

Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis

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Position: 11 N 505584 3714045 (± 32.8 ft)
Altitude: 2317ft (± 62.3 ft)
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Zoom: 0.5X



HAN 200002

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

HAN 200002

CUP 190046

ASSESSOR'S PARCEL NUMBER 915-330-040

County of Riverside, California (Permittee)

4080 Lemon Street
Riverside, CA 92501

Glen Aery (Applicant)

38455 E. Benton Road
Hemet CA, 92544
Mobile: (951) 514-1673
E-Mail: glenaery@yahoo.com



43430 E. Florida Avenue, Suite F

PMB 291

Hemet, California 92544

Contact: Tim Searl

Mobile: (951) 805-2028

E-Mail: tsearl@searlbio.com

Website: www.searlbio.com

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1.0 EXECUTIVE SUMMARY

This Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis (Analysis) provides the results of the required MSHCP assessments in order to determine if HAN 200002; a proposed Commercial Agriculture Facility (Project), was consistent with the goals and objectives of the MSHCP. The subject property (Property and/or Site), Assessor's Parcel Number (APN) 915-330-040, was not located within a MSHCP-designated assessment area for covered species. The Project required a MSHCP Section 6.1.2 *Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools* (MSHCP Section 6.1.2) assessment, and compliance with MSHCP Section 6.1.4 *Guidelines Pertaining to the Urban/Wildlands Interface* (MSHCP Section 6.1.4).

The Property was located on the eastside of East Benton Road in an unincorporated area of Riverside County (County) approximately one aerial mile southwest of the intersection of East Benton Road and Sage Road (R3).

The Site was located in the western portion of the REMAP Area Plan (RAP) within the northwestern portion of Subunit 2 – Wilson Valley/Sage (SU2). The Project was located in the northern portion of Cell Group R within Criteria Cell 6056 which was partially within the 35% targeted conservation area of the northern portion of Cell Group R. The Applicant will convey 5.33-acres as Additional Reserve Land (ARL) in the eastern portion of the Property, which consisted primarily of coastal sage scrub. The Reserve Assembly Analysis, detailed in Section 3.0 below, indicates that Criteria Cell Group R has the land available to meet the target conservation acreage with the development of the Project including the 5.33-acres for ARL.

No MSHCP Section 6.1.2 resources were present on the Property. Two upland swales; designated as Feature A and Feature A₁ and described in Section 5.0 below, were present on the Property but did not contain evidence of concentrated flow (i.e., incised channel, ordinary high-water mark, definitive bed and bank, debris, bent vegetation, etc.).

