

**WESTERN RIVERSIDE COUNTY
MULTIPLE SPECIES HABITAT CONSERVATION PLAN
CONSISTENCY ANALYSIS REPORT AND BIOLOGICAL
RESOURCES ASSESSMENT**

**FOR THE
WOODCREST RETAIL CENTER PROJECT**

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1.0 EXECUTIVE SUMMARY

The Woodcrest Retail Center Project site is located in the Woodcrest area of Riverside County, California, at the intersection of Van Buren Boulevard and Washington Street. The proposed Project consists of the development of the approximately 9.42 acre site with retail and restaurant facilities. The Valley Bank (APN -273-141-008) is “Not-A-Part” of the Project but is included in the biological reports. This brings the site size to 10.02 acres for purposes of the biological reports.

There is no Cell(s) or Cell Group within the Project site and no part of the Project site is required for conservation, reserve assembly or as part of a habitat linkage or wildlife movement corridor under the MSHCP.

The only MSHCP focused survey requirements were for burrowing owl. Focused burrowing owl surveys were conducted and no burrowing owl was detected. No Section 6.1.2 resources are present.

The required BMPs would be implemented at the appropriate timing.

With payment of the mitigation fee and implementation of the BMPs, The Woodcrest Retail Center Project is consistent with the MSHCP.

This Western Riverside County MSHCP Consistency Analysis and Biological Resources Assessment Report prepared for the Woodcrest Retail Center Project satisfies both MSHCP compliance and also the functional role of a CEQA-compliant Biological Resources Assessment. The report includes a complete Project description and environmental setting; maps and quantifies onsite vegetation and land cover; documents survey methods, dates, and results for all relevant MSHCP resources (including Section 6.1.2 features, Narrow Endemics, Criteria Area plants, amphibians, and burrowing owl), and non-MSHCP species and issues (Crotch's bumble bee, monarch butterfly, potential aquatic resources under the jurisdiction of the USACE/RWQCB and CDFW, and non-listed bats); evaluates the presence or absence of special-status species and habitats; and identifies applicable avoidance, minimization, and mitigation measures (including pre-construction surveys, implementation of standard MSHCP BMPs, and payment of the MSHCP mitigation fee). Taken together, these components provide substantial evidence for the lead agency's CEQA findings regarding biological impacts and mitigation, and therefore the MSHCP Consistency Analysis is fully adequate to serve as the project's Biological Resources Assessment under CEQA.

2.0 INTRODUCTION

The Woodcrest Retail Center Project site is located the Woodcrest area of Riverside County, California, at the intersection of Van Buren Boulevard and Washington Street (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) and Biological Resources Assessment report is to summarize the biological data for the proposed Woodcrest Retail Center Project and to document Project's consistency with the goals and objectives of the Western Riverside County Multiple Species Habitat Conservation Plan and with CEQA requirements. The proposed Project consists of the development of approximately 9.42 acres of retail and restaurant uses. The Project is anticipated to be constructed and occupied by 2027.

2.1 Project Area

The Woodcrest Retail Center Project site is located in Riverside County, California (Figure 1). The site is northeast of the intersection of Van Buren Boulevard and Washington Street (Figures 2 and 3). The site is within Section 26 of Township 3 South and Range 5 West of the Riverside East, California, United States Geological Survey (USGS) 7.5-minute topographic quadrangle (Figure 1).

Project Area information:

- Site APNs –
 - 273-130-014, 273-130-019, 273-141-003, 273-141-004, 273-141-005, 273-141-006 and 273-141-007
 - Valley Bank included for biological reports only – 273-141-008
- Permeant impact acres –
 - all 9.42 acres of the site will be permanently impacted
- Temporary impact acres –
 - There are no onsite temporary impact areas
- Off-site impacts acres –
 - There are no off-site impact areas
- Avoidance or conservation areas –
 - There are no Project avoidance or conservation areas

The entire Woodcrest Retail Center Project site consists of approximately 9.42 acres of existing development (southern portion), previously developed and undeveloped land, surrounded by urban development. The Project site has been significantly impacted due to development, years of disturbance, trash, off-road trails and footpaths. The site is almost flat with the lowest area in the southwestern corner. Topography varies from an elevation of approximately 1,488 feet above msl at the southwestern corner to 1,500 feet above msl at the northeastern corner 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 11.5 inches, and average annual temperature ranges from 48⁰ to 78⁰ F. Rainfall during the 2024/2025 season was below normal throughout southern California.

2.2 Project Description

The proposed Woodcrest Retail Center Project (Project) proposes development of retail and restaurant facilities potentially including retail gas station, retail, restaurants, supermarket and shops.

The proposed Project consists of the development of approximately the entire 9.42-acre site. There are no proposed off-site development areas.

All areas to be developed by the Project or otherwise disturbed by Project development activities (and the Valley Bank site) were surveyed in spring 2025, and are the subject of this report.

Landscaping/streetscaping would occur around the Project boundary and internally to enhance perception of the site, and to screen views of the site interior from off-site vantages. All landscaping/streetscaping would comply with applicable provisions of the County review and approval.

Existing drainage patterns on-site would be maintained. The stormwater management system would provide for collection, treatment, and controlled release of developed stormwaters. All Project stormwater management system components would be designed, constructed, operated, and maintained consistent with the County criteria and standards. Stormwater runoff would be treated consistent with provisions of a Project-specific Water Quality Management Plan (WQMP). The Project Final WQMP would be required to conform with Santa Ana Regional Water Quality Control Board (SARWQCB) criteria and performance standards. The Project would also implement construction stormwater management improvements and practices consistent with mandated Storm Water Pollution Prevention Plan (SWPPP) requirements.

For the purposes of this analysis, the Project Opening Year is defined as 2027, by which time all proposed uses are assumed to be complete, occupied, and operational. For the purposes of this analysis, the Project uses are assumed to be open and operational 7 days per week, 24 hours per day.

2.3 Covered Roads

No MSHCP Covered Roads are involved in this Project.

2.4 General Setting

The Woodcrest Retail Center Project site is located in Riverside County. The area is primarily developed. There are a few undeveloped areas in the vicinity. The Project site is surrounded by residential developments and retail uses.

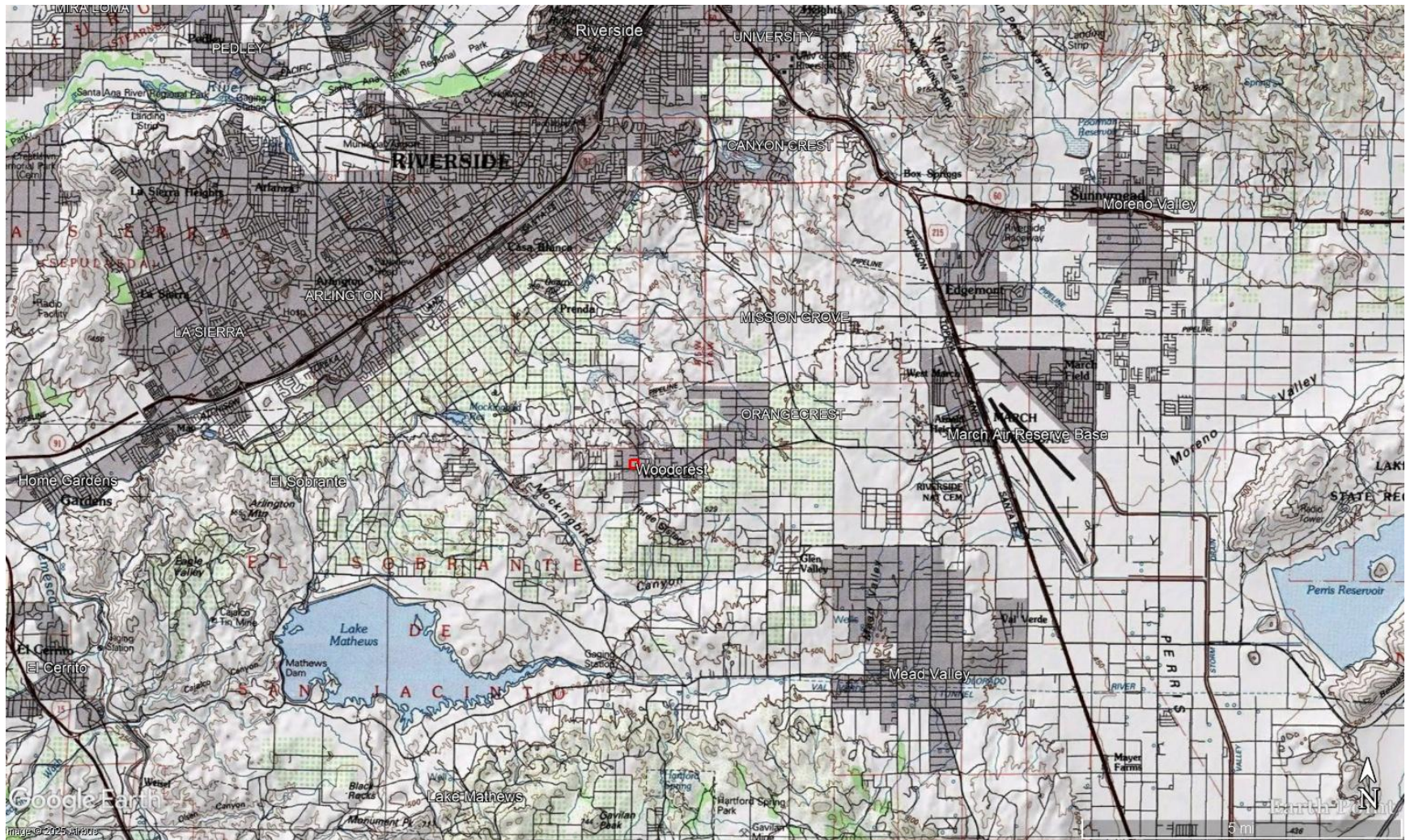


Figure 1: Location of the Woodcrest Retail Center Project site in Riverside County, California. Source: USGS Topographical quadrant: Riverside East.



