is structured to provide information for both the 2018 and 2021 efforts and document any changes in literature reviews or site conditions that may have occurred between the 2018 and 2021 efforts. The original report was used as the baseline for this updated report (refer to Biological Resources Assessment, Focused Burrowing Owl Survey & MSHCP Consistency Analysis Beaumont Village Center, Beaumont, Riverside County, California, prepared by Jericho Systems, Inc., February 2018).

1.1 Project Location

The proposed Project site consists of 7.16 acres encompassing Assessor's Parcel Number (APN) 404-190-001 and 404-190-003. The site is bounded by Oak Valley Parkway on the south, vacant lands on the north, vacant lands on the east, and Beaumont Avenue and commercial development on the west in the City of Beaumont, Riverside County, California. The project site is identified on the Beaumont U. S. Geological Survey's (USGS) 7.5-minute topographic map in Section 34, Township 2 South, Range 1 West.

The project site is adjacent to Marshall Creek, which is an intermittent stream that flows generally northeast to southwest immediately north of the subject property and converges with Noble Creek approximately 1.5 miles southwest (downstream) of the project site.

The Project site is located within the Western Riverside County Multiple Species Habitat Plan (MSHCP) area and as such, is subject to the conditions and conservation requirements identified in the MSHCP. Riverside County adopted the MSHCP on June 17, 2003. The City of Beaumont is signatory to the MSHCP Implementing Agreement and thereby a permittee responsible for meeting the terms and conditions outlined in the MSHCP and the Biological Opinion issued for the MSHCP. Therefore, the City of Beaumont has the responsibility to ensure the projects they approve are consistent the MSHCP and will not preclude the overall conservation goals and reserve design from being accomplished.

The MSHCP is a criteria-based plan and identification of planning units on which to base the criteria is necessary for such a criteria-based plan. The MSHCP Conservation Area is comprised of a variety of existing and proposed Cores, Extensions of Existing Cores, Linkages, Constrained Linkages and Non-contiguous Habitat Blocks. The MSHCP coverage area is divided into Area Plans (AP) based on the Riverside County's General Plan Area Plan boundaries. Each of the AP's has: established conservation criteria, species specific surveys that may be required based on on-site Habitat Assessment, and resources and areas identified for conservation. In each Area Plan text, applicable Cores and Linkages are identified.

1.2 Environmental Setting

According to the EPA Regional map, the project site is located in the Inland Valleys (85k) ecoregion. An ecoregion is a regional area that has similar ecosystems in terms of type, quality, and quantity of environmental resources. The Inland Valleys ecoregion is influenced less by marine processes, and more by alluvial processes. The ecoregion consists of alluvial fans and basin floors at the base of the San Bernardino and San Gabriel mountains and the San Jacinto and Perris Valleys in the south. The region was historically composed of Riversidean coastal sage scrub, valley grasslands, and riparian woodlands. The ecoregion is now heavily urbanized with some remaining agriculture.

Hydrologically, the City of Beaumont is located within the Beaumont Hydrologic Sub-Area (HSA 801.62) which comprises a 29,339-acre drainage area within the larger San Timoteo Wash watershed (HUC 18070203).

The Beaumont area is subject to both seasonal and annual variations in temperature and precipitation. Average annual maximum temperatures typically peak at 97 degrees Fahrenheit (°F) in August and fall to an average annual minimum temperature of 40°F in December. Average annual precipitation is greatest from December through March and reaches a peak in February (4.29 inches). Precipitation is lowest in the month of June (0.16 inches). Annual precipitation averages 19.28 inches.

1.2.1 Soils and Topography

Soils on site are comprised of Tujunga sandy loam and Ramona sandy loam (Figure 4), as described below.

- Ramona sandy loam, 2 – 5% slopes (RaB2) – This soil consists of alluvium derived from granite. This soil is considered prime farmland if irrigated and is considered well drained (USDA Soil Survey, 2018).
- Ramona sandy loam, 5 – 8% slopes (RaC2) – This soil consists of alluvium derived from granite. This soil is considered prime farmland if irrigated and is considered well drained (USDA Soil Survey, 2018).
- Ramona sandy loam, 15 – 25% slopes (RaE3) – This soil consists of alluvium derived from granite. This soil is considered not considered prime farmland and is considered well drained (USDA Soil Survey, 2018).
- Tujunga loamy sand, channeled, 0 to 8 percent slopes (TvC) - The Tujunga series consists of very deep, somewhat excessively drained **soils** that formed in alluvium from granitic sources USDA Soil Survey, 2018).

The topography of the Project site is flat but rises to the west. The western portion of the site has a cliff with steep ledges and a wash bottom with disrupted and rolling soils. Elevation on site range from 2612 feet above sea level (AMSL) at the west portion of the site to 2635 feet AMSL at the east portion of the site.

The project site is adjacent to Marshall Creek, which is an intermittent stream that flows generally northeast to southwest immediately north of the subject property and converges with Noble Creek approximately 1.5 miles southwest (downstream) of the project site.

2 METHODS

Prior to the field investigation reference materials and databases relevant to the Project site were reviewed for the *Beaumont* 7.5-minute USGS quadrangles. The database search included the *El Casco* USGS Quad due to the Project site's proximity (less than 3 miles). The sources reviewed included:

- California Native Plant Society Electronic Inventory (CNPSEI) database;
- California Natural Diversity Database (CNDDB) *Rarefind 5*;
- CNDDB Biogeographic Information and Observation System (BIOS);
- Environmental Protection Agency (EPA) Water Program "My Waters" data layers
- Google Earth Pro historic aerial imagery (1994-2018);
- Stephen's Kangaroo Rat Habitat Conservation Plan
- United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS), Soil Survey;
- United States Fish and Wildlife Service (USFWS) Critical Habitat designations for Threatened and Endangered Species;
- USFWS National Wetlands Inventory (NWI);
- Western Riverside County Regional Conservation Authority (RCA) MSHCP Information Map; and
- 2006 Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area.

The literature review provided a baseline from which to inventory the biological resources potentially occurring on the project site. The CNDDB database was used, in conjunction with ArcGIS software, to locate the nearest recorded occurrences of special-status species and determine the distance from the project site.

Jericho' initial field surveys occurred in January and February 2018. For the update effort, field surveys were conducted March 16, 17, 18 and 19, 2021 by Jericho field biologist Craig Lawrey who is experienced in conducting biological surveys throughout Riverside and San Bernardino Counties.

2.1 BUOW Protocol Survey Methods – 2021

BUOW habitat suitability assessments conducted in 2018 and 2021 were conducted in accordance with Western Riverside County MSHCP, *Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan*, Regional Conservation Authority, adopted November 7, 2005. If suitable habitat is present, this protocol requires four (4) surveys between March 1 and August 31 with the first site survey counting as one survey period.