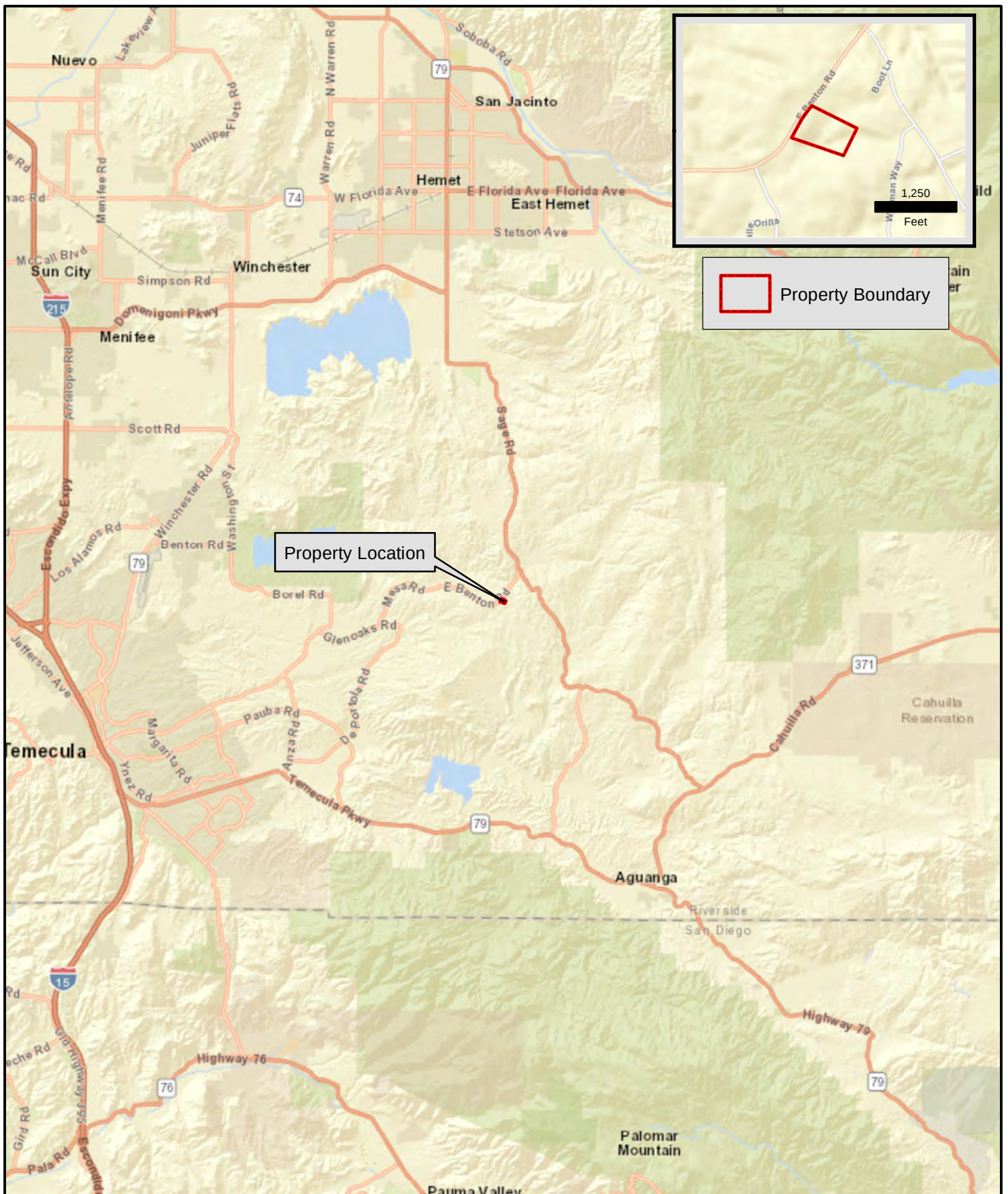
A Project at this location, with the contribution of 5.33-acres of ARL, is consistent with the goals and objectives of the MSHCP.

2.0 INTRODUCTION

The purpose of this MSHCP Analysis was to summarize the biological data for the Project, and to document the Project's consistency with the goals and objectives of the MSHCP. According to the RCA's MSHCP Information Application (Regional Conservation Authority, 2021), the Project did not require an assessment for specific covered species (i.e., Amphibians, Burrowing Owl, Mammals, and/or Narrow Endemic/Criteria Area Plants. The Project did require a MSHCP Section 6.1.2 assessment and compliance with MSHCP Section 6.1.4.

