

**WESTERN RIVERSIDE COUNTY
MULTIPLE SPECIES HABITAT CONSERVATION PLAN
CONSISTENCY ANALYSIS**

**FOR THE
OLEANDER BUSINESS PARK PROJECT**

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1.0 EXECUTIVE SUMMARY

The Oleander Business Park Project site is located within the Mead Valley area of Riverside County, California. The proposed project consists of the development of approximately 710,736 square feet of light industrial/manufacturing uses within an approximately 44-acre site. The Project also includes a 10-acre off-site laydown and soils/import export area and improvement of associated roads off-site.

There is no Cell(s) or Cell Group within the project site and no part of the project site is required for conservation or reserve assembly under the MSHCP.

The only MSHCP survey requirements were for burrowing owl. Focused burrowing owl surveys were conducted and no burrowing owl was detected.

2.0 INTRODUCTION

The Oleander Business Park Project site is located within the Mead Valley area of Riverside County, California (Figure 1). The entire project area is within the western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) area and therefore requires compliance with the plan. The purpose of this Consistency Analysis (Analysis) report is to summarize the biological data for the proposed [Oleander Business Park Project] and to document project's consistency with the goals and objectives of the Western Riverside County Multiple Species Habitat Conservation Plan. The proposed project consists of the development of approximately 710,736 square feet of light industrial/manufacturing uses within an approximately 44-acre site, and adjacent access roads. The Project is anticipated to be constructed and occupied by 2021.

2.1 Project Area

The Oleander Business Park Project site is located within the Mead Valley area of Riverside County, California (Figure 1). The site is west of Interstate 215, south of Nandina Avenue, north of Oleander Avenue and west of Decker Road (Figures 2 and 3). The site is within Section 32 of Township 3 South and Range 4 West of the Steele Peak, California, United States Geological Survey (USGS) 7.5-minute topographic quadrangle (Figure 1).

Project Area information:

- Site APNs –
 - 295-310-012, 295-310-013, 295-310-014, 295-310-01
- Permeant impact acres –
 - all 44 acres of the site will be permanently impacted
- Temporary impact acres –
 - There are no onsite temporary impact areas
- Off-site impacts acres –
 - Permeant off-site impacts would result to approximately 35 acres from construction of site-adjacent roadway improvements and construction of utilities connections to existing area-serving utilities systems, along Decker Road, Harley Knox Road, Nandina Avenue and Oleander Avenue
 - A 10-acre off-site laydown and soils/import export area will be temporarily impacted
- Avoidance or conservation areas –
 - There are no project avoidance or conservation areas

The entire Oleander Business Park Project site consists of approximately 44 acres of undeveloped land, located at the edge of the built-up city limits. The project site has been significantly impacted due to years of disturbance, trash, off-road trails and footpaths. The site slopes gently from west to east and topography varies from an elevation of approximately 1,648 feet above msl along the central western boundary to 1,570 feet above msl along the northeastern boundary of the site (Figure 3).

The site has a Mediterranean type climate, with hot dry summers, relatively cool winters and sparse rains. Annual precipitation for the region averages 13.3 inches, and average annual temperature ranges from 50⁰ to 79⁰ F. Rainfall during the 2018/2019 season was above normal throughout southern California (Appendix A).

2.2 Project Description

The Oleander Business Park Project proposes construction and operation of approximately 710,736 square feet of light industrial/manufacturing uses within an area located within the Mead Valley area of Riverside County. Parcel 1 in the southerly portion of the Project site would be developed with “Building A,” comprising approximately 363,367 square feet. Parcel 2 in the northerly portion of the Project would be developed with “Building B,” comprising approximately 347,369 square feet. Maximum building heights would be approximately 43 feet.

Employee parking areas would be provided along the northerly and southerly building frontages; truck parking stalls and truck loading dock areas would be provided along the rear (westerly) building frontages. Landscaping/screening would be provided along all Project building frontages and the Project site perimeter. Two water quality detention

basins are proposed for the project. The detention basins will connect downstream with the underground water system.

The Project is anticipated to be constructed and occupied by 2021 (the Project Opening Year). The Project is assumed to be operational 24 hours per day, 7 days per week. At the time this analysis was prepared, specific Project tenants have not yet been identified.

The Project area would be grubbed, rough-graded, and fine-graded in preparation of building construction. Existing grades within the Project site would be modified to establish suitable building pads and to facilitate site drainage.

The Project preliminary grading concept assumes “a worst case” scenario reflecting 69,000 cubic yards of soil export. To the extent practical, soils and materials excavated during site preparation and construction activities would be temporarily stockpiled on-site and subsequently used for on-site perimeter berming/buffering areas.

The Project also includes a 10-acre off-site laydown and soils/import export area, located in the northwest corner. The exact size and location of the laydown/import export area are approximate and subject to refinement as the Project is further defined. The laydown/import export area would conform to County requirements regarding temporary surface improvements, stormwater management, security, environmental restrictions, restoration, etc. Materials and soils stockpiling specifications would conform to applicable County of Riverside Building & Safety requirements.

Additional areas of off-site disturbance would result from construction of site-adjacent roadway improvements and construction of utilities connections to existing area-serving utilities systems. Decker Road, Harley Knox Road, Nandina Avenue and Oleander Avenue would all be improved. All Project roadway improvements and utilities connections improvements would occur within dedicated rights-of-way and/or assigned easements.

Decker Road between the Project’s northern and southern boundaries would be constructed at its ultimate half-section width as a secondary highway (100-foot right-of-way). The Project would also construct a minimum of one lane in the northbound direction in order to provide access to the Project site. Harley Knox Boulevard would be extended westerly within the central portion of the Project site and would be constructed at its ultimate full-section width as a major highway (118-foot right-of-way).

Nandina Avenue and Oleander Avenue between the Project’s western and eastern boundaries, would be constructed to the ultimate half-section width as secondary highway (100-foot right-of-way) and as an industrial collector (78-foot right-of-way), respectively; as far as Day Street. The Project would also construct a minimum of one lane on Nandina Avenue in the westbound direction and one lane on Oleander Avenue in the eastbound direction in order to provide access to the Project site.

2.3 Covered Roads

No MSHCP Covered Roads are involved in this project.

2.4 General Setting

The Oleander Business Park Project site is located within the Mead Valley area of Riverside County. The area is primarily development and rural residential, with March Air Reserve Base located to the east of the I-15 freeway. There are some open undeveloped areas, especially on hillsides and these areas are mostly comprised of non-native grasslands. The project site is located on one of these hillside areas adjacent to some existing warehouses, west of the I-15 freeway.