Non-breeding season BUOW presence/absence surveys were conducted in January/February 2018, and breeding season surveys were conducted in March 2021 in accordance with the Western Riverside County MSHCP.

The surveys during 2018 and 2021 were conducted on calm weather days, during peak BUOW activity in the early morning (one hour before sunrise to two hours after) and late afternoon (two hours before sunset to one hour after).

Table 1. Weather Data During Survey - 2021

Date	Time of Survey	% Cloud Cover	Wind (BFT)	Temperature (° F)	Precipitation
03/16/2021	7:00-9:00 a.m.	90%	0	49	None
03/17/2021	7:00-9:00 a.m.	5%	0	58	None
03/18/2021	7:00-9:00 a.m.	5%	1	62	None
03/19/2021	7:00-9:00 a.m.	10%	1	60	None

Surveys in both 2018 and 2021 were conducted by walking transects north-south oriented transects, spaced at approximately 10 meters (approximately 30 feet) intervals to provide 100 percent visual coverage of the ground surface determined to contain suitable habitat for BUOW (Figure 6). Both parcels were surveyed via transects, and a 500-foot buffer area was surveyed via binoculars due to access limitations (fences, properties where entry permissions have not been granted, etc.) Areas providing potential habitat for burrowing owls were surveyed for suitable burrows, consisting of natural and non-natural substrates in areas with low, open vegetation. Surveys dates did not occur within five days of precipitation.

Natural and non-natural substrates were examined to identify surrogate burrows. All potential BUOW burrows encountered were examined for shape, size, molted feathers, whitewash, cast pellets and/or prey remains. Disturbance characteristics and all other animal sign encountered within the survey area were recorded. Date time and weather conditions were logged. A hand-held, global positioning system (GPS) unit was used to survey straight transects, to identify survey area boundaries, and for other pertinent information. Representative photographs of the survey area were taken, and Google Earth Pro was accessed to provide recent aerial photographs of the project site and surrounding area.

2.2 Jurisdictional Resources

Prior to the field work in both 2018 and 2021, a variety of reference materials relevant to the project site were reviewed during the course of this delineation, including historical and current aerial imagery, Federal Emergency Management Agency (FEMA) flood insurance rate maps (FIRM), National Oceanic & Atmospheric Administration (NOAA) climate data, USFWS National Wetland Inventory (NWI) and EPA Water Program "My Waters" data layers and United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) web soil survey. The data provided in the Web Soil Survey provides a standard basis for the soil textures and types that are assigned a hydric indicator status of "hydric" or "non-hydric" by the National Technical Committee for Hydric Soils.

In January and February 2018, Jericho biologist Eugene Jennings assessed the entire parcel for State and /or federal jurisdictional waters that are subject to Sections 404 and 401 of the federal Clean Water Act (CWA) regulated by the U.S. Army Corps of Engineers (USACE) and Regional Water Quality Control Board (RWQCB) respectively; and/or Section 1602 of the California Fish and Game Code (FCG) administered by the CDFW and Riverine/Riparian and Vernal Pool habitat subject to Section 6.1.2 of the MSHCP

The methods used to delineate the non-wetland Waters of the US at the Ordinary High Water Mark (OHWM) in variable, ephemeral, intermittent, or perennial non-wetland waters followed guidance described in *A Field Guide to the Identification of the Ordinary High Water Mark in the Arid West Region of the Western United States* (Lichvar and McColley 2008) and the *Updated Datasheet for the Identification of the Ordinary High Water Mark in the Arid West Region of the Western United States* ("Updated Datasheet", Curtis and Lichvar 2010).

The RWQCB maintains jurisdiction over all waters of the State, including wetlands. For the purposes of Porter-Cologne, the methods used to determine federal jurisdiction over non-wetland waters were also used to determine the extent of RWQCB jurisdiction over non-wetland waters within the property.

Evaluation of FGC Section 1600 Streambed Waters followed guidance in the Mapping Episodic Stream Activity (MESA) protocols *[MESA Field Guide*], pursuant to which CDFW claims jurisdiction beyond traditional stream banks and the outer edge of riparian. Under MESA, the term stream is defined broadly to include "a body of water that flows perennially or episodically and that is defined by the area in which water currently flows, or has flowed, over a given course during the historic regime [i.e., 'circa 1800 to the present'], and where the width of its course can reasonably be identified by physical or biological indicators."

The methods used to determine any riparian/riverine or vernal pool areas were based on the above techniques as well as soils evaluations and vegetation classifications. This is because an area may be characterized as riparian based on its vegetative composition, but not meet the criteria of being federal or state jurisdictional water.

For the 2021 update effort, Mr. Lawrey used the same methods as used in the 2018 effort.

3 RESULTS

According to the database searches, nine sensitive species and four sensitive habitats have been documented in the *Beaumont* and *El Casco* USGS 7.5-minute series quadrangles (Attachment A). This list of sensitive species and habitats includes any State and/or federally listed threatened or endangered species, CDFW designated Species of Special Concern (SSC), and otherwise Special Animals. "Special Animals" is a general term that refers to all taxa the CNDDB is interested in tracking, regardless of their legal or protection status. This list is also referred to as the list of "species at risk" or "special status species." The CDFW considers the taxa on this list to be those of greatest conservation need.

An analysis of the likelihood of occurrence for all sensitive species documented in the *Beaumont* and *El Casco* quads on the Project site is provided in Attachment A. This analysis takes into account species range as well as documentation within the vicinity of the Project site and includes the habitat requirements for each species and the potential for their occurrence on the site, based on required habitat elements and range relative to the current site conditions. According to the databases, no sensitive habitat, including USFWS designated critical habitat, occurs within or adjacent to the Project site.

Although not a State- or federally-listed as threatened or endangered species, burrowing owl (*Athene cunicularia*) are considered a State and federal Species of Special Concern (SSC) and are a migratory bird protected by the international treaty under the Migratory Bird Treaty Act of 1918 and by State law under the California Fish and Game Code (CDFG Code #3513 & #3503.5).

3.1 MSHCP Map Results

The MSHCP Figure 6-4 and a recent review of the Regional Conservation Authority (RCA) Information Map indicates the following for both APN 404-190-001 and 404-190-003

- The parcels are located in the Pass Area Plan of the MSHCP.
- The parcels are **in** a burrowing owl survey area
- The parcels are not located in or adjacent to a Criteria Cell
- The parcels are not in a criteria species survey area

- The parcels are not in a mammal survey area
- The parcels are **in** a narrow endemic plant survey area for Yucaipa onion (also known as "Marvin's Onion" per the RCA map, *Allium marvinii*) and many-stemmed dudleya (*Dudleya multicaulis*).
- The parcels are not in a cellgroup

3.2 Existing Site Conditions

The project site was vacant in 2018 and described as showing evidence of historic human disturbances, evidenced by signs of tire tracks and disking. The habitat on the subject property in 2018 consisted primarily of non-native, ruderal vegetation and non-native grasses.