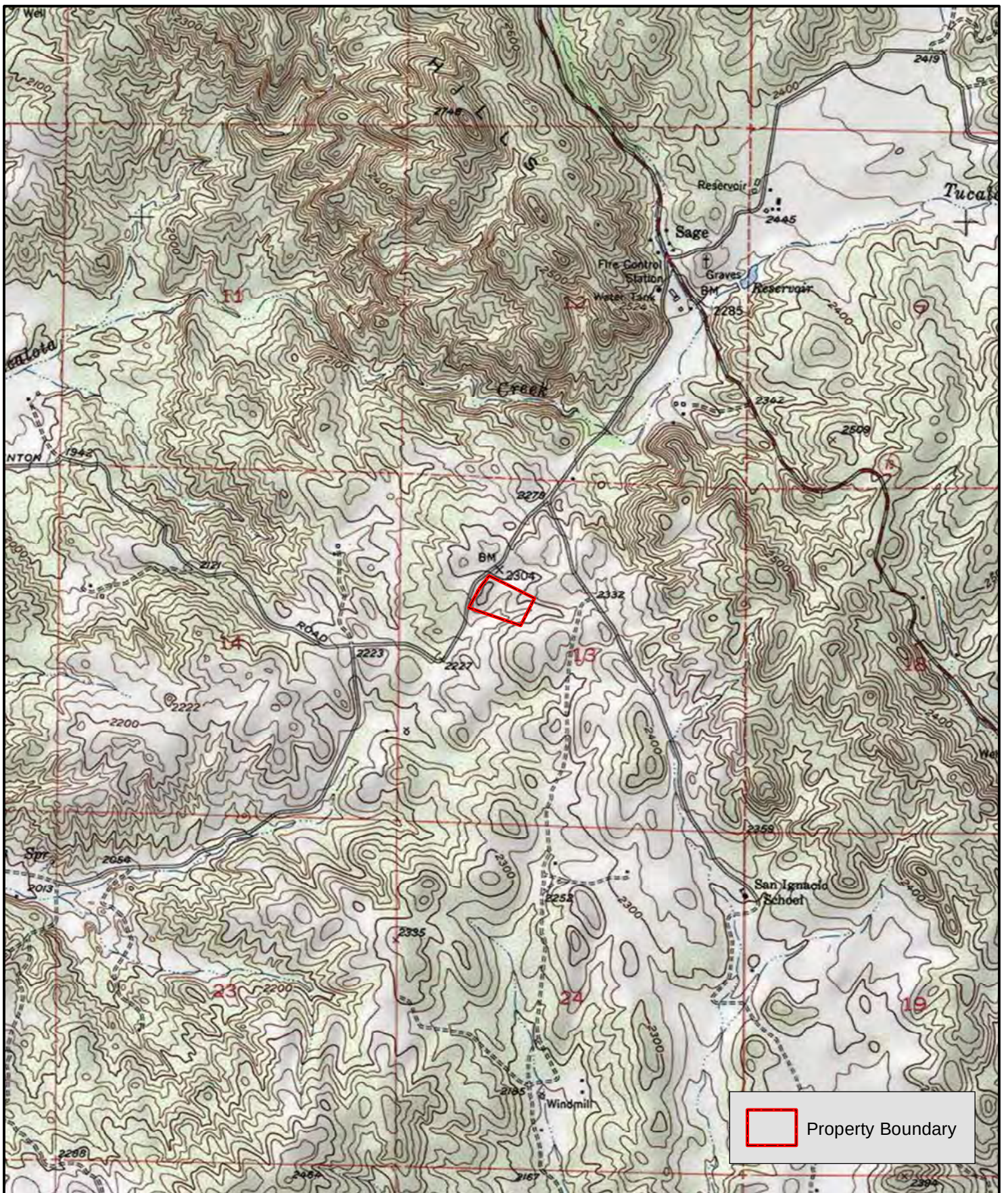
The Property was located on the eastside of East Benton Road in an unincorporated area of County approximately one aerial mile southwest of the intersection of East Benton Road and Sage Road (R3). *Figure 1 - Regional Map* (Page 2) and *Figure 2 - Vicinity Map* (Page 3) depict the location of the Property.

The Property was geographically located in Township 7 South, Range 1 West, in Section 13 of the Sage 7.5 Minute United States Geological Survey (USGS) California Quadrangle. *Figure 3 - USGS Topographic Map* (Page 4) depicts the Property's geographic location. The Universal Transverse Mercator (UTM) coordinates of the approximate center of the Site was Zone 11S; 505,495-meters East; 3,714,159-meters North; North American Datum 1983 (NAD83).



0 2.5 5 10 Miles
1:250,000

FIGURE 2
Vicinity Map



0 0.25 0.5 1 Miles
1:24,000

FIGURE 3
USGS Topographic
Map

2.1 Project Area

The Project consisted of APN 915-330-040 and a portion of the East Benton Road Right-of-Way (RW) for ingress/egress. All onsite and proposed development acreages throughout the remainder of this document were based on the Project's AutoCAD file prepared by Ventura Engineering Inland, Inc. (Ventura Engineering), which was converted for ArcGIS use by Searl Biological Services (SBS). Project areas outside of the Property were considered offsite. *Figure 4 – Project Area* (Page 6) depicts the Property, Project Daylight/Limits of Grading, BMP Basins, BMP Riprap inlets/outlets, a Water Storage Tank located outside the Daylight, and HAN 200002 Development/ARL areas. A solid fence (i.e., vinyl, wood, etc.) will be installed around the Project to provide a barrier between the 4.55-acre area approved for development by HAN 200002, and the 5.33-acre area that will be conveyed as ARL through HAN 200002. The Project and fence alignment are depicted on the attached grading and site plan in Appendix A.