Figure 2: Location of the Woodcrest Retail Center Project site (in red). Source: Google Earth, Inc.

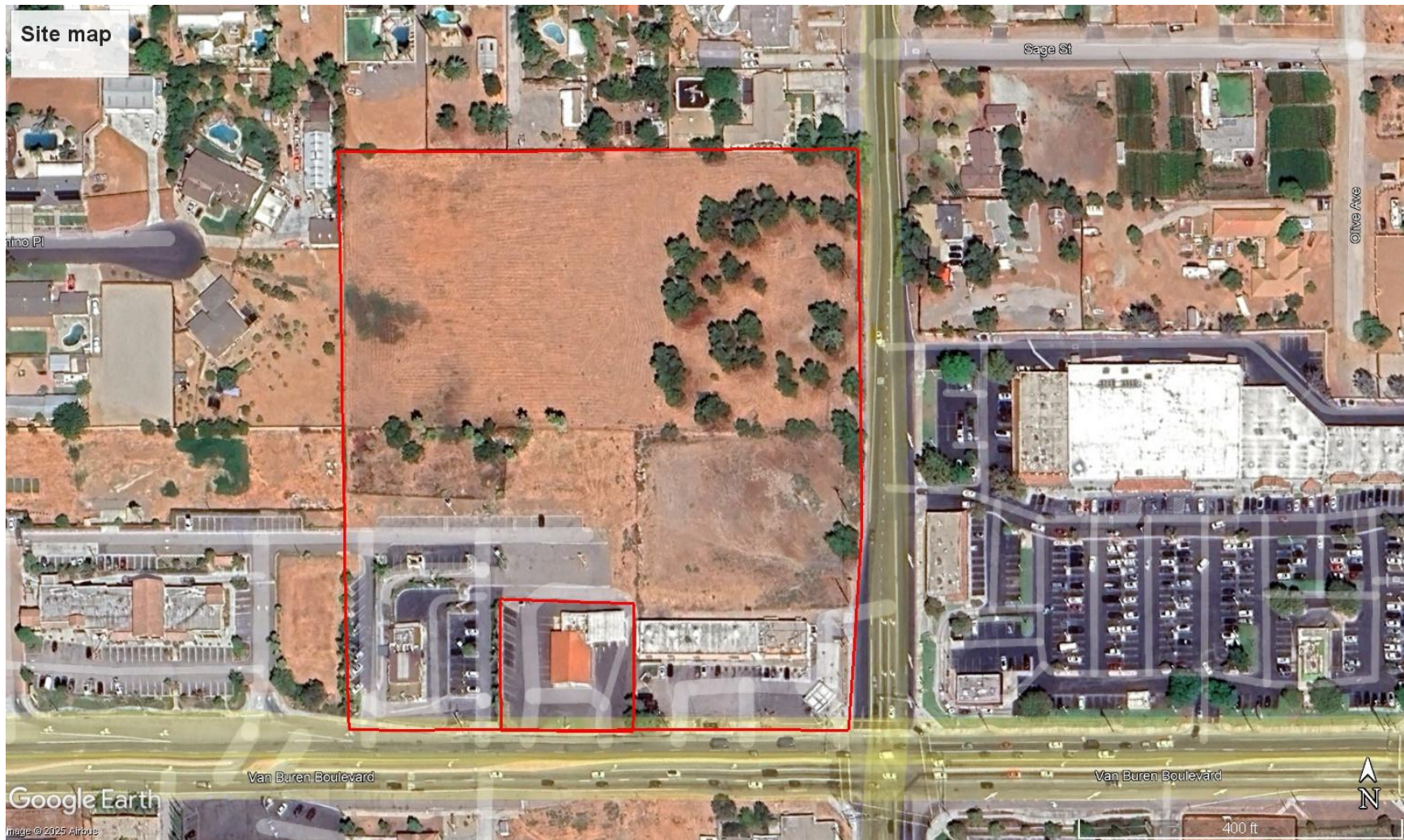
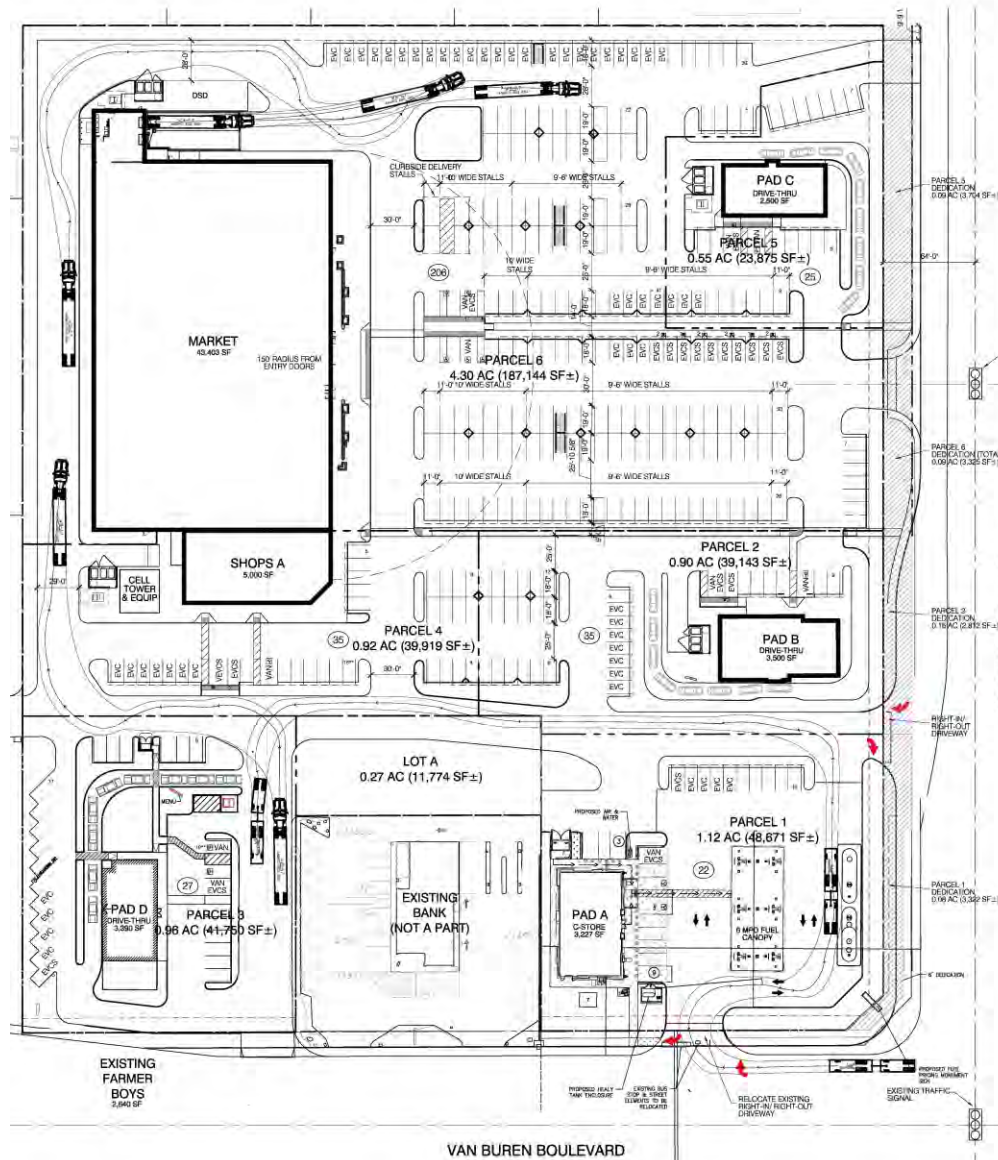


Figure 3: Woodcrest Retail Center Project site (in red), showing Valley Bank site (included in the biological report but not part of the proposed Project). Source: Google Earth, Inc.