Historical images back to 1985 identify that there has been no development on the site.

The site conditions during the 2021 survey were unchanged from that found in 2018.

3.3 Vegetation

The RCA MSHCP Information Map (Vegetation 2012 layer) identifies the vegetation type of the entire parcel and surrounding area as California Annual Grassland Alliance, California Buckwheat Alliance, Riverine or Lacustrine flats, and Scalebloom (Figure 5).

The ruderal vegetation present within the project area in 2018 consisted of low-growing perennial plants and some taller trees, such as Mediterranean hoary mustard (*Hirschfeldia incana*), tumbleweed (*Salsola tragus*), slender oat (*Avena barbata*), and eucalyptus tree (Eucalyptus spp.).

The 2021 survey identified that the site conditions were unchanged from that identified in 2018.

Wildlife

Several animal species were observed during the 2018 and 2021 site surveys including but not limited to: white-crowned sparrow (*Zonotrichia leucophrys*), mourning dove (*Zenaida macroura*), common raven (*Corvus corax*), California ground squirrel (*Otospermophilus beecheyi*), and desert cottontail (*Sylvilagus audubonii*).

3.4 Sensitive Wildlife

The results of the literature search identified that only burrowing owl has a moderate potential to occur.

3.4.1 Burrowing owl

The western Burrowing Owl (BUOW, *Athene cunicularia hypugaea*) is one of 18 New World Burrowing Owl subspecies, and one of only two in North America. BUOW, ranges from Texas to California and north to southern Canada. Individuals of resident populations in southern California, northern Mexico, and Florida breed and overwinter in an area without a significant migration (Haug et al. 1993). BUOW, a California Species of Special Concern (SSC), are found across American open landscapes, showing activity chiefly in the daytime. In California, preferred habitat is generally typified by short, sparse vegetation with few shrubs, level to gentle topography and well-drained soils. In addition, BUOW may occur in some agricultural areas, ruderal grassy fields, vacant lots and pastures, and flood control facilities if the surrounding vegetation structure is suitable and there are useable burrows and foraging habitat in proximity.

Unique among North American raptors, the BUOW requires underground burrows or other cavities for nesting during the breeding season and for roosting and cover, year-round. Burrows used by the owls are usually dug by other species termed host burrowers. In California, California ground squirrel (*Spermophilus beecheyi*) and round-tailed ground squirrel (*Citellus tereticaudus*) burrows are frequently used by BUOW but they may use dens or holes dug by other fossorial species and/or human made structures such as cement culverts and pipes.

BUOW have a high fidelity to their birth territory and they often prefer nesting in areas of high burrow densities. Breeding pairs are easily located within the surrounding of their nests (usually 90 feet) due to their territorial behavior. They are active during the day and night and are generally observed in the early morning hours or at twilight.

BUOW breeding season begins March 1 and extends to August 31 (*Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan,* Regional Conservation Authority, adopted November 7, 2005) with some variances by geographic location and climatic conditions. Pair formation can begin in February. Peak of the BUOW breeding season, commonly accepted in California, occurs between April 15 and July 15. April to mid-May is when most burrowing owls are in the egg laying and incubation stages. BUOW egg incubation period is about 27-28 days Chick rearing typically occurs between May 15 and July 1. July 15 is typically considered the late nestling period when most owls are spending time above ground. The non-breeding season (September 1 to January 31). BUOW are semi-colonial and will sometimes share a burrow for incubation and chick rearing.

BUOW are semi-colonial and will sometimes share a burrow for incubation and chick rearing.

Per the definition provided in the *Staff Report on Burrowing Owl Mitigation,* (Dept of Fish and Game, March 7, 2012), "Burrowing owl habitat generally includes, but is not limited to, short or sparse vegetation (at least at some time of year), presence of burrows, burrow surrogates or presence of fossorial mammal dens, well-drained soils, and abundant and available prey."

Per the literature reviews performed in both 2018 and 2021, the nearest documented BUOW occurrence (2006) is approximately 8 miles southwest of the project site. There are no BUOW occurrences documented in the project area. However, the conditions present within the project area are suitable for BUOW.

BUOW Protocol Survey Results

Habitat Assessment

Jericho initially conducted a BUOW habitat assessment on in January 2018. Surveys were conducted by walking transects spaced at approximately 15 meters (approximately 50 feet) intervals to provide 100 percent visual coverage of the ground surface determined to contain suitable habitat for BUOW. The entire parcel was surveyed via transects, and a 500-foot buffer area was surveyed via binoculars due to access limitations (fences, properties where entry permissions have not been granted, etc.). Survey transects (March 2021) were orientated east to west and were conducted at a maximum of 10-meter (approximately 30 feet) intervals to ensure 100 percent visual coverage of all areas in suitable habitat, as applicable based on topography of the site (Figure 6). Areas providing potential habitat for burrowing owls were surveyed for suitable burrows, consisting of natural and non-natural substrates in areas with low, open vegetation.

The 2018 survey identified that the project site and immediate vicinity does contain suitable habitat for this species for the following reasons:

- *The site and immediate vicinity contains areas of short, sparse vegetation;*
- *The site contains well-drained, friable soils;*
- *Several appropriately sized mammal burrows were observed within the project area during survey.*

The 2021 survey identified habitat conditions as the same as the 2018 survey.

The 2018 field review observed several appropriately sized mammal burrows, but no BUOW were found to occupy the burrows during the field surveys performed.

During the 2021 field survey, several appropriately sized mammal burrows were observed, but no BUOW or BUOW sign, such as molted feathers, whitewash, cast pellets or prey remains were found at or in the burrows during the field surveys.

Presence-Absence Survey Results

The results of the surveys performed in 2018 and 2021 were that no burrowing owls or recent or historic sign (molted feathers, whitewash, cast pellets or prey remains, or whitewash) were observed during the habitat assessment or the protocol surveys.

3.5 Sensitive Plants

In 2018 and 2021, a literature review was preformed to determine documented occurrences. The literature review included various local, State and federal databases that identify occurrences for sensitive plants and animals. Field surveys occurred in January/February 2018 and again in March 2021.

The results of the federal and state database literature search identified that there are no sensitive plants that have a potential to occur on site.