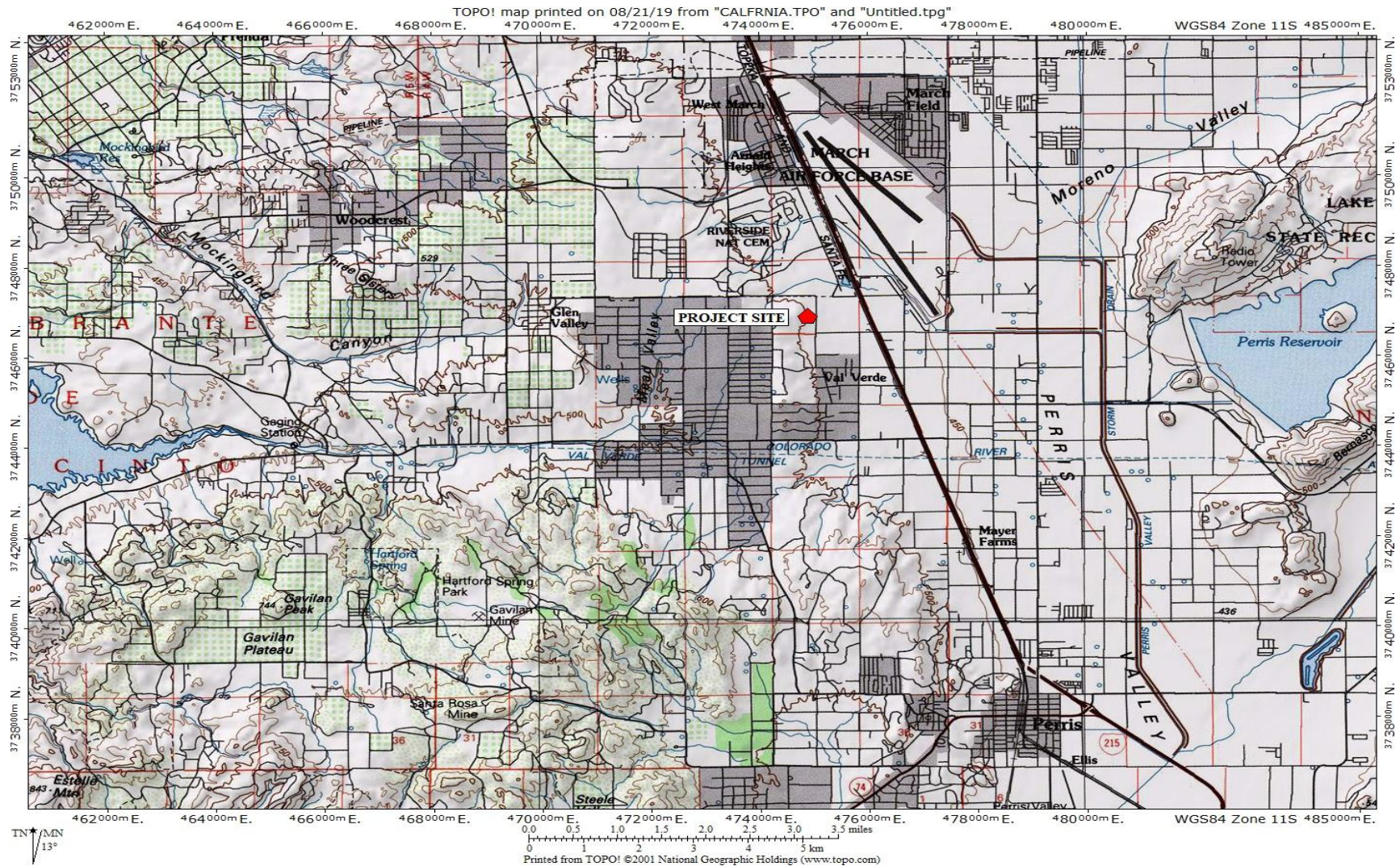


Figure 1: Location of the Oleander Business Park Project site in Riverside County, California. Source: USGS Topographical quadrant: Steele Peak.



Figure 2: Location of the Oleander Business Park Project site (in red). Source: Google Earth, Inc.