The Property totaled 9.88-acres¹. The total area proposed for the Project was 2.33-acres with 2.30-acres onsite and 0.03-acre offsite for ingress/egress. The HAN 200002 Development area totaled 4.55-acres in the western portion with the remaining 5.33-acres of the Property in the eastern portion being conveyed for inclusion in the MSHCP Reserve Assembly as ARL which is detailed below in Section 3.0.

2.2 Project Description

A single-family home currently resides on the Property and will remain in place. The Project proposes a Commercial Agriculture Facility. The Project will consist of eight green houses, a processing area, breakroom trailer, two biofiltration basins with associated riprap collection/discharge areas, a water and fire water storage tank, 17 standard parking spaces, one ADA accessible parking space, and an access driveway with a turnaround at its terminus on the Site. A solid fence will also be installed around the HAN 200002 Development area. The Project also convey 5.33-acres in the eastern portion of the Property for inclusion in the MSHCP Reserve Assembly as ARL.

2.3 Covered Roads

According to the RCA's MSHCP Information Application (Regional Conservation Authority, 2021), East Benton Road is designated as a "Mountain Arterial" Covered Road. A paper road, or proposed future alignment, was also depicted by the RCA's MSHCP Information Application designated as a "Collector" Covered Road. The Right-of-Way (RW) was likely old and abandoned given its alignment traveling through existing homes, including the Applicant's.

2.4 Covered Public Access Facilities

The Project does not entail the construction of, or improvements to, a Covered Public Access Facility.

2.5 General Setting

The Property was located in an area consisting primarily of rural residential, equestrian ranchettes, and natural open space. Tualota Creek was located approximately 0.5-mile northeast of the Project. The Magee Hills, aligned northwest to southeast, were present approximately 1,500-feet northeast of the Property at their closest proximity to the Site. *Figure 5 – General Setting Aerial Photograph* (Page 7) depicts the setting of a 1:24,000-scale area around the Property.

¹ All acreages throughout this document were based on an AutoCAD file of the legal surveyed property boundary from Ventura Engineering that was converted by SBS using ArcMap (GIS). Acreages may not be exact and may not match other sources (i.e., county APNs) due to the conversion process and the fact these acreages are based on a legal survey.