The MSHCP identifies the potential presence for a number of endemic plant species. The site is located within a required habitat assessment area for the Narrow Endemic Plant Species: Yucaipa onion (*Allium marvinii*) and many-stemmed dudleya (*Dudleya multicaulis*). Neither of the Narrow Endemic Plant Species Yucaipa onion (*Allium marvinii*) or many-stemmed dudleya (*Dudleya multicaulis*) were detected during the field surveys in 2018 or 2021, and the conditions on site are not suitable for either species. Both species have a strong affinity to clay soils, whereas the soil types within the project site consist of sandy loam and loamy sand soils (Figure 4), which are not consistent with compatible soil types for these species. Furthermore, the project site is continually heavily impacted by non-native, ruderal vegetation and non-native grasses, and has been subject to historic human disturbances, i.e. OHV use and disking. Therefore, Yucaipa onion (*Allium marvinii*) and many-stemmed dudleya (*Dudleya multicaulis*) are considered absent from the project site.

3.6 Heritage Trees

The City of Beaumont does not have a heritage or protected tree ordinance at this time. However, a permit is required to remove or trim trees that are of the fruit or nut variety or within public right-of-way are not on site (Beaumont, Code of Ordinances Chapter 12.20).

There are a number of trees on the project site, but none are fruit or nut trees. Because there is no heritage tree protection ordinance in the City of Beaumont, the Project will not impact heritage trees.

3.7 Riverine/Riparian Areas and Jurisdictional Waters

Marshall Creek is an intermittent stream that flows generally northeast to southwest immediately north of the subject property and converges with Noble Creek approximately 1.5 miles southwest (downstream) of the project site.

Marshall Creek traverses the western and northern areas of APN 404-190-001. It is generally characterized as an unimproved, meandering wash that is approximately 112 feet wide and has a defined bed and bank.

The applicant's site plan (Figure 3) shows that the Project will not impact Marshall Creek or any of its features. Therefore, there is no impact to riparian resources because no evidence of any soils, plants or features that meet the definition of 6.1.2 of the MSHCP occurs on site.

4 CONCLUSIONS AND RECOMMENDATIONS

Burrowing Owl

Based on site conditions, the likelihood of burrowing owl is low, and the species is currently absent. However, to ensure that there are no impacts to burrowing owl, the following is recommended:

> Recommendation: A preconstruction survey shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls. If burrowing owls are found to be present or nesting on-site during the preconstruction survey, then the following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which is defined as March 1 through August 31, with the following exception: From March 1 through March 15 and from August 1 through August 31 exclusion and relocation activities may take place if it is proven to the City and appropriate regulatory agencies (if any) that egg laying or chick rearing is not taking place. This determination must be made by a qualified biologist.

Nesting Birds

The federal Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C 703-711) provides protection for nesting birds that are both residents and migrants whether or not they are considered sensitive by resource agencies. The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed under 50 CFR 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). The direct injury or death of a migratory bird, due to construction activities or other construction-related disturbance that causes nest abandonment, nestling abandonment, or forced fledging would be considered a take under federal law. The USFWS, in coordination with the CDFW administers the MBTA. CDFW's authoritative nexus to MBTA is provided in FGC Sections 3503.5 which protects all birds of prey and their nests and FGC Section 3800 which protects all non-game birds that occur naturally in the State.

Vegetation suitable for nesting birds does exist within and adjacent to the Project site and most birds are protected by the MBTA.

> Recommendation: Bird nesting season generally extends from February 1 through September 15 in southern California and specifically, April 15 through August 31 for migratory passerine birds. In general, Projects should be constructed outside of this time to avoid impacts to nesting birds. If a Project cannot be constructed outside of nesting season, the project site shall be surveyed for nesting birds by a qualified avian biologist prior to initiating the construction activities. If active nests are found during the pre-construction nesting bird surveys, a Nesting Bird Plan (NBP) will

be prepared and implemented. At a minimum, the NBP will include guidelines for addressing active nests, establishing buffers, monitoring, and reporting. The NBP will include a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be determined by the biologist, and shall be based on the nesting species, its sensitivity to disturbance, and expected types of disturbance. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist has determined the young birds have successfully fledged or that the nest has otherwise become inactive.

Jurisdictional Resources

The current site plan identifies that the Project will not impact the bed or bank of Marshall Creek. Should the site plan change from the configuration used for this analysis, a jurisdictional delineation to determine impacts to State and Federal waters resources will be required.

5 REFERENCES

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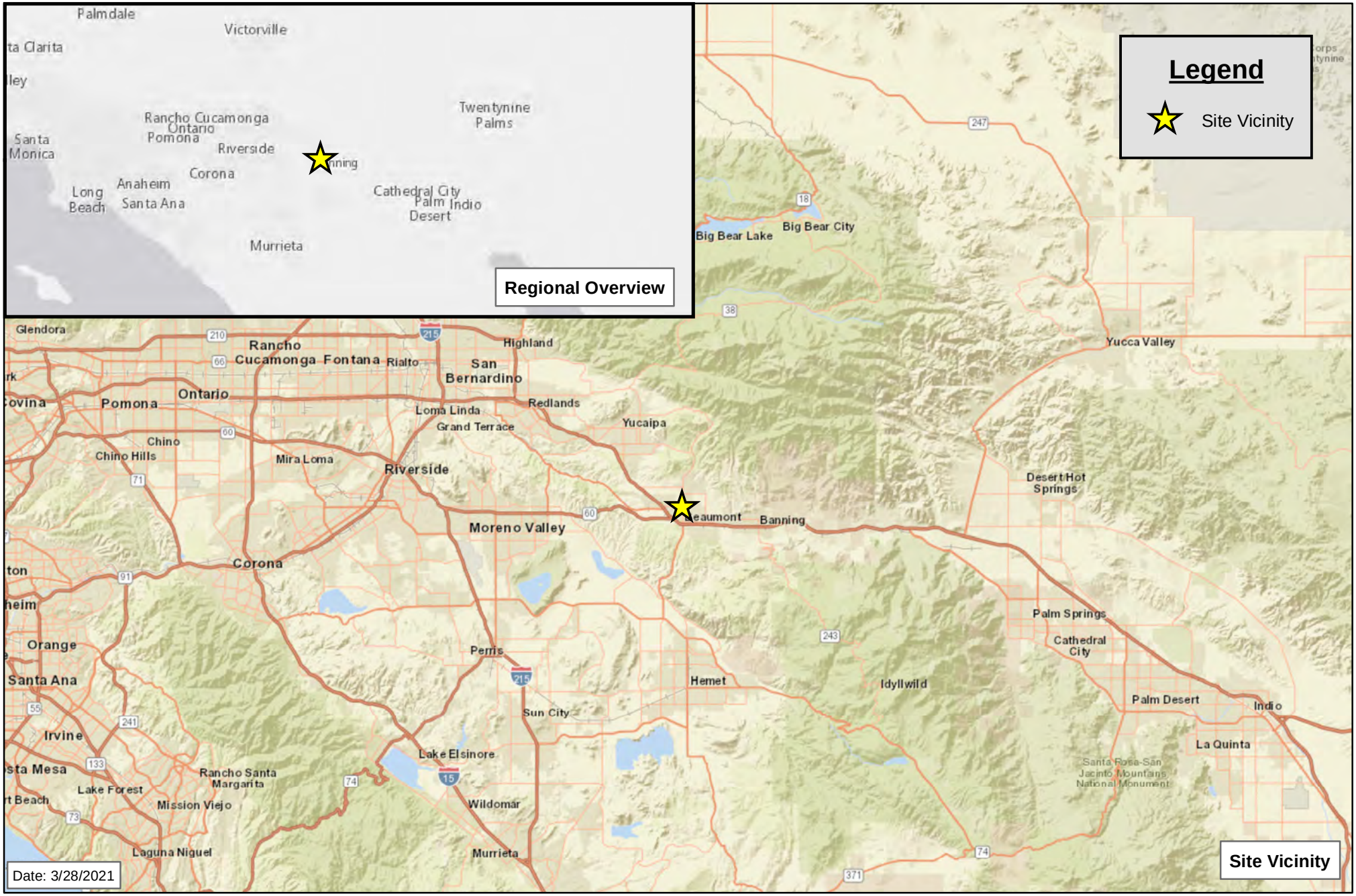