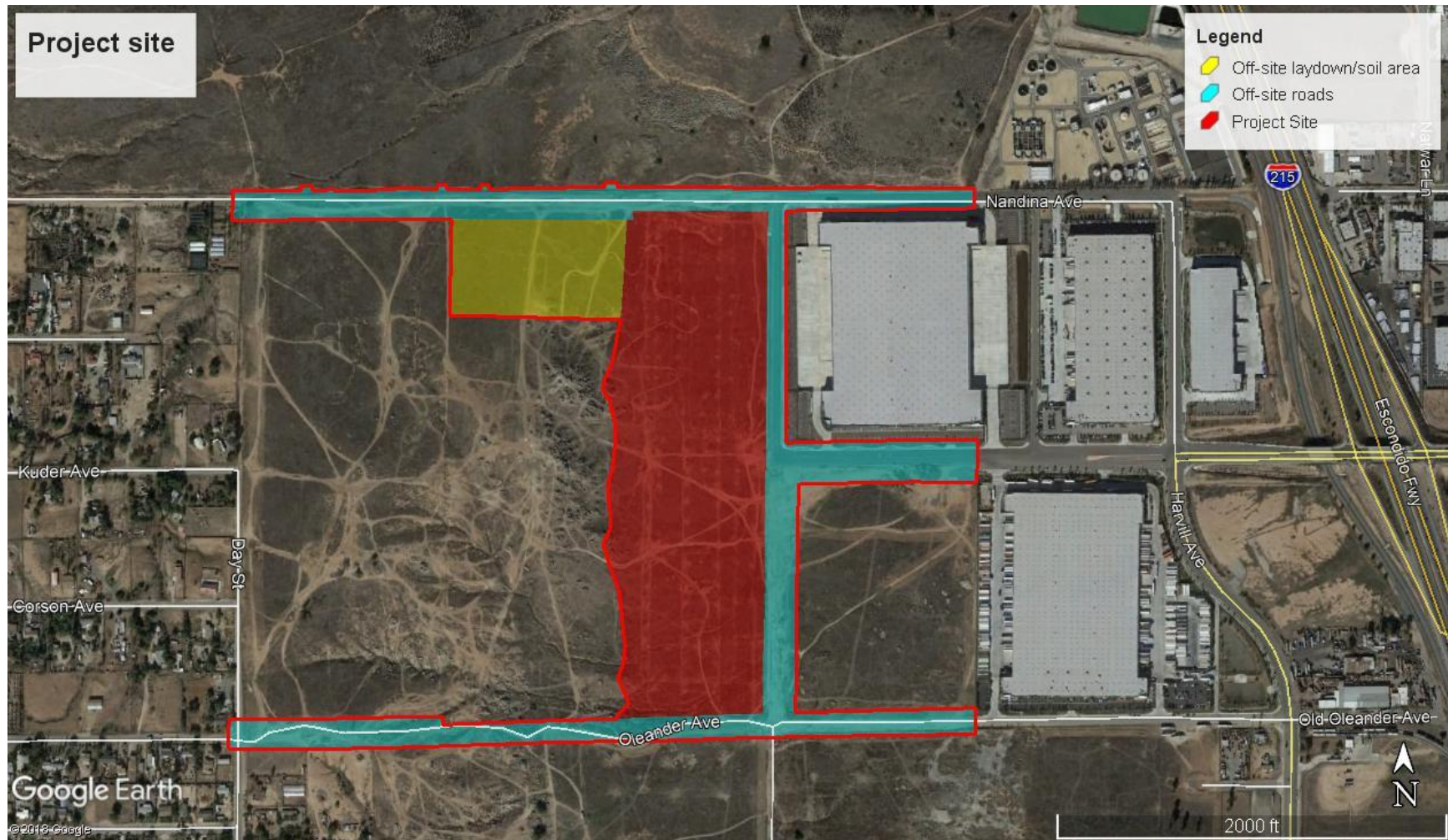
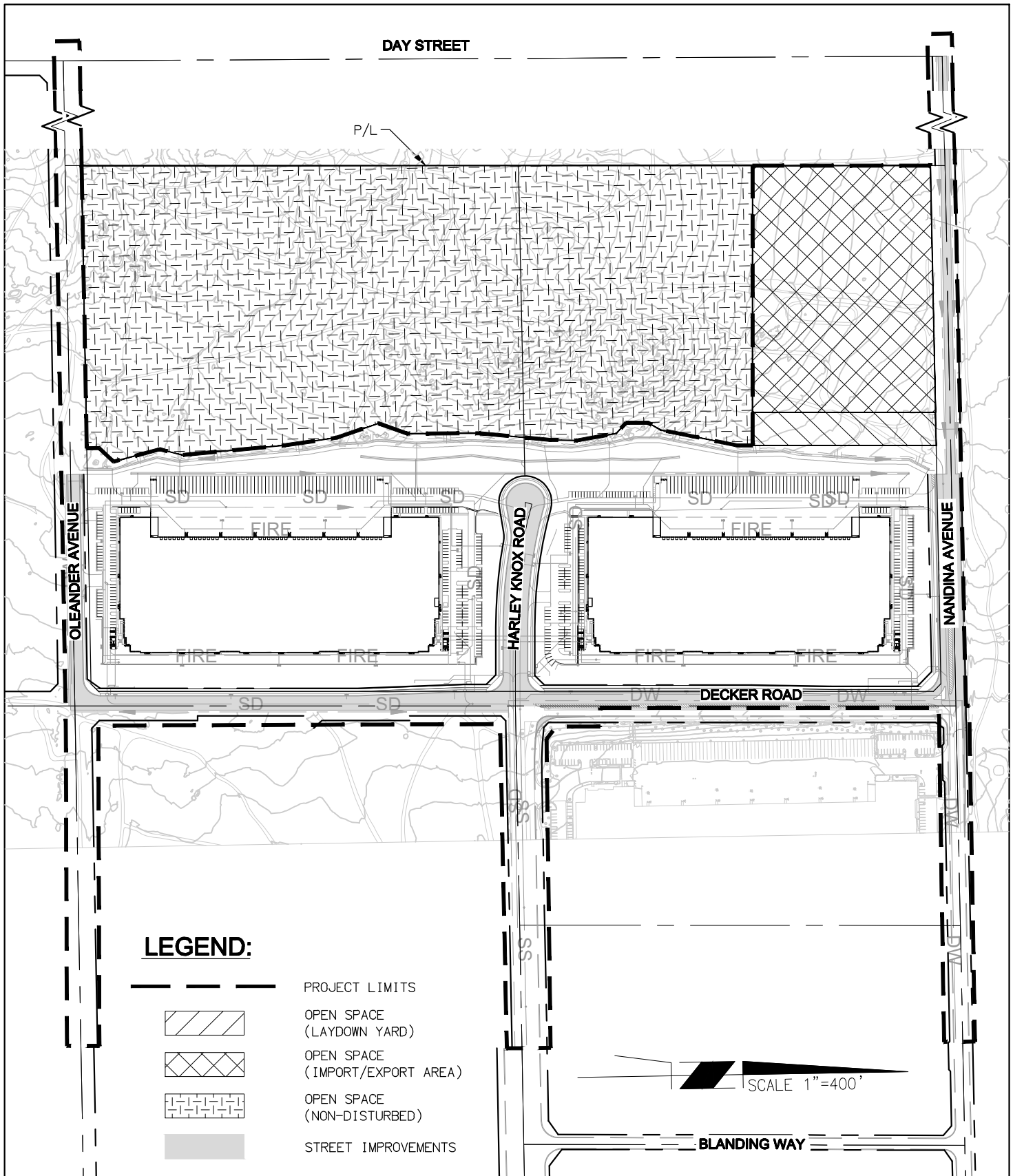


Figure 3: Oleander Business Park Project site (in red). Source: Google Earth, Inc.



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EXHIBIT

MEAD VALLEY INDUSTRIAL
PARK PROJECT LIMITS

SCALE: 1"=400' DATE: 10/7/2019

3.0 RESERVE ASSEMBLY ANALYSIS

There is no Cell(s) or Cell Group within the project site and no part of the project site is required for conservation or reserve assembly under the MSHCP.

3.1 Public Quasi-Public Lands

3.1.1 Public Quasi-Public Lands in reserve Assembly Analysis

The project site is located outside any lands depicted as PQP lands on the MSHCP Plan map (Figure 3.1).

4.0 VEGETATION MAPPING

4.1 Vegetation mapping

Vegetation mapping was conducted on 30 June 2019 by Glen Morrison and on 13 November 2019 by Paul Galvin. Vegetation types within the project site were mapped according to the state-wide A Manual of California Vegetation, Second Edition (Sawyer *et al.* 2009). This is the mapping system recognized and recommended by regulatory agencies. Vegetation was mapped to the association level by hand on an aerial photographic base map conducted while walking throughout the study area. A general plant species list was compiled concurrently with the vegetation mapping surveys. Scientific and common nomenclature in Hickman (1993) was used as the taxonomic resource. The equivalent vegetation community under the old Holland classification system (Holland 1986) was also noted.