ELECTRICAL VEHICLE CAPABLE SPACES & EVSE SPACES

2022 CAL OREN
TABLE 5.10.5.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS EV CAPABLE SPACES PROVIDED (WITH EVSE)
0-9	0	0
10-25	4	0
26-50	8	2
51-75	12	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	SUPERIOR OF TOTAL	15 PERCENT OF EV CAPABLE SPACES

TOTAL PARKING PROVIDED: 348 STALLS
TOTAL EV CAPABLE PARKING SPACES REQUIRED: 72 STALLS
TOTAL EVCS PARKING SPACES PROVIDED: 18 STALLS
TOTAL EV CAPABLE PARKING SPACES PROVIDED: 72 STALLS
TOTAL EVCS PARKING SPACES PROVIDED OF TOTAL: 18

ELECTRICAL VEHICLE CHARGING STATIONS FOR PUBLIC USE & COMMON USE

2022 CAL OREN
TABLE 5.10.5.2.1

TOTAL NUMBER OF EVCS AT A FACILITY	VAN ACCESSIBLE	STANDARD ACCESSIBLE	AMBIULATORY
1-4	1	0	0
5-25	1	1	0
26-50	1	2	1
51-75	1	3	2
76-100	1	3	3
101 AND OVER	1 + 1/1000 OVER 100	3 + 1/1000 OVER 100	1 + 1/1000 OVER 100

FUTURE EVCS SPACES REQUIRED: 72 STALLS
ACCESSIBLE SPACES REQUIRED OF TOTAL: 1 STALL
VAN ACCESSIBLE: 2 STALLS
STANDARD ACCESSIBLE: 2 STALLS
AMBIULATORY: 2 STALLS
EVCS SPACES PROVIDED: 5 STALLS
VAN ACCESSIBLE EVCS: 14 STALLS
STANDARD ACCESSIBLE EVCS: 14 STALLS
AMBIULATORY EVCS: 5 STALLS
TOTAL EVCS SPACES PROVIDED: 16 STALLS

FUTURE EVCS NOTE:

- ALL EV CAPABLE PARKING SPACES SHALL BE PROVIDED WITH INFRASTRUCTURE FOR THE ACQUISITION OF FUTURE ELECTRICAL VEHICLE CHARGING STATIONS AS REQUIRED BY CALIFORNIA SECTION 5.10.5.1.
- **AB1100 CHAPTER 819, SECTION 22511.12 (b) AN ACCESSIBLE PARKING SPACE SERVED BY AN ACCESSIBLE DRIVE-THRU OR DRIVE-THRU EQUIPMENT OR AN ACCESSIBLE PARKING SPACE WITH AN ACCESSIBLE DRIVE-THRU OR DRIVE-THRU EQUIPMENT SHALL BE DESIGNATED AS AN EVCS. ELECTRICAL VEHICLE CHARGING STATIONS SHALL BE PROVIDED IN THE PARKING LOT OR IN THE VICINITY OF THE PARKING LOT. THE DESIGNATION OF EVCS SHALL BE FOR THE PURPOSE OF COMPLYING WITH ANY MINIMUM PARKING SPACE REQUIREMENTS ESTABLISHED BY A LOCAL JURISDICTION.

PARKING

2022 CAL OREN
TABLE 5.10.5.1

REQUIRED PARKING	PROVIDED
SHOPPING CENTERS (5-5V/1000')	338 STALLS
TOTAL PARKING PROVIDED:	348 STALLS

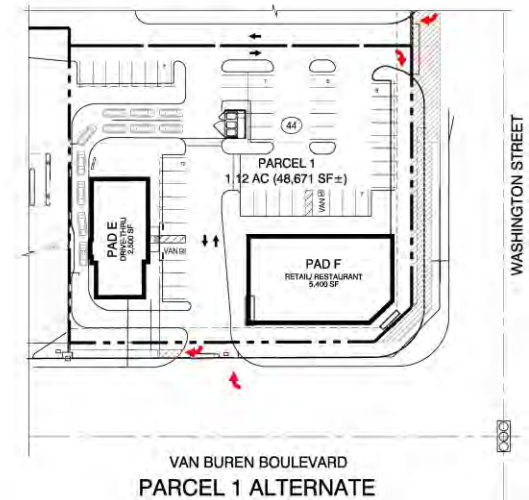
STANDARD PARKING STALL DIMENSION: 7' X 18'
END STALL: 11' X 18'
MINIMUM AISLE WIDTH: 24'

ACCESSIBLE PARKING

2022 CAL OREN
TABLE 5.10.5.2.1

TOTAL NUMBER OF PARKING SPACES PROVIDED	TOTAL NUMBER OF ACCESSIBLE SPACES
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	9
401-500	9
501-1,000	2 PERCENT OF TOTAL
1,001 AND OVER	20 PLUS 1/1000 OVER 1,000

TOTAL PARKING PROVIDED: 348 STALLS
TOTAL ACCESSIBLE SPACES REQUIRED: 8 STALLS
VAN ACCESSIBLE REQUIRED (SEE 5.10.5.2.1): 1 OF TOTAL AND
ACCESSIBLE SPACES PROVIDED: 6 STALLS
STANDARD ACCESSIBLE: 2 STALLS
TOTAL ACCESSIBLE SPACES PROVIDED: 13 STALLS



NOT TO SCALE

Source: GK Pierce Architects (2/18/25)

Figure 4
Site Plan Concept

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.

4.0 VEGETATION MAPPING

4.1 Vegetation mapping

Vegetation mapping was conducted on 26 February and 7 April 2025 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 Woodcrest Retail Center Project site has been significantly impacted by historical or recent human land use, such as developments, disking, dumping and disturbance (Photographs 1 through 10). Currently the site contains four vegetation community/land types; Wild oats and annual brome grasslands, Pepper tree or *Myoporum* groves, Fan Palm Grove and Developed. Vegetation types within the Project site were mapped according to the state-wide A Manual of California Vegetation (Sawyer *et al.* 2009 and online edition 2025) 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.

Wild oats and annual brome grasslands – *Avena* spp. – *Bromus* spp. Herbaceous Semi-Natural Alliance

This vegetation type describes areas dominated by the non-native Eurasian annual grasses, where oat and brome grass (*Avena* spp., *Bromus* spp.) are dominant or co-dominant species, often with a large component of non-native ruderal herbs and/or forbs. Emergent trees and shrubs may be present at low cover. This classification is the best fit under the Sawyer *et al.* 2009 system. This is a type of non-native grassland community, mapped under non-native grassland by Holland (1986).

At the Project site, the dominant species in this stand included common wild oat (*Avena fatua*), ripgut brome (*Bromus diandrus*), red brome (*Bromus rubus*) and wall barley (*Hordeum murinum*). Other species present included Russian thistle (*Salsola tragus*), summer mustard (*Hirschfeldia incana*), filaree (*Erodium* sp.) and curly dock (*Rumex crispus*). A few native herbaceous species, typical of ruderal environments, were also present, including Menzie's fiddleneck (*Amsinckia menziesii*). These native herb species, however, were present at very small percentages of cover (well less than 1%). A few Peruvian pepper (*Schinus molle*) and fan palm trees (*Washingtonia* sp.) were present in this area.

This area is disked annually and the southeastern portion had very low vegetation cover, with many areas of bare ground.

A total of 5.5 acres of the Project site consisted of Wild oats and annual brome grasslands (Table 1; Figure 5).

Pepper tree or Myoporum groves – *Schinus* (*molle*, *terebinthifolius*) – *Myoporum laetum* Forest & Woodland Semi-Natural Alliance

Pepper tree or Myoporum groves are common around buildings, homes and at former agricultural sites throughout Southern California. Pepper and myoporum trees were planted as individual trees, groves or windrows. This community is not closely approximated by any vegetation type in the Preliminary Descriptions of the Terrestrial Natural Communities of California (Holland 1986).

A grove of Peruvian pepper trees (*Schinus molle*) occurred in the northeastern portion of the site. These trees were planted around some homes pre 1980s. The houses were removed from the site around 2018 but the pepper trees remain. The pepper trees were scattered in this area with an understory of non-native grasses, similar to the adjacent Wild oats and annual brome grasslands.

A total of 1.6 acres of Pepper tree or Myoporum groves occurred onsite (Table 1; Figure 5).

Washingtonia species Woodland Alliance – Fan Palm Grove

This is an artificial vegetation community dominated by planted fan palm trees (*Washingtonia* spp.) and supported by irrigation. This community is not listed in A Manual of California Vegetation, Second Edition (Sawyer *et al.* 2009) or in the Preliminary Descriptions of the Terrestrial Natural Communities of California (Holland 1986) but is the best fit for the vegetation onsite. The California native fan palm (*Washingtonia filifera*) forms California fan palm oasis in the desert but this species does not occur naturally in western Riverside County. It and related species are widely planted throughout southern California.

At the Project site a number of fan palm trees have been planted along the fence lines in the western portion of the site, just north of the developed area (likely in the mid 2000s). Four arroyo willow trees (*Salix lasiolepis*) and a small area of cattails (*Typha* sp.) occurred near the palms. Other species present included western ragweed (*Ambrosia psilostachya*), curly dock, Russian thistle, brome grasses and additional non-native weeds.

The Fan Palm Grove does not occur in a low-lying area, there is no creek, drainage or any source of surface water. Soils in the area were sandy and porous, and do not hold water. There was no surface water or ponding and soils were not wet but were damp in a few spots during site visits. Apparently, the Farmer Boy Restaurant (located directly south of the Fan Palm Grove) added a leach field in this area some time in the past. This presumably is the source of the water the supports the Fan Palm Grove.

A total of 0.12 acres of Fan Palm grove occurred onsite (Table 1; Figure 5).

Developed

A significant portion of the site has been developed and was in active use by the businesses/retail outlets present onsite. The developed areas, located along the south of the site, are a mixture of buildings, paved surfaces and landscaping areas. Within these developed areas there are a number of tree/shrub species planted, including pepper trees, palm trees, eucalyptus trees and shrubs.

A total of 2.8 acres of developed occurred onsite (Table 1; Figure 5).

Table 1: Vegetation communities at the Project site.

Vegetation communities/Land Cover Type	ACREAGE
Wild oats and annual brome grasslands	5.5
Pepper tree or Myoporum groves	1.6
Fan Palm Grove	0.12
Developed	2.8*
Site total	10.02*

* Include 0.6 acres of the Valley Bank, which is not part of the proposed Project.

4.3 Vegetation impacts

The entire 9.42-acres of the Woodcrest Retail Center Project site would be permanently impacted.