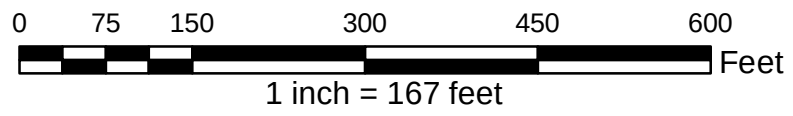
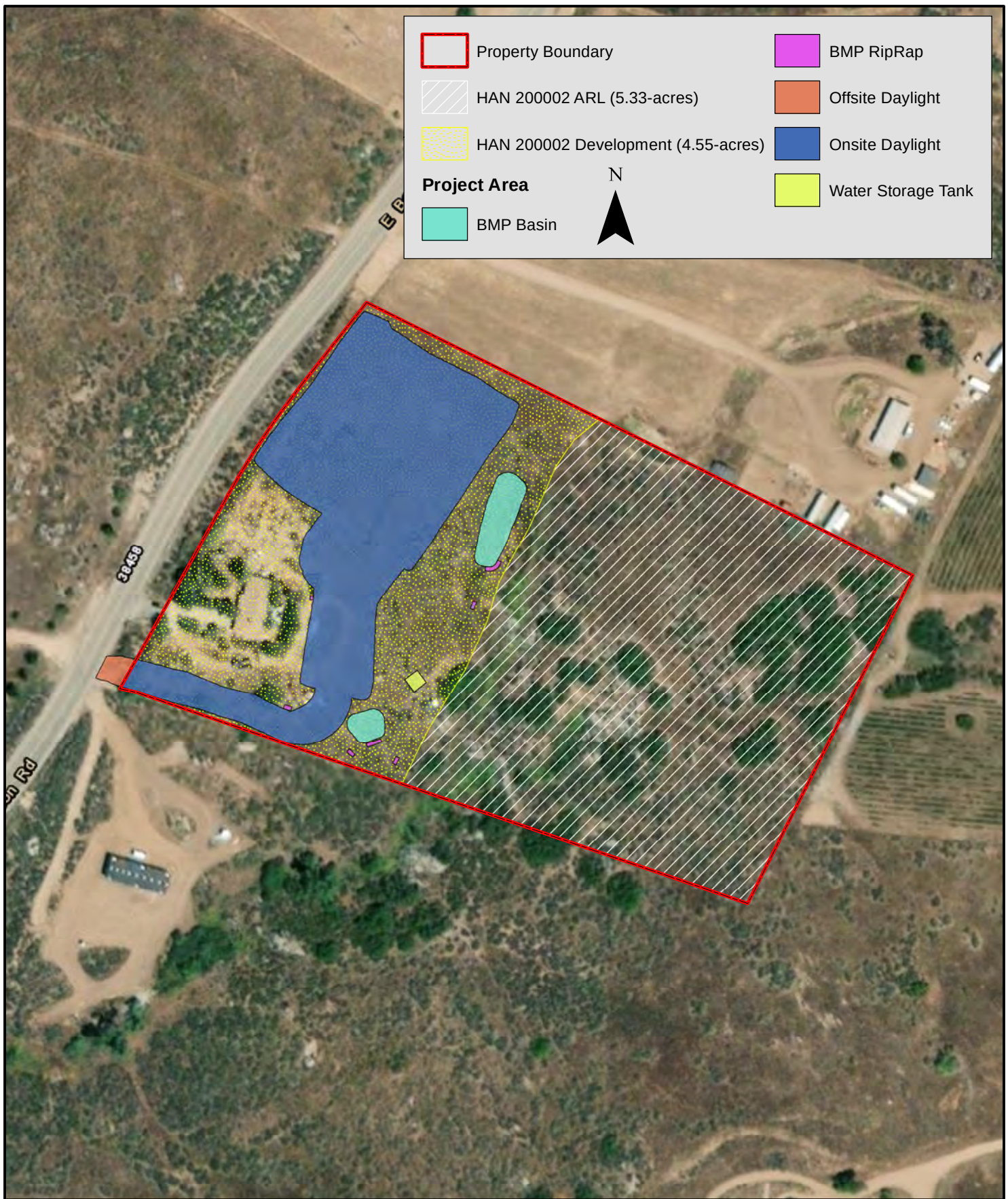