4.2 Vegetation communities

The Oleander Business Park Project site has been significantly impacted due to years of disking, dumping and disturbance (Photographs 1 through 8, Appendix E). Currently the site contains three vegetation community/land types; fiddleneck field, ruderal and developed. Vegetation types within the project site were mapped according to the state-wide A Manual of California Vegetation (Sawyer *et al.* 2009) to the extent possible. Since this system focuses on native vegetation communities many disturbed and man-made land covers do not fit cleanly into the system. The best fit possible was made to map and classify the onsite vegetation. The equivalent vegetation community under the old Holland classification system (Holland 1986) is also noted. Dirt roads were mapped as the vegetation community which they go through.

Fiddleneck field - *Amsinckia (menziesii, tessellata)* alliance

The majority of the site was dominated by *Amsinckia menziesii*, and the vegetation was well classified as “fiddleneck field” (Figure 5), a member of the *Amsinckia (menziesii, tessellata)* alliance (Sawyer *et al.* 2008). This vegetation type describes areas dominated by annual and herbaceous species that occur on upland slopes, broad valleys, ocean bluffs, grazed or recently burned hills and fallow fields. These areas are often associated with areas of historic grazing, disking and off-road recreational vehicle use. Soils are generally deep, well-drained sand to fine sandy loam. Holland (1986) classified this habitat type as non-native grasslands and wildflower fields.

A large proportion of the site was covered by the non-native, annual herb stork’s bill (*Erodium cicutarium*) which is a common co-dominant non-native species found in fiddleneck field vegetation of western Riverside County (Sawyer *et al.* 2008). A second common native plant on site was broad scaled palmer’s goldenbush (*Ericameria palmeri* var. *pachylepis*). This species has been documented to form a vegetation type, palmer’s goldenbrush scrub, that occurs in this part of western Riverside County (Klein and Evens 2005). Some areas within the fiddleneck fields vegetation on site resemble palmer’s goldenbrush scrub, though are best described as fiddleneck field vegetation. The non-native annual brome grasses (*Bromus madritensis* and *Bromus diandrus*), were found in abundance across the fiddleneck fields. A thin patch of cane cholla (*Cylindropuntia californica* var. *parkeri*) was found on the northern boundary of the site

All of the project site, the off-site laydown/soil storage area and a portion of the road improvements consisted of Fiddleneck field - *Amsinckia (menziesii, tessellata)* alliance (Table 1).

Ruderal

Ruderal is a low to medium growing herbaceous vegetation type dominated by annual grasses and forbs of Mediterranean origin. It is a type of non-native grassland community, mapped under the semi-natural herbaceous stands by Sawyer *et al.* 2009.

The ruderal area was highly disturbed from regular vehicle traffic usage along the dirt roads. Vegetation that was present was dominated by summer mustard (*Hirschfeldia incana*) and non-native annual brome grasses (*Bromus madritensis* and *Bromus diandrus*). Other species present included annual herb stork’s bill (*Erodium cicutarium*), pigweed (*Amaranthus sp.*), Canyon sunflower (*Venegasia carpesioides*) and a few eucalyptus trees.

Most of the off-site road improvement areas consisted of Ruderal (Table 1).

Developed

The developed areas included existing paved areas along Nandina Avenue, Decker Road, Harley Knox Road and Oleander Avenue and portions of an existing warehouse property (pavement and landscaping areas).

A portion of Nandina Avenue, Decker Road and Harley Knox Road are already paved functioning county roads and these areas were mapped as developed (Table 1).

Table 1: Vegetation communities at the Oleander Business Park Project site.

Vegetation communities/Land Cover Type	Off-site Road Improvement Areas	10-Acre Laydown Area	Project Site	TOTAL
Fiddleneck field	7.5	10.0	44.0	61.5
Ruderal	20.0	0.0	0.0	20.0
Developed	7.5	0.0	0.0	7.5
Site total	35.0	10.0	44.0	89.0

4.3 Vegetation impacts

The entire 44-acres of the Oleander Business Park Project site would be permanently impacted. This includes some slope landscaping along the western site boundary, which is considered a permanent impact.

Permeant impacts would also occur to all off-site road improvement areas, for Decker Road, Harley Knox Road Nandina Avenue and Oleander Avenue. All Project roadway improvements and utilities connections improvements would occur within dedicated rights-of-way and/or assigned easements. These off-site improvements total approximately 35 acres.

Permeant impacts total approximately 79 acres, (44 acres onsite and 35 acres off-site).

The Project also includes a 10-acre off-site laydown and soils/import export area, located in the northwest corner. The exact size and location of the laydown/import export area are approximate and subject to refinement as the Project is further defined. The laydown/import export area would conform to County requirements regarding temporary surface improvements, stormwater management, security, environmental restrictions, restoration, etc. Materials and soils stockpiling specifications would conform to applicable County of Riverside Building & Safety requirements.

It is anticipated that not all of the 10-acre off-site laydown and soils/import export area would be impacted but regardless all of this area would be restored after project completion. First the original site contours would be restored to the extent practicable and then the disturbed soil would be seeded with a native seed mix.