4.4 Soils

Historically, the soils at the study area are from the Cieneba-Rock Land-Fallbrook association. These soils are well-drained and somewhat excessively drained, undulating to steep, very shallow to moderately deep soils that have a surface layer of sandy loam and fine sandy loam, on granitic rock (NRCS Soil Survey 2025, Knecht 1971).

All soil types mapped on the site are well drained sandy loams, typically formed in uplands. The following soils are mapped as occurring within the Project area:

Bonsall fine sandy loam, 2 to 8 percent slopes (BdC)

This moderately well drained soil occurs on gently sloping uplands and formed from deeply weathered granodiorite or tonalite. The upper 13 inches consists of brown (7.5YR 5/4), reddish brown (5YR 4/4), fine sandy loam, loam and clay loam. This soil is used for grain, pasture, irrigated citrus and homesites.

Buren fine sandy loam, 2 to 8 percent slopes, eroded (BuC2)

This moderately well drained soil occurs on gently sloping terraces and alluvial fans. The upper 19 inches consists of yellowish-brown (7.5YR 5/4), brown (10YR 5/3) and brown or dark-brown (7.5YR 4/4) fine sandy loam and clay loam. This soil is used for range, grain, pasture, irrigated citrus and alfalfa.

Fallbrook sandy loam, 8 to 15 percent slopes, eroded (FaD2)

This moderately well drained soil occurs on gently sloping uplands and formed from deeply weathered granodiorite or tonalite. The upper 20 inches consists of brown (10YR 5/3), reddish-brown (5YR 4/4) sandy loam and sandy clay loam. This soil is used for dryland grain, pasture, irrigated citrus and homesites.

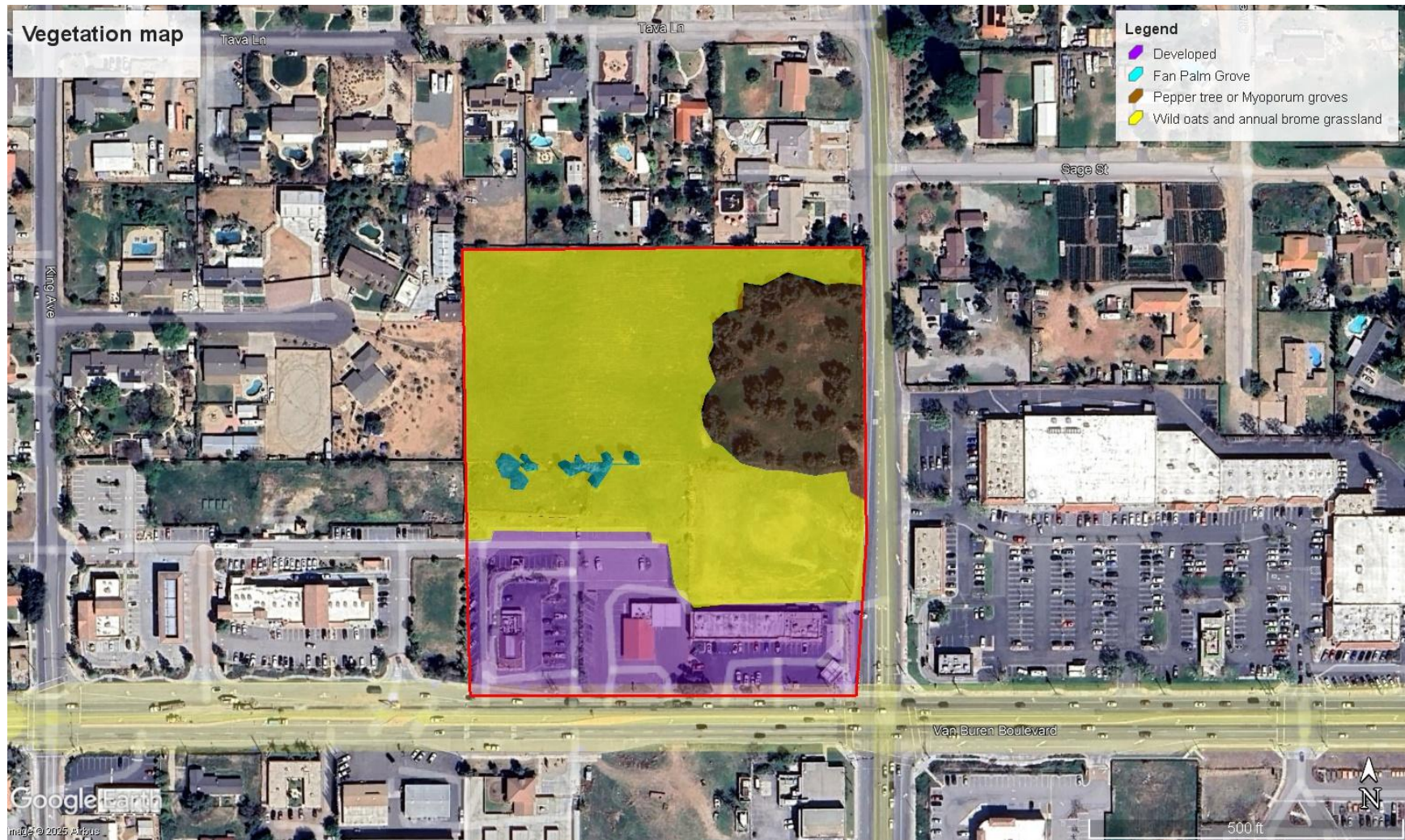


Figure 5: Vegetation map of Woodcrest Retail Center Project site (in red). Source: Google Earth, Inc.

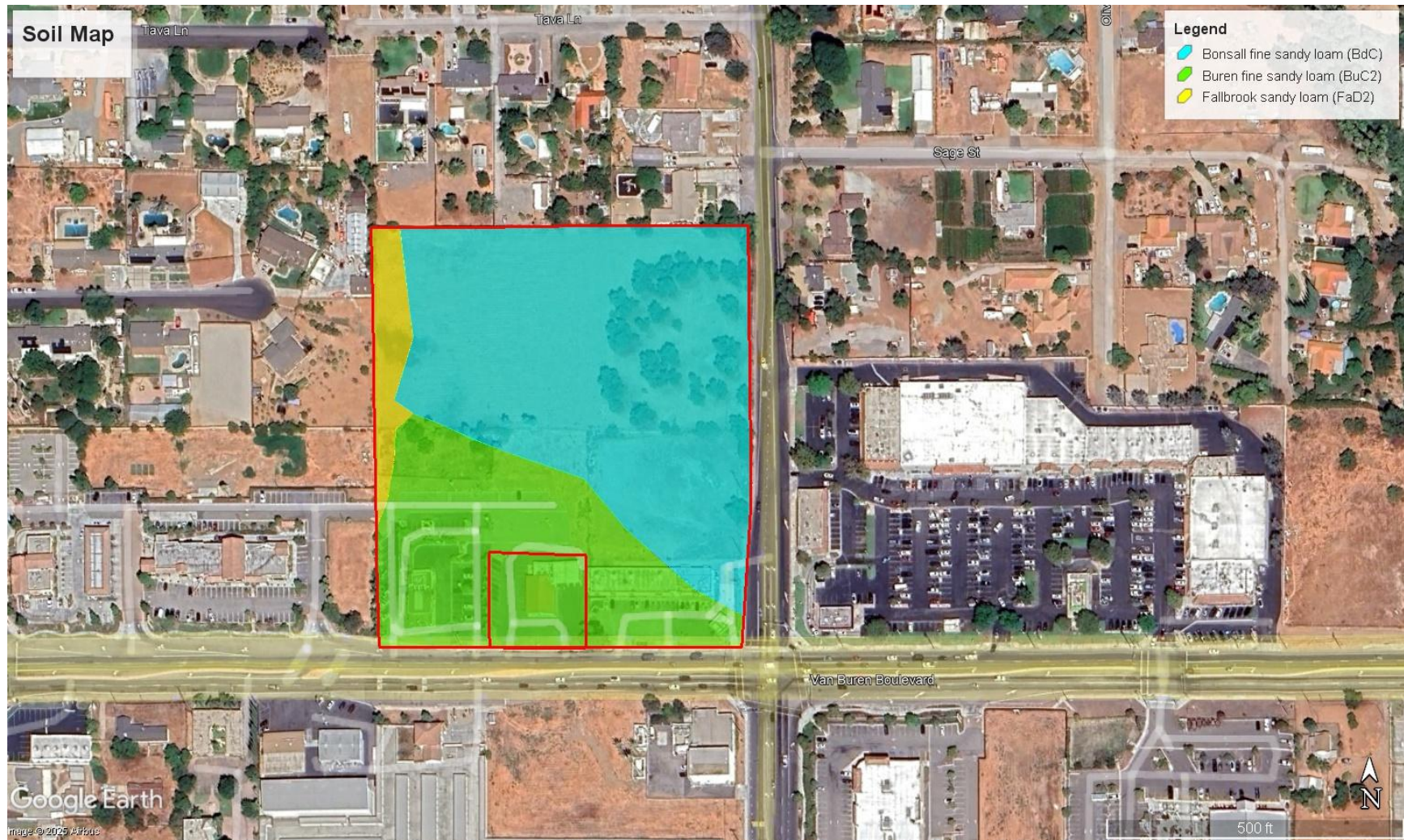


Figure 6: Soils at the Woodcrest Retail Center Project site (in red). Source: NRCS Soil Survey 2025.