FIGURE 4
Project Area



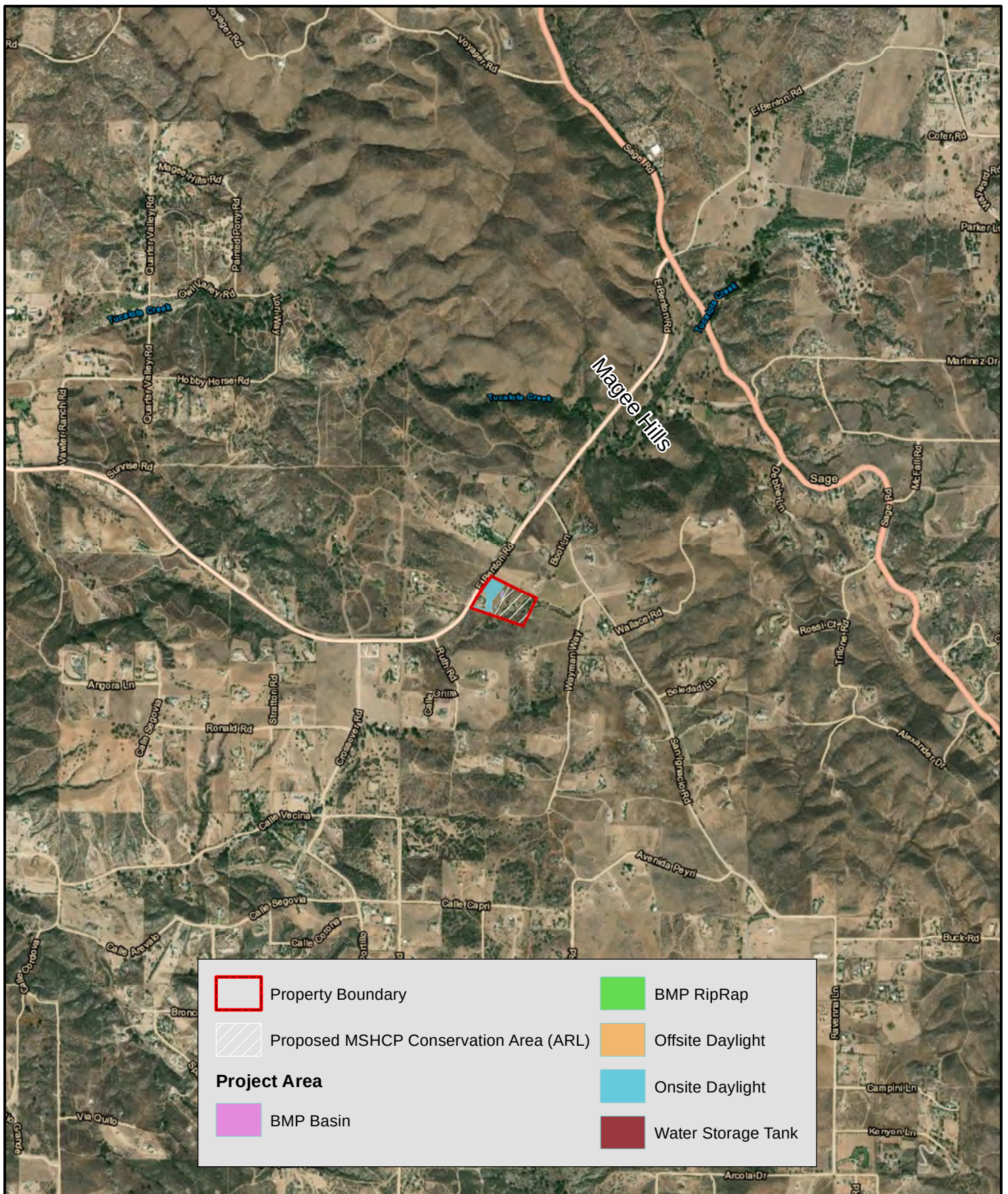


FIGURE 5
General Setting
Aerial Photograph



0 0.25 0.5 1 Miles
1:24,000

3.0 RESERVE ASSEMBLY ANALYSIS

The MSHCP "...is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on Conservation of species and their associated Habitats in Western Riverside County" (Dudek & Associates, Inc., 2003). The MSHCP encompasses approximately 1.26 million acres of land that stretches from the crest of the San Jacinto Mountains west to the Orange County boundary. Ultimately, the MSHCP will result in the conservation of more than 500,000-acres (347,000-acres on existing Public/Quasi-Public Lands [PQP] and 153,000-acres of ARL) that focuses on the 146-species covered by the MSHCP (Dudek & Associates, Inc., 2003).

The MSHCP is a criteria-based plan of which the County's General Plan Area Plan boundaries were utilized to provide the broad organizational framework for the criteria (Dudek & Associates, Inc., 2003). A Conceptual Reserve Design (CRD) was sketched for each Area Plan using vegetation, planning species occurrence data, and biological issues and considerations as the primary criteria for the CRD (Dudek & Associates, Inc., 2003). Subsequent to sketching the CRD, USGS quarter sections (i.e., approximate 160-acre cells) were then overlain on the CRD such that each "Criteria Cell" is an area in real space with a legal description (Dudek & Associates, Inc., 2003). Criteria Cells were then either aggregated into a Criteria Cell Group or retained as individual Criteria Cells based upon the level of conservation and configuration of the Criteria Cell or Criteria Cell Group (Dudek & Associates, Inc., 2003). Criteria Cells were assigned an identification number and each Criteria Cell Group was assigned a letter code. Conservation Criteria was drafted for each Criteria Cell or Criteria Cell Group to provide an explicit description of the areas to be targeted for conservation (Dudek & Associates, Inc., 2003). Those areas located outside of the designated Criteria Cells and/or Criteria Cell Groups are not targeted to be included within the 153,000-acres of ARL.