0 5 10 20 30 40 Miles

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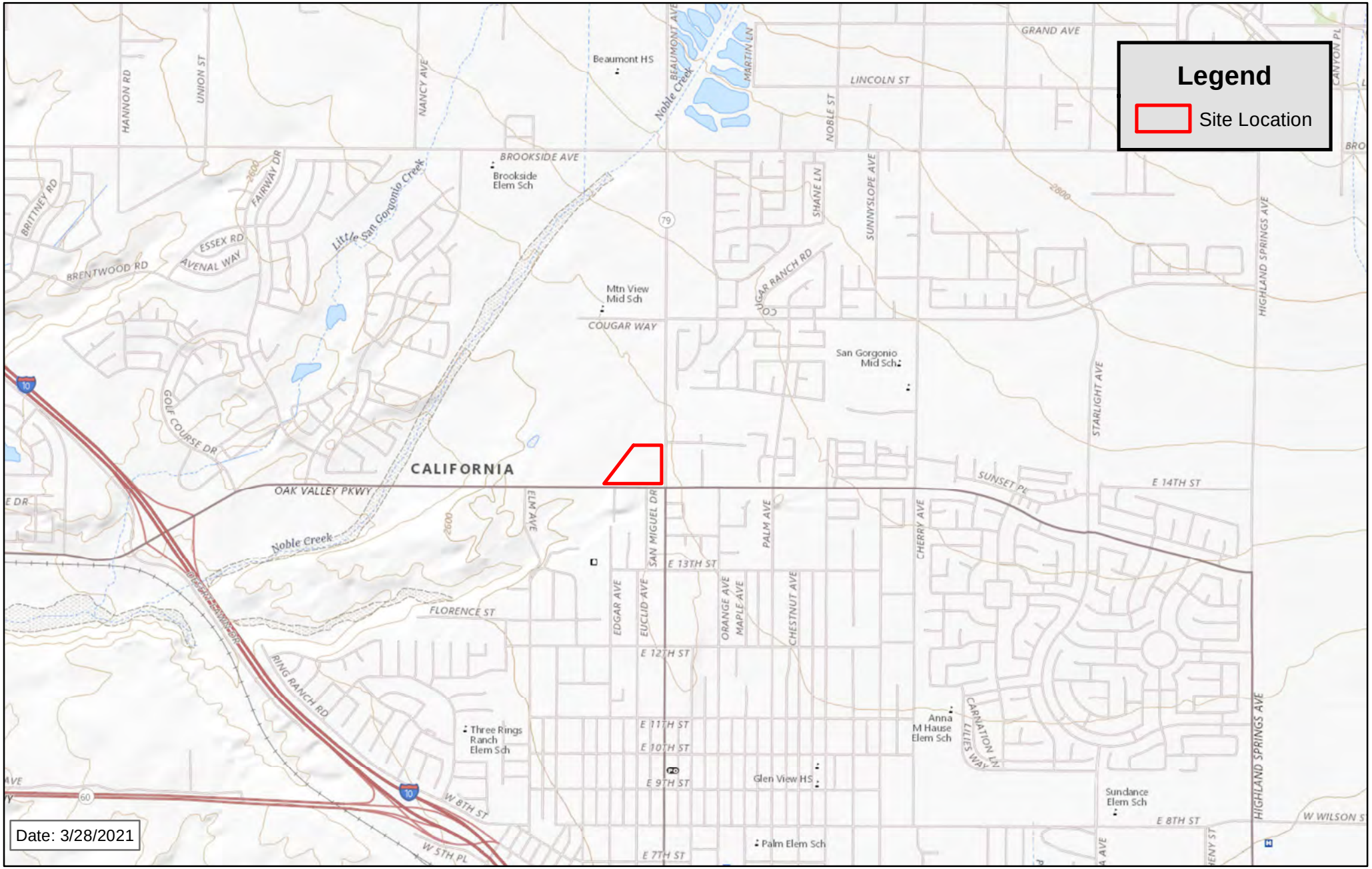
Figure 1 - Regional Overview Site Vicinity

Beaumont Village Center



0 0.15 0.3 0.6 0.9 1.2 Miles

1 inch = 2,000 feet

Imagery Date: 8/6/2017

Service Layer Credits: USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed October 2018.