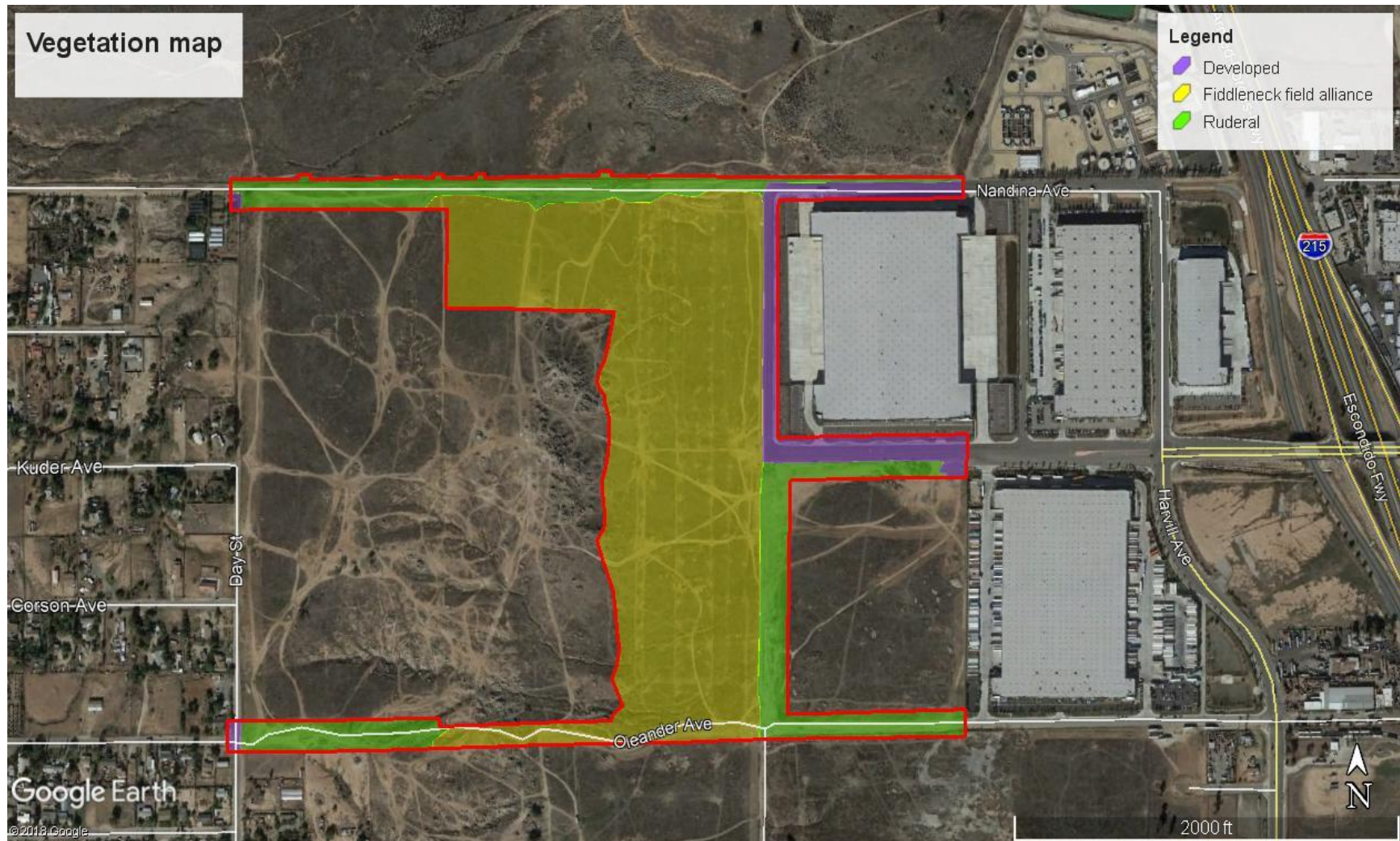


Figure 5: Vegetation map of Oleander Business Park Project site (in red). Source: Google Earth, Inc.

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

5.1 Riparian/Riverine

A formal delineation was conducted by another party and is subject to a separate report.

5.2 Vernal Pools

Vernal pools are seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate hydrophytes and facultative wetlands plant species are normally dominant during the wetter portion of the growing season, while upland species (annuals) may be dominant during the drier portion of the growing season. The determination that an area exhibits vernal pool characteristics, and the definition of the watershed supporting vernal pool hydrology, must be made on a case-by-case basis. Such determinations should consider the length of the time the area exhibits upland and wetland characteristics and the manner in which the area fits into the overall ecological system as a wetland. Evidence concerning the persistence of an area's wetness can be obtained from its history, vegetation, soils, and drainage characteristics, uses to which it has been subjected, and weather and hydrologic records

5.2.1 Methods

The project area was checked in the field for the presence of vernal pools, temporary pools, wetland/riparian vegetation, hydric soils, hydrology and the potential for any portions of the site to support ponded water. All areas were inspected on-foot. Field visits were conducted on 16 April, 10 June and on 13 November 2019 by Paul Galvin.

5.2.2 Existing Conditions and Results

No vernal pools or temporary rain pools occur within the project site, and no portion of the site had the potential to support ponded water.

There are no hydric soils onsite and all site soils drain quickly and have limited capacity to store water. The site occurs in uplands and slopes gently from west to east so the hydrology is not suitable for ponding water. There are no flat areas, depressions or other areas where water could pond.

Upland vegetation occurs throughout the site and there were no areas with aquatic vegetation or the absence of vegetation indicating standing water.

5.3 Fairy Shrimp

Fairy shrimp occur in vernal pools but can also be found in non-vernal pool features such as stock ponds, ephemeral pools, road ruts, human-made depressions, or other depressions that may pond water.

5.3.1 Methods

The project area was checked in the field for the presence of vernal pools, temporary pools, streambeds, stock ponds, ephemeral pools, road ruts, human-made depressions, or other depressions that may pond water. All areas were inspected on-foot. Field visits were conducted on 16 April, 10 June and on 13 November 2019 by Paul Galvin.

5.3.2 Existing Conditions and Results

No vernal pools, temporary rain pools, stock ponds, ephemeral pools, road ruts, human-made depressions, or other depressions that may pond water occur within the project site. There are no hydric soils onsite and all site soils drain quickly and have limited capacity to store water. No portion of the site had the potential to support ponded water.

In the absence of suitable habitat for fairy shrimp species onsite, protocol-level focused surveys are not required.

5.4 Riparian Birds

Riparian birds include least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*) and yellow-billed cuckoo (*Coccyzus americanus*).

5.4.1 Methods

The project area was checked in the field for the presence of streambeds, definable channels, wetland/riparian vegetation, hydric soils and any areas that could support habitat suitable for riparian birds. All areas were inspected on-foot. Field visits were conducted on 16 April, 10 June and on 13 November 2019 by Paul Galvin.

5.4.2 Existing Conditions and Results

No riparian vegetation occurred onsite. No willows (*Salix* spp.), mulefat (*Baccharis salicifolia*), sycamores (*Platanus racemosa*), cottonwoods (*Populus fremontii*) or other vegetation that could potentially support riparian birds was present onsite.

In the absence of suitable habitat for riparian bird species onsite, protocol-level focused surveys are not required.

6.0 PROTECTION OF NARROW ENDEMIC PLANT SPECIES (SECTION 6.1.3)

The proposed project is not located within a Section 6.1.3 Narrow Endemic Plant Species Survey Area.

7.0 ADDITIONAL SURVEY NEEDS AND PROCEDURES (SECTION 6.3.2)

7.1 Criteria Area Plant Species

The proposed project is not located within a mapped survey area for Criteria Area plant species.

7.2 Amphibians

The proposed project is not located within a mapped survey area for amphibian species.

7.3 Burrowing Owl

The proposed project is within the mapped survey area for burrowing owl.