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

5.1 Riparian/Riverine

Riparian/riverine areas are defined under Section 6.1.2 of the MSHCP as;

lands which contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or depend on soil moisture from a nearby freshwater source; or areas with fresh water flow during all or a portion of the year.

5.1.1 Methods

A delineation/assessment was conducted for Riparian/riverine areas as defined by the MSHCP. The Project area was checked in the field for the presence of streambeds, definable channels, wetland/riparian vegetation, hydric soils and any areas that would qualify as Riparian/riverine areas as defined under the MSHCP. All areas of topographic relief suspected of representing historic or current drainage patterns were inspected on-foot. Field visits were conducted on 26 February and 7 April 2025 by Paul Galvin. Results are discussed below.

5.1.2 Existing Conditions and Results

No streambeds, definable channels, hydric soils or any areas that would qualify as Riparian/riverine areas as defined under the MSHCP, were present onsite. 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 the hydrology is not suitable for ponding water. There are no channels, drainages or other features where water could pond or where wetland/riparian vegetation could grow.

Upland vegetation occurs throughout most of site (see below) and there were no areas with the absence of vegetation indicating standing water or flowing water.

The Fan Palm Grove is an artificial vegetation community surviving on water from the Farmer Boy Restaurant leach field. This leach field provides the soil moisture required to maintain the planted Fan Palm Grove and other species in this area. The Fan Palm Grove does not occur in a low-lying area, there is no creek, drainage or any source of surface water. Soils in the area are sandy and porous, and do not hold water. There was no surface water or ponding and soils were not wet but, were damp in a few spots during site visits.

The Fan Palm Grove relies on continued moisture discharge from the leach field to survive and cannot survive onsite under natural conditions. Therefore, the Fan Palm Grove is not considered riparian/riverine under the MSHCP.

In several historic aerial images on Google Earth (e.g., 11/2009, 11/2012, 11/2013, 2/2016, 2/2018 but not in more recent images, e.g., 1/2023 and 4/2025), there appear to be green vegetation or darkened soils on the project site that connect with similar areas offsite to the west (the open space between the houses) and north (16891 Tava). Field surveys conducted in spring 2025 confirm that the vegetation in these areas (both onsite and off-site) consisted of non-native upland species, primarily brome grasses.

In these areas (both onsite and off-site) there was no surface water or ponding and there are no channels, drainages or other features where water could pond or where wetland/riparian vegetation could grow. These areas (both onsite and off-site) had no streambeds, definable channels, hydric soils or any areas that would qualify as riparian/riverine areas as defined under the MSHCP.

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 26 February and 7 April 2025 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 for any significant period.

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 north to southwest so the hydrology is not suitable for ponding water. There are no flat areas, depressions or other areas where water could pond for any significant period.

Upland vegetation occurs throughout the site (except the Fan Palm area) and there were no areas with 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 26 February and 7 April 2025 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 for any significant period.

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 26 February and 7 April 2025 by Paul Galvin.

5.4.2 Existing Conditions and Results

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

The four small willows (*Salix lasiolepis*) present in the Fan Palm Grove area do not cover a sufficiently large area to provide habitat for riparian bird species and in addition there is no suitable understory.

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 25 March, 2025 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 the Project site and a buffer area of 150 meters outside the entire extent of the site boundary, where possible. The open non-native grassland areas to the south and west of the site was surveyed on foot but developed areas and residential backyards to the west and north of the site were surveyed via binoculars only. Off-site areas to the east and north were developed and unsuitable for burrowing owls. All these areas were surveyed a total of 4 times. Focused burrowing owl surveys were conducted on 25 March, 7 April, 12 May and 16 June 2025 by Paul Galvin (Table 1, Figures 7 and 8).

Surveys were conducted during the morning hours (approximately from 1 hour before sunrise to 2 hours after sunrise). Additional time was spent after each survey completion documenting burrow locations and obtaining photographs. 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 (except inaccessible areas as described above). 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
3/25/25	PG	7.00-9.00	100-100	56-60	0-0	Project site and 150m buffer area	None
4/07/25	PG	6.30-8.30	0-0	54-65	0-0	Project site and 150m buffer area	None

5/12/25	PG	5.00-7.30	20-0	57-83	1-2	Project site and 150m buffer area	None
6/16/25	PG	5.00-7.30	0-0	58-81	0-3	Project site and 150m buffer area	None

PG = Paul Galvin

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 (CNDDDB 2025, Dudek and Associates 2003).

Some of the more heavily vegetated areas of the site would not be considered as burrowing owl habitat (Figure 7), however, all areas were included in the survey.

California ground squirrels (*Otospermophilus beecheyi*) were present onsite and created numerous burrows. Occupied and unoccupied burrows large enough to potentially support burrowing owls were mapped (Figure 9). Mapped locations typically represent multiple burrows or one burrow with multiple entrances. None of these burrows within the Project site showed any evidence of owl occupancy.

Burrowing owls are presumed absent from the site.

7.3.1 Pre-construction burrowing owl surveys

Under the Western Riverside County MSHCP (Section 9.0, Table 9.2, Burrowing owl Species Objective 6), pre-construction presence/absence surveys for burrowing owl (*Athene cunicularia*) should be conducted for all Projects. To comply with this measure, a pre-construction presence/absence survey for burrowing owl shall be conducted at the Project site within 30 days prior to disturbance. Take of active nests shall be avoided.

If absence of this species is confirmed, Project work can proceed. If however, burrowing owl is located on site, the appropriate resource agencies (CDFW and USFWS) shall be contacted. The Project Applicant shall consult with the wildlife agencies regarding the most appropriate methods and timing for removal of owls. As necessary, owls shall be actively evicted following agency approved protocols (i.e., placing a one-way door at the burrow entrance to ensure that owls cannot access the burrow once they leave). Any such active eviction shall occur outside of the breeding/nesting season. That is, active eviction shall be accomplished between September 1 and February 15. If more than 30 days has elapsed between owl eviction and completion of clearing and grubbing activities, a subsequent survey for the burrowing owl shall be conducted to ensure that owls have not re-populated the site. Any reoccupation by owls shall require subsequent protocol active eviction.

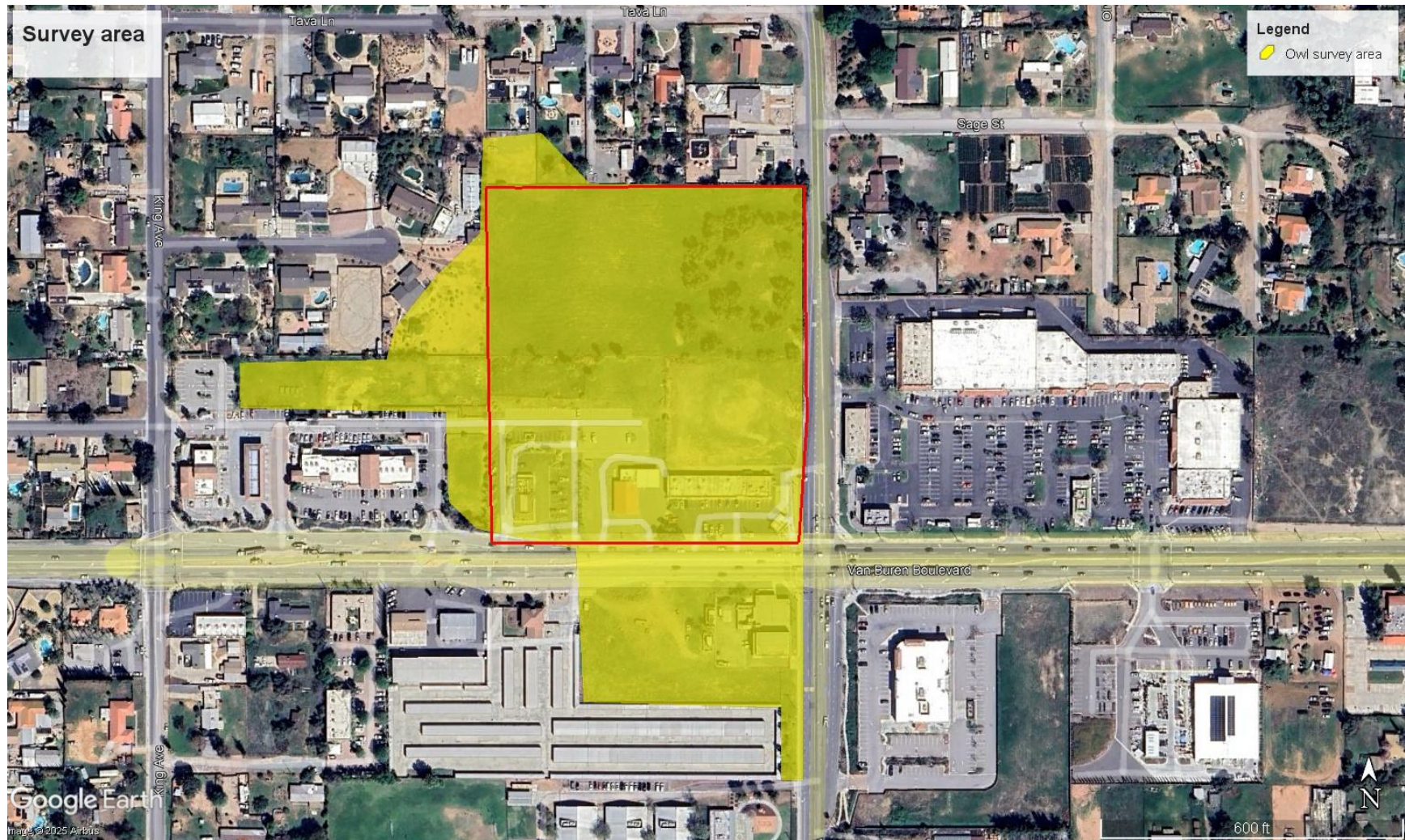


Figure 7: Burrowing owl survey area (yellow shading) at the Woodcrest Retail Center Project site (in red), including buffer survey area. Approximate survey routes consisted of walking transects spaced approximately 75 feet apart. Source: Google Earth, Inc.