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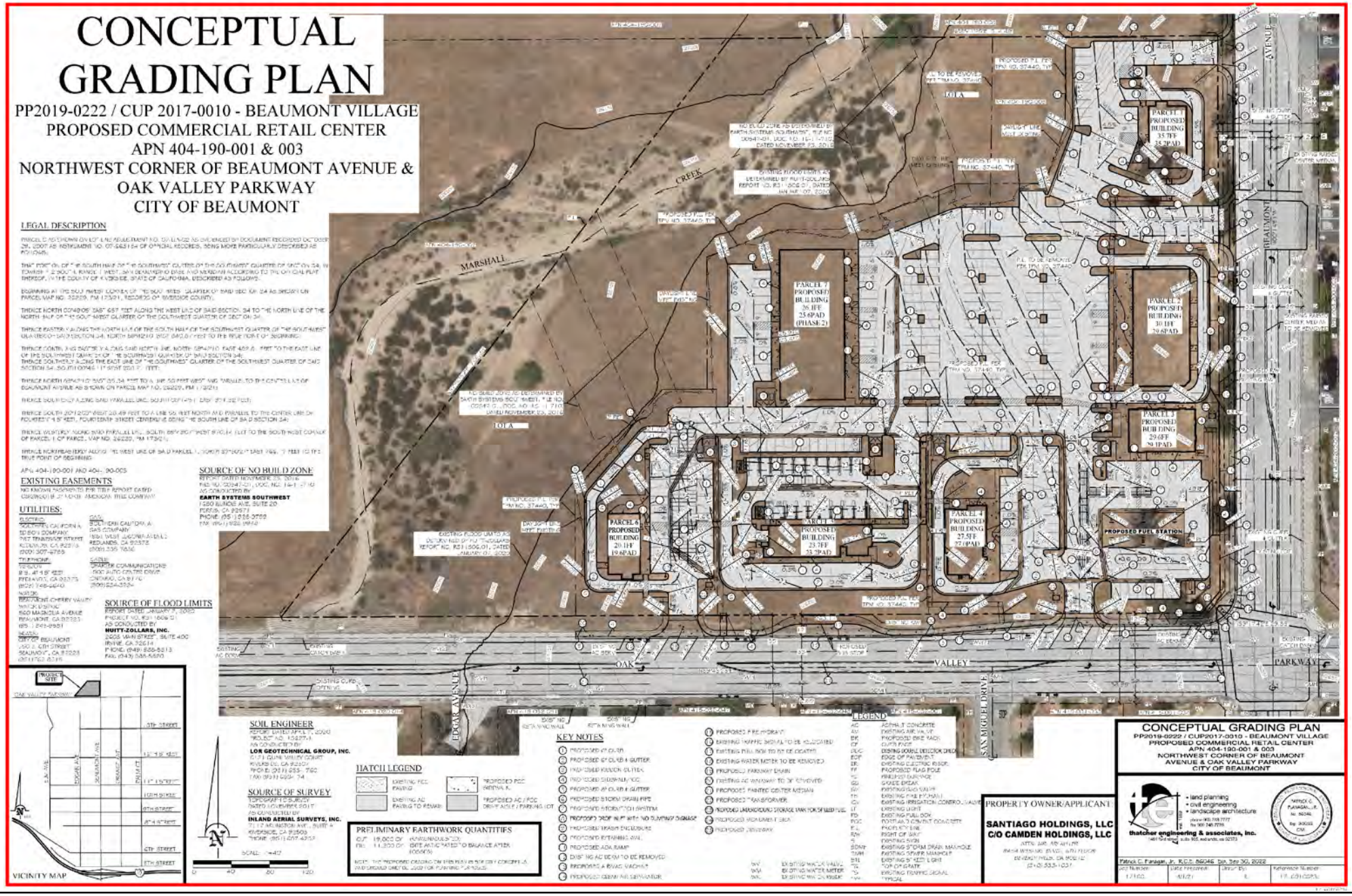
Figure 2
Site Location

Beaumont Village Center



Service Layer Credits: Thatcher Engineering & Associates, Inc. 4/1/21

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Figure 3 Site Plan	Beaumont Village Center

0 0.0125 0.025 0.05 0.075 0.1 Miles

1 inch = 167 feet

Imagery Date: 10/20/2019

Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap contributors
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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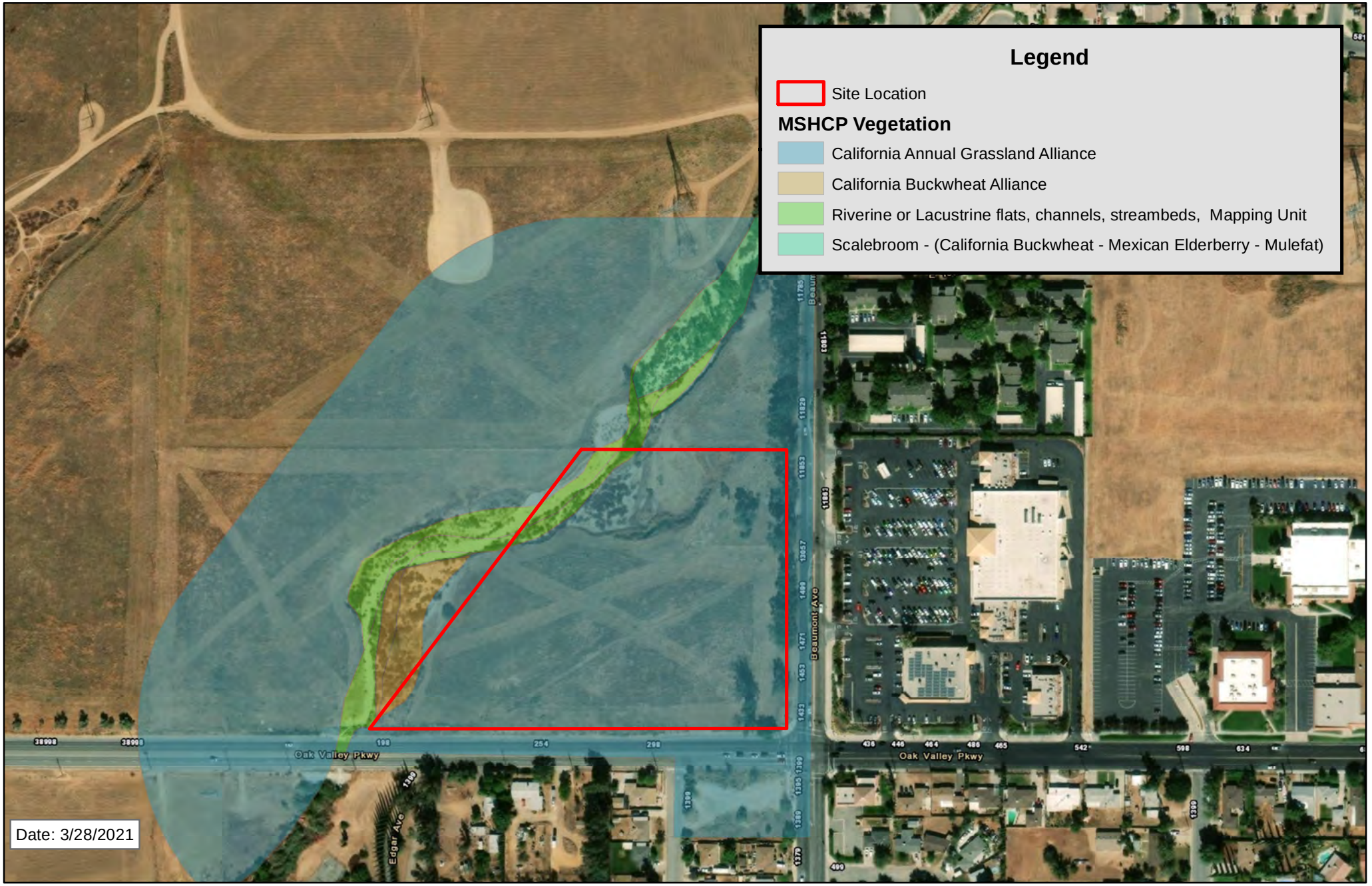
Figure 4
Soils