3.1 REMAP Area Plan

The Site was located in the western portion of the RAP. The RAP was approximately 548,560-acres (857-square miles). The target conservation acreage for the RAP was between 192,315 to 209,385-acres. (Dudek & Associates, Inc., 2003). The target acreage consisted of an estimated 150,915-acres of existing PQP Lands with a range of 41,400 to 58,470-acres of ARL (Dudek & Associates, Inc., 2003). Currently, the RCA has acquired 20,148-acres of ARL within the RAP (Regional Conservation Authority, 2021).

3.1.1 Subunits

The RAP consisted of seven Subunits. The Project was located within the northwestern portion of (SU2) as depicted by *Figure 6 – REMAP Area Plan and Subunits* (Page 10). The target ARL for SU2 was between 26,205 and 35,425-acres (Dudek & Associates, Inc., 2003). SU2 contains 1,312-acres of PQP Lands. Currently, the RCA has acquired 10,984-acres of ARL within SU2. The planning species and biological issues and considerations for SU2 according to the MSHCP are presented below.

1. Planning Species²:

- | | | |
|----------------------------------|------------------------|--|
| • arroyo toad | • Bell's sage sparrow | • cactus wren |
| • coastal California gnatcatcher | • Cooper's hawk | • least Bell's vireo |
| • loggerhead shrike | • northern harrier | • Southern California rufous-crowned sparrow |
| • tree swallow | • tricolored blackbird | • white-tailed kite |

² Subsets of Covered Species that are identified to provide guidance for Reserve Assembly in Cores and Linkages and/or Area Plans.

- yellow warbler
- bobcat
- Stephens' kangaroo rat
- Jaeger's milk-vetch
- Quino checkerspot butterfly
- Los Angeles pocket mouse
- western pond turtle
- Parry's spine flower
- Aguanga kangaroo rat
- mountain lion
- California muhly
- Payson's jewelflower