7.3.1 Methods

The habitat assessment for burrowing owl was conducted on April 16 2019 by Paul Galvin. All portions of the site were traversed on foot to survey each vegetation community, look for evidence of owl presence and to assess the potential habitat for burrowing owl.

Potential burrowing owl habitat occurs throughout the site and adjacent off-sites areas and all areas of the site were included in the survey.

Focused burrowing owl surveys at the project site were conducted following the MSHCP burrowing owl survey instructions (County of Riverside 2006). The survey area consisted of all areas of the site and a buffer area of 150 meters outside the entire extent of the site boundary. All these areas were surveyed a total of 4 times. Focused burrowing owl surveys were conducted on 10 and 30 June and 11 and 25 July 2019 by Paul Galvin and Glen Morrison (Table 2, Figure 6).

Due to a miss-understanding the off-site areas (10-acre laydown area and off-site roads) were not included in the burrowing owl survey area. These areas will be surveyed in spring 2020.

Surveys were conducted during the morning hours (from 1 hour before sunrise to 2 hours after sunrise). All surveys were conducted during good weather conditions (not too hot and no or only light winds).

The survey methods consisted of scanning all open areas and suitable habitat with binoculars prior to walking through that area. The biologist then conducted pedestrian walking surveys through all areas. The walking transects were spaced to ensure 100% visual coverage of the ground surface. The exact distance between transect lines varied depending on topography and vegetation but was generally no more than 75 feet. All open areas, banks, rodent burrows and any other area likely to support owl burrows were checked.

Table 2: Survey conditions during burrowing owl assessment/surveys.

Date	Biologist	Time	%Cloud cover	Temp (°F)	Wind speed (mph)	Area surveyed	BUOW
6/10/19	PG	5.00-9.30	0-0	68-85	0-0	Project site and 150m buffer area	None
6/30/19	GM	5.00-9.00	0-0	52-70	0-1	Project site and 150m buffer area	None
7/11/19	PG	5.30-10.00	0-0	51-78	0-1	Project site and 150m buffer area	None
7/25/19	PG	5.30-9.30	0-0	52-78	0-0	Project site and 150m buffer area	None

PG = Paul Galvin; GM = Glen Morrison

7.3.2 Existing Conditions and Results

No burrowing owls or their sign were detected during the surveys and there was no evidence that any burrowing owls occur onsite. In addition, this species has not been recorded from the project site in the past.

All areas of the site could be considered as burrowing owl habitat (Figure 7) since it is undeveloped.

California ground squirrels (*Otospermophilus beecheyi*) were present onsite and created a number of burrows, especially near the rock outcrops. Occupied and unoccupied burrows large enough to potentially support burrowing owls were mapped (Figure 8). None of

these burrows showed any evidence of owl occupancy. There were no artificial or man-made structures suitable for burrowing owl nesting (such as debris piles, old pipes) located onsite.

Burrowing owls are presumed absent from the site.

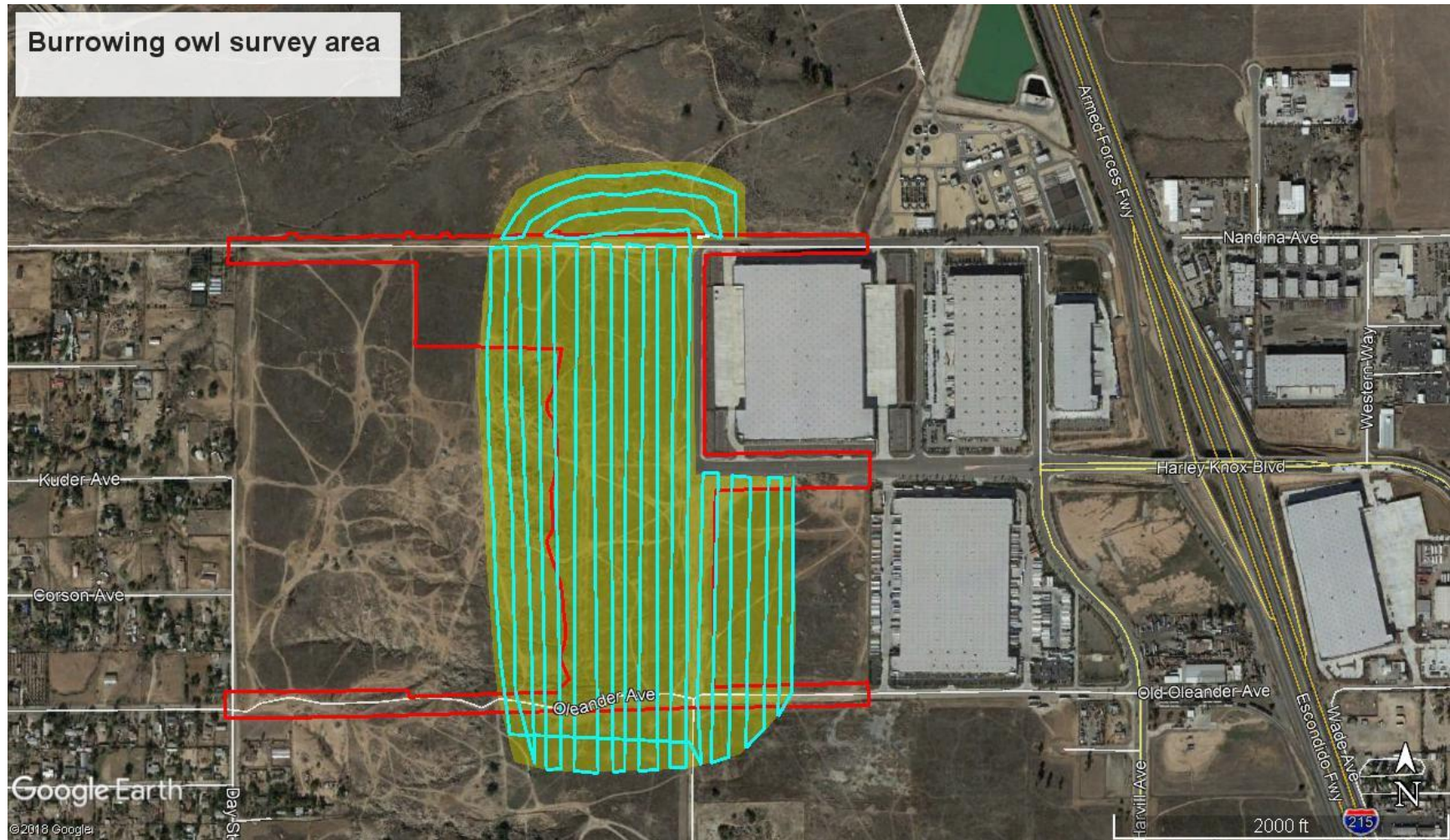


Figure 6: Burrowing owl survey area (yellow shading) at the Oleander Business Park Project site (in red), including buffer survey area. Approximate survey routes in blue, consisted of walking transects spaced approximately 75 feet apart. Source: Google Earth, Inc.