Beaumont Village Center



0 0.02 0.04 0.08 0.12 0.16 Miles

1 inch = 275 feet

Imagery Date: 10/20/2019

Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap contributors
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Figure 5
MSHCP Vegetation Map

Beaumont Village Center

0 0.025 0.05 0.1 0.15 0.2 Miles

1 inch = 333 feet

Imagery Date: 10/20/2019

Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap contributors
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS,

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Figure 6 BUOW Transects 2021	Beaumont Village Center

APPENDIX A
POTENTIAL TO OCCUR

Attachment B - Species Occurrence Table

Scientific Name	Common Name	Federal Status State Status Other Status	Habitats	Potential To Occur
Plants				
Abronia villosa var. aurita	chaparral sand-verbena	None None G5T2 S2 1B.1 BLM: Sensitive	Chaparral, coastal scrub, desert dunes. Sandy areas. -60-1570 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent**.
Allium marvinii	Yucaipa onion	None None G1 S1 1B.1 BLM: Sensitive USFS: Sensitive	Chaparral. In openings on clay soils. 850-1070 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent**.
Astragalus hornii var. hornii	Horn's milk-vetch	None None GUT1 S1 1B.1 BLM: Sensitive	Meadows and seeps, playas. Lake margins, alkaline sites. 75-350 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent**.
Astragalus lentiginosus var. coachellae	Coachella Valley milk-vetch	Endangered None G5T1 S1 1B.1	Sonoran desert scrub, desert dunes. Sandy flats, washes, outwash fans, sometimes on dunes. 35-695 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent**.
Astragalus pachypus var. jaegeri	Jaeger's milk-vetch	None None G4T1 S1 1B.1	Coastal scrub, chaparral, valley and foothill grassland, cismontane woodland. Dry ridges and valleys and open sandy slopes; often in grassland and oak-chaparral. 365-1040 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent**.
Calochortus palmeri var. palmeri	Palmer's mariposa-lily	None None G3T2 S2 1B.2 BLM: Sensitive	Meadows and seeps, chaparral, lower montane coniferous forest. Vernally moist places in yellow-pine forest, chaparral. 195-2530 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent**.

Attachment B - Species Occurrence Table

Scientific Name	Common Name	Federal Status State Status Other Status	Habitats	Potential To Occur
Calochortus plummerae	Plummer's mariposa-lily	None None G4 S4 4.2	Coastal scrub, chaparral, valley and foothill grassland, cismontane woodland, lower montane coniferous forest. Occurs on rocky and sandy sites, usually of granitic or alluvial material. Can be very common after fire. 60-2500 m. Frequently in burned areas, or in disturbed sites such as streambeds; also on rocky, steep slopes. Sandy, granitic soils. 90-2200 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent**.
Caulanthus simulans	Payson's jewelflower	None None G4 S4 4.2 USFS: Sensitive	Chaparral, coastal scrub. Frequently in burned areas, or in disturbed sites such as streambeds; also on rocky, steep slopes. Sandy, granitic soils. 90-2200 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent**.
Centromadia pungens ssp. laevis	smooth tarplant	None None G3G4T2 S2 1B.1	Valley and foothill grassland, chenopod scrub, meadows and seeps, playas, riparian woodland. Alkali meadow, alkali scrub; also in disturbed places. 5-1170 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent**.
Chorizanthe parryi var. parryi	Parry's spineflower	None None G3T3 S2 1B.2 BLM: Sensitive	Coastal scrub, chaparral, cismontane woodland, valley and foothill grassland. Dry slopes and flats; sometimes at interface of 2 vegetation types, such as chaparral and oak woodland. Dry, sandy soils. 90-1220 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent**.
Deinandra mohavensis	Mojave tarplant	None Endangered G2 S2 1B.3 BLM: Sensitive	Riparian scrub, coastal scrub, chaparral. Low sand bars in river bed; mostly in riparian areas or in ephemeral grassy areas. 640-1645 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent**.
Horkelia cuneata var. puberula	mesa horkelia	None None G4T1 S1 1B.1 USFS: Sensitive	Chaparral, cismontane woodland, coastal scrub. Sandy or gravelly sites. 15-1645 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent**.
Mentzelia tricuspis	spiny-hair blazing star	None None G4 S2	Mojavean desert scrub. Sandy or gravelly slopes and washes.150-1280 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent**.

Attachment B - Species Occurrence Table

Scientific Name	Common Name	Federal Status State Status Other Status	Habitats	Potential To Occur
		2B.1 USFS: Sensitive		
Petalonyx linearis	narrow-leaf sandpaper-plant	None None G4 S3 2B.3	Mojavean desert scrub, Sonoran desert scrub. Sandy or rocky canyons. -30-1090 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent**.
Birds				
Aimophila ruficeps canescens	southern California rufous-crowned sparrow	None None G5T3 S3 CDFW: Watch List	Resident in Southern California coastal sage scrub and sparse mixed chaparral. Frequents relatively steep, often rocky hillsides with grass and forb patches.	Marginally suitable habitat occurs on site. Potential to occur is **low**.
Athene cunicularia	burrowing owl	None None G4 S4 BLM: Sensitive CDFW: Species of Special Concern IUCN: Least Concern USFWS: Birds of Conservation Concern	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. Potential to occur is **moderate**.
Lanius ludovicianus	loggerhead shrike	None None G4 S4	Broken woodlands, savannah, pinyon-juniper, Joshua tree, and riparian woodlands, desert oases, scrub & washes. Prefers open country for hunting, with perches for scanning, and fairly dense shrubs and brush for nesting.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent**
Progne subis	purple martin	None None G5	Inhabits woodlands, low elevation coniferous forest of Douglas-fir, ponderosa pine, and Monterey pine. Nests in	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent.**