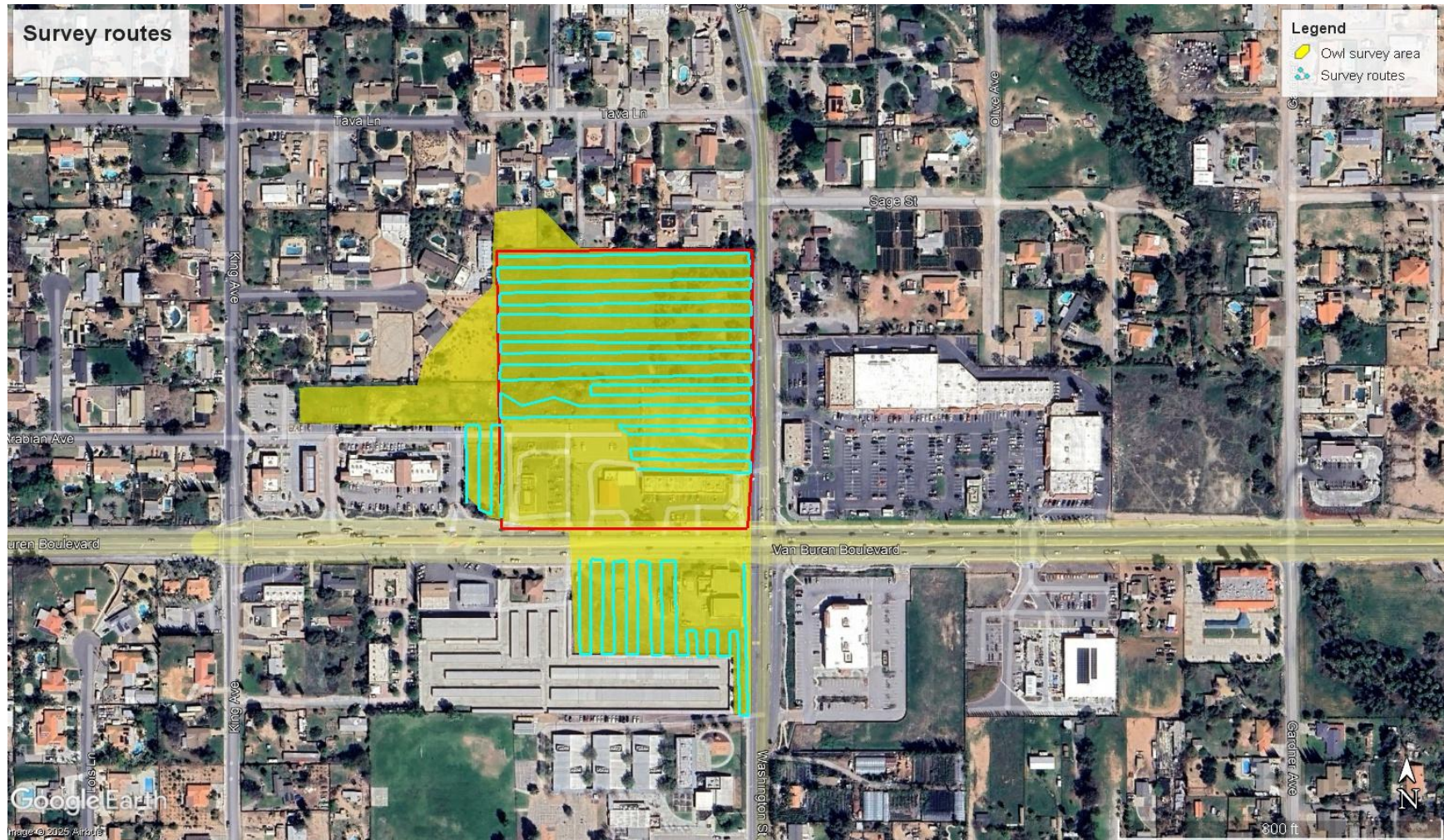


Figure 8: Burrowing owl survey area (yellow shading) at the Woodcrest Retail Center Project site (in red), including buffer survey area. Approximate survey routes in blue, consisted of walking transects spaced approximately 75 feet apart. Source: Google Earth, Inc.



Figure 9: Potential owl burrows at the Woodcrest Retail Center Project site. Source: Google Earth, Inc.

Woodcrest Retail Center Project site photographs 2025.



Photograph 1: Southern area of site looking from eastern boundary, April 2025.



Photograph 2: Southwestern area of site looking from eastern area, April 2025.



Photograph 3: Northwestern area of site looking from central area, April 2025.



Photograph 4: Northeastern area of site looking from central area, April 2025.



Photograph 5: Fan Palm Grove looking from west, April 2025.



Photograph 6: Fan Palm Grove looking from central area, April 2025.



Photograph 7: One of the potential owl burrows, April 2025.



Photograph 8: One of the potential owl burrows, April 2025.



Photograph 9: One of the potential owl burrows, April 2025.



Photograph 10: One of the potential owl burrows, April 2025.

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.

8.3 Crotch's bumblebee

8.3.1 Background

Crotch's bumble bee (*Bombus crotchii*) is a candidate for listing under the California Endangered Species Act (CESA), and it receives similar protections as a state-listed species, until a decision on candidacy is determined.

Historically, Crotch's bumble bees occurred in central and southern California and south to Baja California, generally excluding mountainous and desert regions. Today, Crotch's bumble bees are largely absent from the Central Valley and appear to be most abundant in coastal southern California (CDFW, 2019).

Habitat for Crotch's bumble bee primarily includes open grasslands and shrublands, but chaparral, desert margins including Joshua tree and creosote scrub, and semi-urban settings can also be used (CDFW, 2019). They also prefer a hotter and drier climate than other bumble bee species. Crotch's bumble bee nests underground, often in abandoned rodent dens but old bird nests, tree cavities, rock piles, and grass tufts can also be used (Williams, 1998, Williams, P., S. Colla, and Z. Xie. 2009, Williams, P. H., and J. L. Osborne. 2009).

Crotch's bumblebee is characterized as a short-tongued species and is characterized as a dietary generalist due to the wide range of host plants utilized. Preferred plant species include milkweeds (*Asclepias* spp.), pincushions (*Leucospermum* spp.), lupines (*Lupinus* spp.), burclovers (*Medicago* spp.), scorpionweeds (*Phacelia* spp.), sages (*Salvia* spp.),

dustymaidens (*Chaenactis* spp.), phacelias (*Phacelia* spp.), snapdragons (*Antirrhinum* spp.), clarkia (*Clarkia* spp.), poppies and wild buckwheats, with milkweeds being the preferred host plant (Williams, 1998, Williams, P., S. Colla, and Z. Xie. 2009, Williams, P. H., and J. L. Osborne. 2009).

Crotch's bumblebees are social insects that live in colonies composed of a queen, workers, and reproductives. New colonies are formed annually, with only mated queens overwintering. Queens emerge from hibernation from February to March, and form a new nest. The highest period of activity for the colony is from April to August, when worker and male drone abundances peak (Williams, 1998, Williams, P., S. Colla, and Z. Xie. 2009, Williams, P. H., and J. L. Osborne. 2009).

8.3.2 *Methods*

The Project area was checked in the field for the presence of suitable Crotch's bumblebee habitat, specifically the plant species utilized by this species. All areas were inspected on-foot. Field visits were conducted on 26 February and 7 April 2025 by Paul Galvin.

8.3.3 *Existing Conditions and Results*

The Project site does contain open grasslands and semi-urban settings, but these areas were degraded and support almost entirely non-native plant species. The surrounding areas are also almost entirely developed.

More importantly, none of the Crotch's bumble bee preferred plant species, including milkweeds, were present onsite. No milkweeds, pincushions, lupines, burclovers, scorpionweeds, sages, dustymaidens, phacelias, snapdragons, clarkia, poppies or wild buckwheats were present onsite. In fact few wildflowers were present, and the annual site disking would remove any wildflowers that did occur onsite.

In the absence of suitable preferred host plant species onsite, Crotch's bumble bee is assumed absent from the site and protocol-level focused surveys are not required.

8.4 **Monarch butterfly**

8.4.1 *Background*

The California overwintering population of the Monarch butterfly (*Danaus plexippus plexippus* pop. 1) is a proposed Threatened species under the Federal Endangered Species Act (ESA). The listing review process is ongoing and the monarch is not federally protected until a final decision is made. The monarch is not listed under the California Endangered Species Act (CESA).

Historically, monarchs were abundant across North America, but are now in decline due to habitat loss, pesticides, and climate change. Monarchs in western North America have declined by more than 95% since the 1980s (Xerces Society 2026¹). The western population is generally found west of the Rocky Mountains and overwinters along the California coast and into northern Baja California, Mexico.

Breeding and migrating monarchs utilize a variety of habitats, including scrub, grasslands, prairie remnants, agricultural areas, urban and suburban residential areas and roadsides, almost anywhere there is access to their host plants (Xerces Society 2026², CDFW 2026³). In California, monarchs overwintering roosts are in eucalyptus, Monterey pines and Monterey cypress trees.