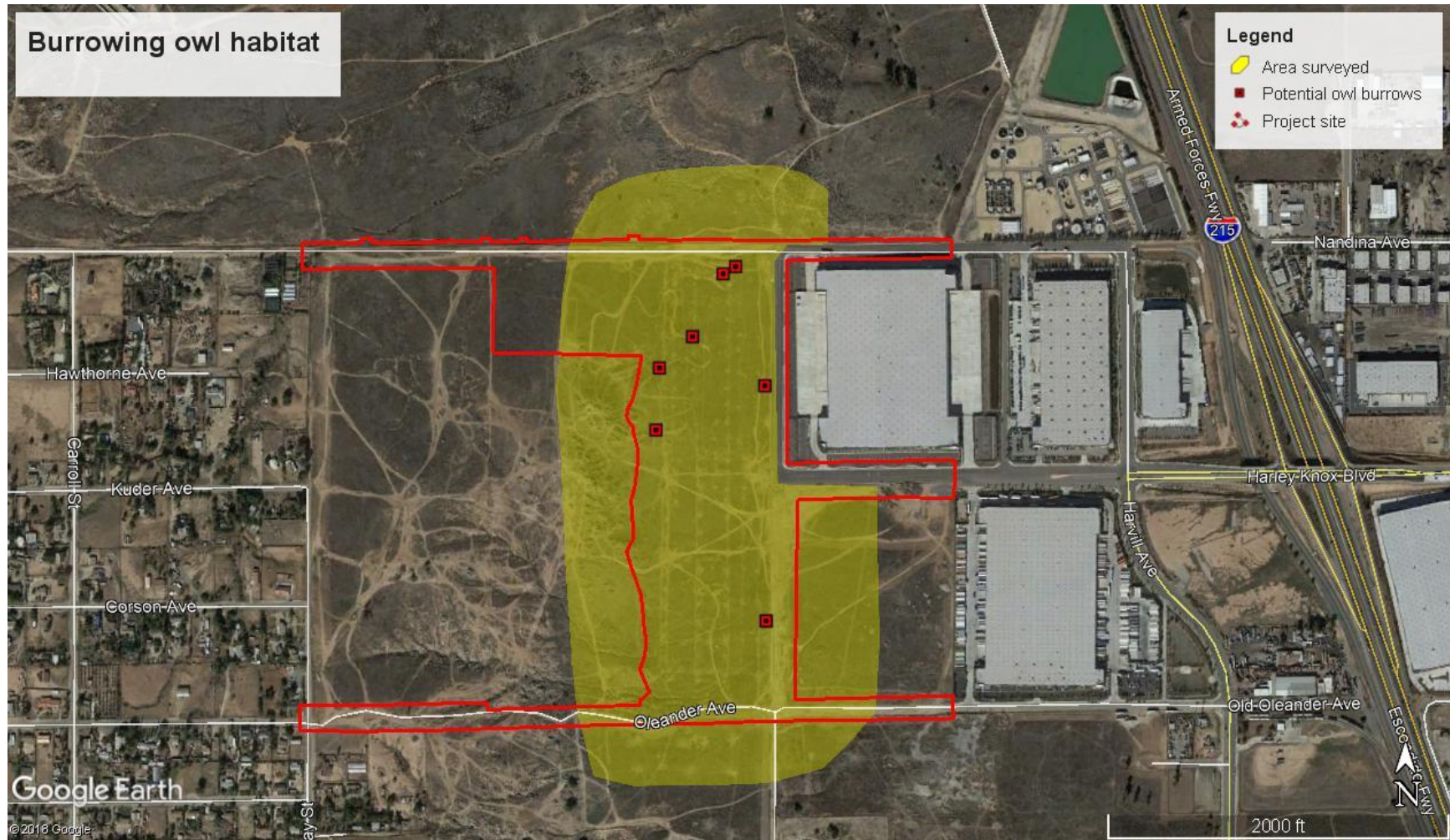


Figure 7: Potential burrowing habitat surveyed (yellow shading) and potential owl burrows at the Oleander Business Park Project site. Source: Google Earth, Inc.

Oleander Business Park Project site photographs 2019.



Photograph 1: Northwest corner of site looking south, April 2019.



Photograph 2: West central area of site looking north, April 2019.



Photograph 3: Southwest corner of site looking east, April 2019.



Photograph 4: Southeast corner of site looking north, April 2019.



Photograph 5: Off-site laydown/soil area, looking southwest from Nandina Avenue, November 2019.



Photograph 6: Off-site laydown/soil area, looking northeast, November 2019.



Photograph 7: Off-site Nandina Avenue improvement area, looking east along existing dirt road, November 2019.



Photograph 8: Off-site Oleander Avenue improvement area, looking east along existing dirt road, November 2019.



Photograph 9: One of the potential owl burrows, July 2019.



Photograph 10: One of the potential owl burrows, July 2019.

7.4 Mammals

The proposed project is not located within a mapped survey area for mammal species.

8.0 INFORMATION ON OTHER SPECIES

8.1 Delhi Sands Flower Loving Fly

The proposed project is located outside any area mapped with Delhi soils within the MSHCP baseline data.

8.2 Species Not Adequately Conserved

None of species listed in the MSHCP Table 9-3 occur on the site.

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

There are no onsite project conservation areas and we are not aware of any existing or future MSHCP Conservation Areas in the project vicinity. There are currently open undeveloped areas located to the north, south and west of the project site, consequently the following urban/wildlands guidelines will be implemented.

Urban and storm water runoff

Detention basins designed to treat surface water runoff from the project will be established onsite. The detention basins are designed as a two-tiered system (first-flush and overflow area sized to accommodate the majority of annual flows), with a vegetated soil surface to facilitate surface water treatment and groundwater infiltration. The system is expected to receive high-energy pulse flows during winter storms events, with low-flows associated with irrigation water use during the summer months.

The vegetated soil surface of the detention basin will be maintained for the purpose of water treatment, consisting of periodic vegetation removal, minor sediment removal, and routine maintenance activities such as removal of trash and debris, snags, and structural repairs.