Attachment B - Species Occurrence Table

Scientific Name	Common Name	Federal Status State Status Other Status	Habitats	Potential To Occur
		S3	old woodpecker cavities mostly; also in human-made structures. Nest often located in tall, isolated tree/snag.	
Setophaga petechia	yellow warbler	None None G5 S3S4	Riparian plant associations in close proximity to water. Also nests in montane shrubbery in open conifer forests in Cascades and Sierra Nevada. Frequently found nesting and foraging in willow shrubs and thickets, and in other riparian plants including cottonwoods, sycamores, ash, and alders.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent**
Vireo bellii pusillus	least Bell's vireo	Endangered Endangered G5T2 S2	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent**
Mammals				
Antrozous pallidus	pallid bat	None None G4 S3 BLM: Sensitive	Deserts, grasslands, shrublands, woodlands and forests. Most common in open, dry habitats with rocky areas for roosting. Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent**
Chaetodipus californicus femoralis	Dulzura pocket mouse	None None G5T3	Variety of habitats including coastal scrub, chaparral & grassland in San Diego County. Attracted to grass-chaparral edges.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent.**
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	None None G5T3T4 S3S4	Coastal scrub, chaparral, grasslands, sagebrush, etc. in western San Diego County. Sandy, herbaceous areas, usually in association with rocks or coarse gravel.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent**
Dipodomys stephensi	Stephens' kangaroo rat	Endangered Threatened G2 S2 IUCN: Endangered	Primarily annual & perennial grasslands, but also occurs in coastal scrub & sagebrush with sparse canopy cover. Prefers buckwheat, chamise, brome grass and filaree. Will burrow into firm soil.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent.**
Lasiurus xanthinus	western yellow bat	None None G4G5 S3	Found in valley foothill riparian, desert riparian, desert wash, and palm oasis habitats. Roosts in trees, particularly palms. Forages over water and among trees.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent.**
Neotoma lepida intermedia	San Diego desert woodrat	None None G5T3T4 S3S4	Coastal scrub of Southern California from San Diego County to San Luis Obispo County. Moderate to dense canopies preferred. They are particularly abundant in rock outcrops, rocky cliffs, and slopes.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent.**

Attachment B - Species Occurrence Table

Scientific Name	Common Name	Federal Status State Status Other Status	Habitats	Potential To Occur
Perognathus longimembris brevinasus	Los Angeles pocket mouse	None None G5T2 S1S2 CDFW: Species of Special Concern	Lower elevation grasslands and coastal sage communities in and around the Los Angeles Basin. Open ground with fine, sandy soils. May not dig extensive burrows, hiding under weeds and dead leaves instead.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent.**
Taxidea taxus	American badger	None None G5 S3 CDFW: Species of Special Concern	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent.**
Reptiles				
Anniella stebbinsi	Southern California legless lizard	None None G3 S3 CDFW: Species of Special Concern	Generally south of the Transverse Range, extending to northwestern Baja California. Occurs in sandy or loose loamy soils under sparse vegetation. Disjunct populations in the Tehachapi and Piute Mountains in Kern County. Variety of habitats; generally in moist, loose soil. They prefer soils with a high moisture content.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent.**
Aspidoscelis hyperythra	orange-throated whiptail	None None G5 S2S3 CDFW: Watch List IUCN: Least Concern	Inhabits low-elevation coastal scrub, chaparral, and valley-foothill hardwood habitats. Prefers washes and other sandy areas with patches of brush and rocks. Perennial plants necessary for its major food: termites.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent.**
Aspidoscelis tigris stejnegeri	coastal whiptail	None None G5T5 S3 CDFW: Species of Special Concern	Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland & riparian areas. Ground may be firm soil, sandy, or rocky.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent.**

Attachment B - Species Occurrence Table

Scientific Name	Common Name	Federal Status State Status Other Status	Habitats	Potential To Occur
Phrynosoma blainvillii	coast horned lizard	None None G3G4 S3S4 BLM: Sensitive | CDFW: Species of Special Concern	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent.**
Amphibians				
Spea hammondii	western spadefoot	None None G2G3 S3 BLM: Sensitive CDFW: Species of Special Concern	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands. Vernal pools are essential for breeding and egg-laying.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent.**
Insects				
Bombus crotchii	Crotch bumble bee	None Candidate Endangered G3G4 S1S2	Coastal California east to the Sierra-Cascade crest and south into Mexico. Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. No suitable habitat is present. **Presumed absent.**
Habitats				
Southern Coast Live Oak Riparian Forest		None None G4 S4	Riparian forest	This habitat is not on site
Southern Cottonwood Willow Riparian Forest		None None G3 S3.2	Riparian forest	This habitat is not on site
Southern Sycamore Alder Riparian Woodland		None None G4 S4	Riparian woodland	This habitat is not on site

Attachment B - Species Occurrence Table

Coding and Terms

E = Endangered T = Threatened C = Candidate FP = Fully Protected SSC = Species of Special Concern R = Rare

State Species of Special Concern: An administrative designation given to vertebrate species that appear to be vulnerable to extinction because of declining populations, limited acreages, and/or continuing threats. Raptor and owls are protected under section 3502.5 of the California Fish and Game code: "It is unlawful to take, possess or destroy any birds in the orders Falconiformes or Strigiformes or to take, possess or destroy the nest or eggs of any such bird."

State Fully Protected: The classification of Fully Protected was the State's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, mammals, amphibians and reptiles. Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.

Global Rankings (Species or Natural Community Level):

G1 = Critically Imperiled – At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.
G2 = Imperiled – At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.
G3 = Vulnerable – At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.
G4 = Apparently Secure – Uncommon but not rare; some cause for long-term concern due to declines or other factors.
G5 = Secure – Common; widespread and abundant.

Subspecies Level: Taxa which are subspecies or varieties receive a taxon rank (T-rank**)** attached to their G-rank. Where the G-rank reflects the condition of the entire species, the T-rank reflects the global situation of just the subspecies. For example: the Point Reyes mountain beaver, *Aplodontia rufa* ssp. *phaea* is ranked G5T2. The G-rank refers to the whole species range i.e., *Aplodontia rufa.* The T-rank refers only to the global condition of ssp. *phaea*.

State Ranking:

S1 = Critically Imperiled – Critically imperiled in the State because of extreme rarity (often 5 or fewer populations) or because of factor(s) such as very steep declines making it especially vulnerable to extirpation from the State.
S2 = Imperiled – Imperiled in the State because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the State.
S3 = Vulnerable – Vulnerable in the State due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation from the State.
S4 = Apparently Secure – Uncommon but not rare in the State; some cause for long-term concern due to declines or other factors.
S5 = Secure – Common, widespread, and abundant in the State.

California Rare Plant Rankings (CNPS List):

1A = Plants presumed extirpated in California and either rare or extinct elsewhere.
1B = Plants rare, threatened, or endangered in California and elsewhere.
2A = Plants presumed extirpated in California, but common elsewhere.
2B = Plants rare, threatened, or endangered in California, but more common elsewhere.
3 = Plants about which more information is needed; a review list.
4 = Plants of limited distribution; a watch list.

Threat Ranks:

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

APPENDIX B
SITE PHOTOS

Photo 1

Photo 2.

Photo 3.

Photo 4.

Photo 5

Photo 6

Photo 7

Photo 8