Monarch butterflies require healthy and abundant milkweed plants for both laying eggs on and as a food source for caterpillars. This is the only food source for the caterpillars (USFWS 2026⁴). A wide variety of blooming nectar resources (flowers) are needed for adults throughout the breeding season, migration and overwintering. In western North America, nectar and milkweed resources are often associated with riparian corridors, and milkweed may function as the principal nectar source for monarchs in more arid regions (USFWS 2026⁵, Xerces Society 2026⁶).

8.4.2 Methods

The Project area was checked in the field for the presence of suitable Monarch butterfly habitat, specifically the plant species utilized by this species. All areas were inspected on-foot. Field visits were conducted on 26 February and 7 April 2025 by Paul Galvin.

8.4.3 Existing Conditions and Results

The Project site does contain open grasslands and semi-urban settings, but these areas were degraded and support almost entirely non-native plant species. The surrounding areas are also almost entirely developed.

No milkweeds were present onsite. In fact few wildflowers were present, and the annual site disking would remove any wildflowers that did occur onsite. No eucalyptus, Monterey pine or Monterey cypress groves were present onsite. The two small eucalyptus trees in the landscaped area were not suitable for overwintering Monarchs (too small and surrounded by an active gas station).

¹ Xerces Society 2026. <https://xerces.org/monarchs>

² Xerces Society 2026. <https://xerces.org/monarchs>

³ CDFW 2026. <https://wildlife.ca.gov/Conservation/Invertebrates/Monarch-Butterfly>

⁴ USFWS 2026. <https://www.fws.gov/species/monarch-danaus-plexippus>

⁵ USFWS 2026. <https://www.fws.gov/species/monarch-danaus-plexippus>

⁶ Xerces Society 2026. <https://xerces.org/monarchs>

In the absence of suitable preferred host plant species (milkweeds) onsite, Monarch butterfly is assumed absent from the site.

No monarch butterflies were observed onsite during the field surveys.

8.5 Bat species

No bat species are specifically covered under the MSHCP, although the MSHCP preserved and conserved areas do provide suitable habitat for many bat species. Several special status bat species occur in southern California and a number of them potentially occur in the project vicinity (Table 3).

Habitat at the project site is not suitable for bat species, lacking suitable roosting sites such as caves, old mines, old buildings, cliffs etc. There were some trees present but there was no evidence of bat roosting areas and no bats were observed onsite.

No maternity roosts, night or daytime bat roosts were observed onsite and no bats were observed onsite.

Table 3: Special status bat species potentially occurring in the project vicinity.

Definitions - status: CDFW SSC = California species of special concern, WBWG = western bat working group, H = high, LM = low medium. Occurrence onsite: Not Expected = does not occur due to limited suitable habitat onsite and not detected.

<i>Lasiurus xanthinus</i>	Western yellow bat	ESA: None CESA: None	CDFW: SSC WBWG: H	Not Expected	Usually occur in riparian, oak or pinyon-juniper woodland and urban areas, Roosts in trees
<i>Antrozous pallidus</i>	pallid bat	ESA: None CESA: None	CDFW: SSC WBWG: H	Not Expected	Coastal sage scrub, oak woodland and chaparral; roosts in caves, mines, rock crevices, trees and buildings
<i>Macrotus californicus</i>	California leaf-nosed bat	ESA: None CESA: None	CDFW: SSC WBWG: H	Not Expected	roosts in caves or old mines
<i>Corynorhinus townsendii</i>	Western big-eared bat	ESA: None CESA: None	CDFW: SSC WBWG: H	Not Expected	roosts in caves, old mines or buildings
<i>Myotis thysanodes</i>	fringed myotis	ESA: None CESA: None	CDFW: SSC WBWG: H	Not Expected	caves, old buildings
<i>Myotis volans</i>	long-legged myotis	ESA: None CESA: None	CDFW: SSC WBWG: H	Not Expected	buildings, pockets and crevices in rocks
<i>Myotis yumanensis</i>	Yuma myotis	ESA: None CESA: None	CDFW: SSC WBWG: LM	Not Expected	caves, tunnels and buildings in arid areas
<i>Eumops perotis californicus</i>	California mastiff bat	ESA: None CESA: None	CDFW: SSC WBWG: H	Not Expected	widespread forager; roosts in cliffs and buildings

8.6 Non-MSHCP listed and special-status species

Other than bats and the additional species discussed in Section 8 above, no non-MSHCP listed or special status species have the potential to occur onsite. This was based on a review of CNDDDB (2026)⁷, published literature, field surveys and onsite assessments.

8.7 Wildlife movement corridors and linkages

The terms “wildlife corridors” and “linkages” are based upon fundamental ecological concepts, but can be easily misinterpreted because: 1) universally accepted definitions of these terms have not been established; 2) each term can be interpreted using different time scales (i.e. daily, seasonal, annual and evolutionary) and spatial scales (i.e. microclimate, local, community, and landscape) which changes their meaning; 3) the areas and values change from species to species; and, 4) the understanding of how these processes work is on-going and conclusions are subject to revision. The following definitions are intended to provide a working understanding of corridors and linkages and are summarized from several sources (Penrod *et al.* 2003, USCA9D 1990, Barrett and Livermore 1983, Beier 1993).

Wildlife corridor - Wildlife corridors are areas which animals can use to move from one patch of suitable habitat to another. These areas would be expected to have the least habitat fragmentation relative to surroundings areas. A wildlife corridor establishes connectivity for animals to move, live, reproduce and respond to functional ecological processes during the course of a year to several years. The quality and functionality of a particular wildlife corridor varies from species to species.

Wildlife crossings are generally small, narrow wildlife corridors that allow wildlife to pass through an obstacle or barrier such as a roadway to reach another patch of habitat. Wildlife crossings are manmade and include culverts, drainage pipes, underpasses, tunnels, and, more recently, crossings created specifically for wildlife movement over or under highways.

Both wildlife crossings and wildlife corridors function to prevent habitat fragmentation that would result in the loss of species that require large contiguous expanses of unbroken habitat and/or that occur in low densities.

Linkages – Linkages are areas that provide for long term movement or interaction of wildlife to maintain natural evolutionary and ecological patterns. Linkages are fundamental for gene flow and large scale ecological processes. These areas are usually

⁷ CNDDDB 2026. California Natural Diversity Data Base (CNDDDB) 2026. Riverside East USGS 7.5-minute quadrangle.

defined by the zones of “least resistance” for the genes of a given species to move or “flow” between core reserve populations.

No wildlife corridors or linkages are known at the Project site. The site is mostly surrounded by existing development and it is unlikely that the site is of any significance to wildlife movement.

During preparation of the MSHCP wildlife corridors and habitat linkages were analyzed extensively and, no MSHCP wildlife habitat linkages or movement corridors were identified at the project site or its vicinity.

8.8 USACE/RWQCB and CDFW jurisdictional resources

The Army Corps of Engineers (USACE), California Regional Water Quality Control Board (RWQCB) and California Department of Fish and Wildlife (CDFW) all have similar but slightly different definitions for jurisdictional areas.

Broadly speaking, jurisdiction of waters, streams, creeks and drainages includes the bed and bank of the channel up to the ordinary high-water mark, with the addition of adjacent wetlands for USACE/RWQCB and of riparian vegetation for CDFW. The exact definitions and rules vary by agency.

8.8.1 Methods

A delineation/assessment was conducted for USACE/RWQCB and CDFW jurisdictional resources. The Project area was checked in the field for the presence of streambeds, definable channels, wetland/riparian vegetation, hydric soils, vernal pools, temporary pools, hydrology, any portions of the site with the potential to support ponded water and any areas that would qualify as jurisdictional areas as defined by each of the three agencies. All areas of topographic relief suspected of representing historic or current drainage patterns were inspected on-foot. Field visits were conducted on 26 February and 7 April 2025 by Paul Galvin. Results are discussed below.

8.8.2 Existing Conditions and Results

No streambeds, definable channels, hydric soils, wetlands or any areas that would qualify as USACE/RWQCB or CDFW jurisdictional resources were present onsite. 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 the hydrology is not suitable for ponding water. There are no channels, drainages or other features where water could pond or where wetland/riparian vegetation could grow.

Upland vegetation occurs throughout most of site (except the Fan Palm area, see below) and there were no areas with the absence of vegetation indicating standing water or flowing water.

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 for any significant period.

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 north to southwest so the hydrology is not suitable for ponding water. There are no flat areas, depressions or other areas where water could pond for any significant period.

Upland vegetation occurs throughout the site (except the Fan Palm area, see below) and there were no areas with the absence of vegetation indicating standing water.

The Fan Palm Grove is an artificial vegetation community surviving on water from the Farmer Boy Restaurant leach field. This leach field provides the soil moisture required to maintain the planted Fan Palm Grove and other species in this area. The Fan Palm Grove does not occur in a low-lying area, there is no creek, drainage or any source of surface water. Soils in the area are sandy and porous, and do not hold water. There was no surface water or ponding and soils were not wet but, were damp in a few spots during site visits.

The Fan Palm Grove relies on continued moisture discharge from the leach field to survive and cannot survive onsite under natural conditions. Therefore, the Fan Palm Grove is not considered a USACE/RWQCB or CDFW jurisdictional resource.