Toxic material

To minimize impacts from toxic materials, the following mitigation measures will be implemented during project construction:

- No equipment maintenance will occur near or within the stream channel where associated pollutants (petrochemical products, etc.) may enter the creek.
- Toxic Material, including raw cement, debris, asphalt, and other toxins, will be prevented from contaminating soil or entering the creek. Any toxic materials placed where they may pose any risk of contamination of the project site will be removed immediately.
- Any spills of hazardous materials will be reported to proper agencies immediately. In the event of contamination, toxic soils will be removed to agency approved disposal areas.

Lighting

Impacts from ambient lighting from project areas will be minimized by:

- Directing light sources away from adjacent open space areas.
- Incorporating light shielding technology where necessary to prevent spillage of light into adjacent open space areas.

Following initial installation of project lighting, a biologist will conduct a field inspection to ensure lighting impacts have been minimized and controlled, except as required by public safety standards.

Noise

Wildlife will not be subjected to high noise levels as development will not involve noisy equipment or work.

Dust

Dust will be controlled on the project site in accordance with the Riverside County General Plan and the South Coast Air Quality Management District (SCAQMD).

Trash/debris

The following mitigation measures will be implemented during project construction:

- Brush, loose soils, or other similar debris material will not be stockpiled within the stream channel or its banks.
- The operator will comply with all pollution, sediment and litter ordinances. During construction, the project site will be kept as clean as possible, and all food related trash items would be enclosed in sealed containers and regularly removed from the site.

Exotic plant and animal infestations

Any habitat areas will include weed monitoring and abatement measures during implementation and long-term management; the use of native xeriscaping species within the development areas to the maximum extent possible; and the promotion of movement and migration of native predators (e.g. bobcat, coyote) through the site to control populations of domestic and urban-adapted exotic animals. In addition, exotic plant and

animal infestations will be minimized through active management and project design features that minimize and control invasion and propagation of exotic species, as follows:

- Landscape plans will not include any species from the Cal-EPPC list A-1, A-2, or Red Alert list of noxious weeds, and will avoid the use of species listed under Table 6-2 of the MSHCP adjacent to the riparian/riverine areas.
- Onsite routine weeding will be accomplished by mechanical means such as hand tools and pulling, supplemented by spot spraying with herbicide. In addition to regular weeding activities, establishment of any Cal-EPPC list A-1, A-2, or Red Alert list of noxious weeds will trigger remedial action for eradication or containment, depending on the biology of the species.

10.0 BEST MANAGEMENT PRACTICES (VOLUME 1, APPENDIX C)

The following Best Management Practices will be implemented.

- A biological monitor will be present during construction activities to ensure implementation of project design features. The biological monitor will be responsible for conducting training sessions, demarcating the impact zone with flagging or temporary construction fencing, ensuring impacts to listed species are avoided and the general provisions of the MSHCP are adhered to, and documenting construction activities (including a photolog).
- Nesting birds. Impacts to nesting birds will be minimized by complying with the federal Migratory Bird Treaty Act of 1918 (MBTA). The MBTA governs the taking and killing of migratory birds, their eggs, parts, and nests and prohibits the take of any migratory bird, their eggs, parts, and nests.

Compliance with the MBTA shall be accomplished by the following:

- If possible, all vegetation removal activities shall be scheduled from August 1 to February 15, which is outside the nesting season. This would ensure that no active nests would be disturbed and that removal could proceed rapidly,
- If vegetation is to be cleared during the nesting season (February 15 – July 31), all suitable habitat will be thoroughly surveyed for the presence of nesting birds by a qualified biologist 72 hours prior to clearing. If any active nests are detected, the area shall be flagged and mapped on the construction plans along with a minimum 50-foot buffer and up to 300 feet for raptors, with the final buffer distance to be determined by the qualified biologist. The buffer area shall be avoided until the nesting cycle is complete or it is determined that the

nest has failed. In addition, the biologist will be present on the site to monitor the vegetation removal to ensure that any nests, which were not detected during the initial survey, are not disturbed.

- Restoration of off-site temporary impact areas. It is anticipated that not all of the 10-acre off-site laydown and soils/import export area would be impacted but regardless all of this area would be restored after project completion. First the original site contours would be restored to the extent practicable and then the disturbed soil would be seeded with a native seed mix. The seed mix would include a combination of scrub and grassland species (Table 3). No irrigation would be provided. Rather the seed mix would be hydro-seeded the first fall after project completion and natural rainfall would provide the necessary moisture to establish the seed mix.

Table 3: Seed mix for off-site restoration areas, Oleander Business Park Project.

<i>Achillea millefolium</i>	Common yarrow
<i>Acmispon glaber</i>	Deerweed
<i>Amsinckia menziesii</i>	Rigid Fiddleneck
<i>Aristida purpurea</i>	Purple three awn grass
<i>Deinandra paniculata</i>	San Diego Tarweed
<i>Elymus condensatus</i>	Giant wildrye
<i>Encelia farinosa</i>	Desert Brittlebush
<i>Ericameria palmeri</i> var. <i>pachylepis</i>	Grassland Goldenbush
<i>Erigeron canadensis</i>	Canada horseweed
<i>Eriognum fasciculatum</i>	California buckwheat
<i>Eriophyllum confertiflorum</i>	Golden yarrow
<i>Eschscholzia californica</i>	California poppy
<i>Hazardia squarrosa</i>	Sawtooth goldenbush
<i>Lasthenia</i> sp.	Goldfields
<i>Lupinus</i> spp.	Lupine
<i>Plagiobothrys</i> spp.	Popcorn Flower
<i>Salvia columbariae</i>	Chia
<i>Solanum xanti</i>	Purple nightshade
<i>Stephanomeria exigua</i> ssp. <i>deanei</i>	Deane's Wreath-Plant
<i>Stipa pulchra</i>	Purple needlegrass
<i>Venegasia carpesioides</i>	Canyon Sunflower

- Construction Minimization measures
 1. Within 30 days prior to disturbance at the project site, a pre-construction survey will be conducted for burrowing owl (*Athene cunicularia*), and if owls are present they can be relocated following accepted protocols to comply with the MSHCP.
 2. All temporary work areas, including stockpiles, will be located outside any sensitive biological resources.
 3. The limits of the work will be flagged prior to start of work.
 4. No work will be conducted in flowing water.
 5. The contractor will install appropriate sediment management facilities within the project limits including sandbag check-dams, sandbag desiltation basins, and slope erosion protection for excavated and/or exposed soil areas. These BMPs will serve to control erosion and sediment in the event of a rain event during a construction period.
 6. All project drainage will flow into detention basins. This will minimize any potential impacts from run-off.

11.0 REFERENCES

- County of Riverside 2006. Burrowing owl survey instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area. 29 March 2006.
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