In several historic aerial images on Google Earth (e.g., 11/2009, 11/2012, 11/2013, 2/2016, 2/2018 but not in more recent images, e.g., 1/2023 and 4/2025), there appear to be green vegetation or darkened soils on the project site that connect with similar areas offsite to the west (the open space between the houses) and north (16891 Tava). Field surveys conducted in spring 2025 confirm that the vegetation in these areas (both onsite and off-site) consisted of non-native upland species, primarily brome grasses.

In these areas (both onsite and off-site) there was no surface water or ponding and there are no channels, drainages or other features where water could pond or where wetland/riparian vegetation could grow. These areas (both onsite and off-site) had no streambeds, definable channels, hydric soils or any areas that would qualify as USACE/RWQCB or CDFW jurisdictional resource.

8.8.3 Conclusion

No streambeds, definable channels, hydric soils, wetlands, vernal pools or temporary rain pools occur within the Project site.

There were no areas onsite that would qualify as USACE/RWQCB or CDFW jurisdictional resources.

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. This section is therefore not necessary for this project.

10.0 BEST MANAGEMENT PRACTICES (VOLUME 1, APPENDIX C)

Though not observed at the Project site, there is the potential for the Project to result in potentially significant impacts to the burrowing owl. Additionally, Project construction activities could potentially adversely affect any nesting bird(s) that may be present within the site at the time of Project construction.

To ensure potential impacts to nesting birds and BUOW and nesting birds are maintained at levels that would be less-than-significant, the following are recommended as Project Mitigation Measures.

- Nesting birds. Impacts to nesting birds shall 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 shall 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

shall 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.

- Construction Minimization measures
 1. Within 30 days prior to disturbance at the Project site, a pre-construction survey shall 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, shall be located outside any sensitive biological resources.
 3. The limits of the work shall be flagged prior to start of work.

In addition, the standard BMPs from Appendix C, Volume 1 of the MSHCP, listed below, will be implemented.

**Volume 1 - APPENDIX C of MSHCP
STANDARD BEST MANAGEMENT PRACTICES**

1. A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.
2. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.
3. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.
4. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.
5. Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.
6. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7.

7. When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing or other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments offsite. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.
8. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS, and CDFG, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.
9. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.
10. The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.
11. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.
12. Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.
13. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).
14. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.
15. The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.

11.0 MSHCP CONSISTANCY

11.1 MSHCP Mitigation Fee

Prior to issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project proponent shall pay the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Local Development Mitigation Fee in effect at the time of payment, consistent with Riverside County Ordinance No. 810, as amended, and the MSHCP Mitigation Fee Implementation Manual.

11.2 Conclusion/Consistency Determination

All required biological surveys were conducted for The Woodcrest Retail Center Project site.

There is no Cell(s) or Cell Group within the Project site and no part of the Project site is required for conservation, reserve assembly or as part of a habitat linkage or wildlife movement corridor under the MSHCP.

The only MSHCP focused survey requirements were for burrowing owl. Focused burrowing owl surveys were conducted and no burrowing owl was detected. No Section 6.1.2 resources are present.

The required BMPs would be implemented at the appropriate timing.

With payment of the mitigation fee and implementation of the BMPs, The Woodcrest Retail Center Project is consistent with the MSHCP.

12.0 APPENDIX

12.1 References

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12.2 Plant species detected at the Woodcrest Project site, 2025.

SCIENTIFIC NAME (SYNONYM)	COMMON NAME
PINACEAE	PINE FAMILY
<i>Pinus sp.*</i>	Pine
ANGIOSPERMS - DICOTYLEDONES	DICOTS
AIZOACEAE	CARPET-WEED FAMILY
<i>Mesembryanthemum crystallinum*</i>	Crystal Iceplant
AMARANTHACEAE	AMARANTH FAMILY
<i>Amaranthus albus*</i>	Tumbling Pigweed
ANACARDIACEAE	SUMAC or CASHEW FAMILY
<i>Schinus molle*</i>	Peruvian Pepper Tree
ASTERACEAE	SUNFLOWER FAMILY
<i>Ambrosia psilostachya</i>	Western Ragweed
<i>Centaurea melitensis*</i>	Tocalote
<i>Heterotheca grandiflora</i>	Telegraph Weed
<i>Isocoma menziesii</i>	Goldenbush
<i>Lactuca serriola*</i>	Prickly or Wild Lettuce
<i>Oncosiphon piluliferum*</i>	Stinknet
<i>Sonchus asper*</i>	Prickly Sow Thistle
BORAGINACEAE	BORAGE FAMILY
<i>Amsinckia menziesii</i>	Rigid Fiddleneck
BRASSICACEAE	MUSTARD FAMILY
<i>Hirschfeldia incana</i>	Shortpod or Summer Mustard
<i>Sisymbrium irio*</i>	London Rocket
CHENOPODIACEAE	GOOSEFOOT FAMILY
<i>Chenopodium album*</i>	Lamb's Quarter
<i>Salsola tragus*</i>	Russian Thistle
FABACEAE	LEGUME FAMILY
<i>Trifolium arvense*</i>	Rabbitfoot Clover
GERANIACEAE	GERANIUM FAMILY
<i>Erodium cicutarium*</i>	Red-Stemmed Filaree
MALVACEAE	MALLOW FAMILY
<i>Malva parviflora*</i>	Cheeseweed
MYRTACEAE	MYRTLE FAMILY
<i>Eucalyptus camaldulensis*</i>	River Red Gum
<i>Eucalyptus sp.*</i>	Gum Tree
POLYGONACEAE	BUCKWHEAT FAMILY
<i>Rumex crispus*</i>	Curly Dock
SALICACEAE	WILLOW FAMILY
<i>Salix lasiolepis</i>	Arroyo Willow

ANGIOSPERMS - MONOCOTYLENDONES	MONOCOTS
ARECACEAE	PALM FAMILY
<i>Phoenix sp.*</i>	Exotic Palm
<i>Washingtonia spp.*</i>	Fan Palm
POACEAE	GRASS FAMILY
<i>Avena fatua*</i>	Wild Oat
<i>Bromus diandrus*</i>	Common Ripgut Grass
<i>Bromus madritensis ssp. rubens*</i>	Foxtail Chess or Red Brome
<i>Bromus spp.*</i>	Brome Grass
<i>Hordeum murinum*</i>	Wall Barley
<i>Pennisetum setaceum*</i>	African Fountain Grass
TYPHACEAE	CATTAIL FAMILY
<i>Typha sp.</i>	Cattail
KEY: Asterisk (*) = non-native species or cultivated; + = sensitive species; Sources: Taxonomy - Hickman (1993), http://ucjeps.berkeley.edu/interchange.html , July 2025; Common names and non-native species designations according to Roberts (1998), then Hickman (1993)	

12.2 Wildlife species detected at the Woodcrest Project site, 2025.

FAMILY/SPECIES NAME	COMMON NAME
REPTILIA	REPTILES
PHRYNOSOMATIDAE	ZEBRA-TAILED, EARLESS, FRING-TOED, SPINY, TREE, SIDE-BLOTCHED AND HORNED LIZARDS
<i>Sceloporus occidentalis</i>	Western Fence Lizard
AVES	BIRDS
COLUMBIDAE	PIGEONS AND DOVES
<i>Zenaida macroura</i>	Mourning Dove
<i>Streptopelia decaocto</i>	Eurasian Collared-Dove
<i>Columba livia</i>	Rock Pigeon
TROCHILIDAE	HUMMINGBIRDS
<i>Calypte anna</i>	Anna's Hummingbird
ACCIPITRIDAE	HAWKS, KITES, EAGLES AND ALLIES
<i>Buteo jamaicensis</i>	Red-tailed Hawk
FALCONIDAE	CARCARAS AND FALCONS
<i>Falco sparverius</i>	American Kestrel
TYRANNIDAE	TYRANT FLYCATCHERS
<i>Tyrannus vociferans</i>	Cassin's Kingbird
<i>Tyrannus verticalis</i>	Western Kingbird
<i>Sayornis nigricans</i>	Black Phoebe
<i>Sayornis saya</i>	Say's Phoebe
CORVIDAE	JAYS AND CROWS
<i>Corvus brachyrhynchos</i>	American Crow
<i>Corvus corax</i>	Common Raven
HIRUNDINIDAE	SWALLOWS
<i>Petrochelidon pyrrhonota</i>	Cliff Swallow
TROGLODYTIDAE	WRENS
<i>Thryomanes bewickii</i>	Bewick's Wren
MIMIDAE	MOCKINGBIRDS AND THRASHERS
<i>Mimus polyglottos</i>	Northern Mockingbird
PASSERIDAE	OLD WORLD SPARROWS
<i>Passer domesticus</i>	House Sparrow
FRINGILLIDAE	FRINGILLINE AND CARDUELINE FINCHES
<i>Haemorhous mexicanus</i>	House Finch
<i>Spinus psaltria</i>	Lesser Goldfinch

EMBERIZIDAE	EMBERIZIDS
<i>Zonotrichia leucophrys</i>	White-crowned Sparrow
<i>Melospiza melodia</i>	Song Sparrow
<i>Melospiza crissalis</i>	California Towhee
PARULIDAE	WOOD-WARBLERS
<i>Setophaga coronata</i>	Yellow-rumped Warbler
MAMMALIA	MAMMALS
LEPORIDAE	RABBITS & HARES
<i>Sylvilagus audubonii</i>	Desert Cottontail
SCIURIDAE	SQUIRRELS, CHIPMUNKS & MARMOTS
<i>Otospermophilus beecheyi</i>	California Ground Squirrel

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