2. Biological Issues and Considerations³:

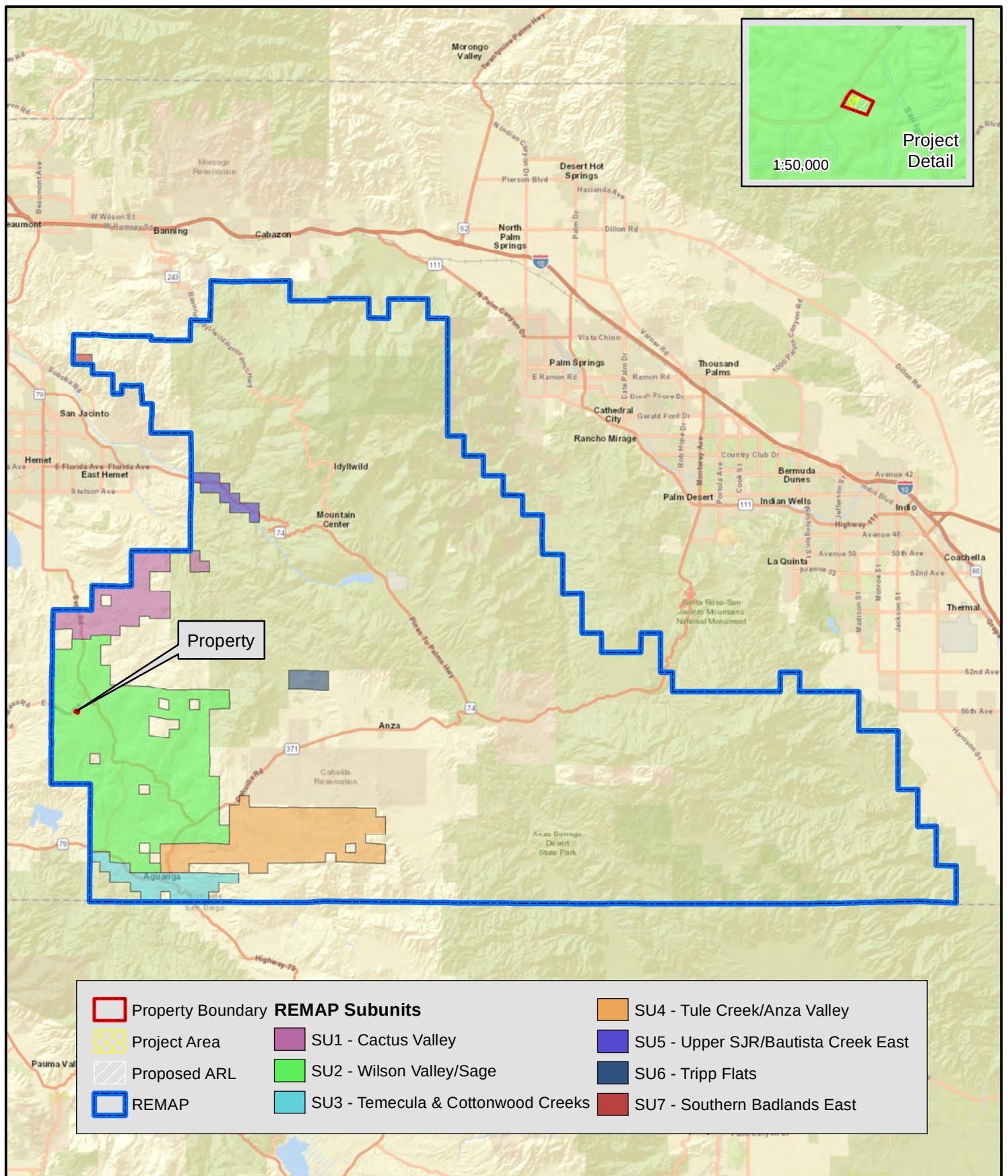
- Conserve clay soils supporting California muhly, Jaeger's milk-vetch and Payson's jewelflower.
- Conserve the existing mosaic of upland Habitat centered around Wilson Valley, including the Sage Road/Billy Goat Mountain area, for populations of Quino checkerspot butterfly, Stephens' kangaroo rat, Aguanga kangaroo rat, Bell's sage sparrow, cactus wren, and coastal California gnatcatcher among others.
- Conserve floodplain areas supporting Parry's spine flower.
- Provide for and maintain a continuous Linkage from the Southwestern Riverside County Multi-Species Reserve to proposed Core Areas in the Wilson Valley along Tualota Creek.
- Maintain Core Area for mountain lion.
- Determine presence of potential Core Area for Los Angeles pocket mouse.
- Determine presence of potential Habitat for California red-legged frog.
- Conserve existing wetlands and Habitat for western pond turtle in Wilson Creek, Cahuilla Creek, Tualota Creek and Willow Canyon Creek.
- Conserve wetlands along Wilson Creek supporting least Bell's vireo and arroyo toad.
- Provide for and maintain a continuous Linkage along Cahuilla Creek from the confluence of Cahuilla Creek and Wilson Creek to the western boundary of the Cahuilla Indian Reservation.
- Maintain Core Area for bobcat.
- Maintain known and potential localities of Aguanga kangaroo rat in tributaries to Temecula Creek.
- Maintain Core and Linkage Habitat for arroyo toad.

3.1.2 Criteria Area Location

The Project was located in the northern portion of Cell Group R within Criteria Cell 6056 as depicted by Figure 7 – MSHCP Criteria Area Location (Page 11). The MSHCP conservation criteria for Cell Group R states the following:

Conservation within this Cell Group will contribute to assembly of Proposed Core 7. Conservation within this Cell Group will focus on chaparral, coastal sage scrub, grassland, woodland and forest habitat. Areas conserved within this Cell Group will be connected to chaparral, coastal sage scrub, grassland, woodland and forest habitat proposed for conservation in Cell Groups Q to the west and S to the east. Conservation within this Cell Group will range from 30% - 40% of the Cell Group focusing in the northern portion of the Cell Group.

³ A list of biological factors to be used by the Plan Participants in assembly of the MSHCP Conservation Area.



0 4 8 16 Miles
1 in = 7 miles

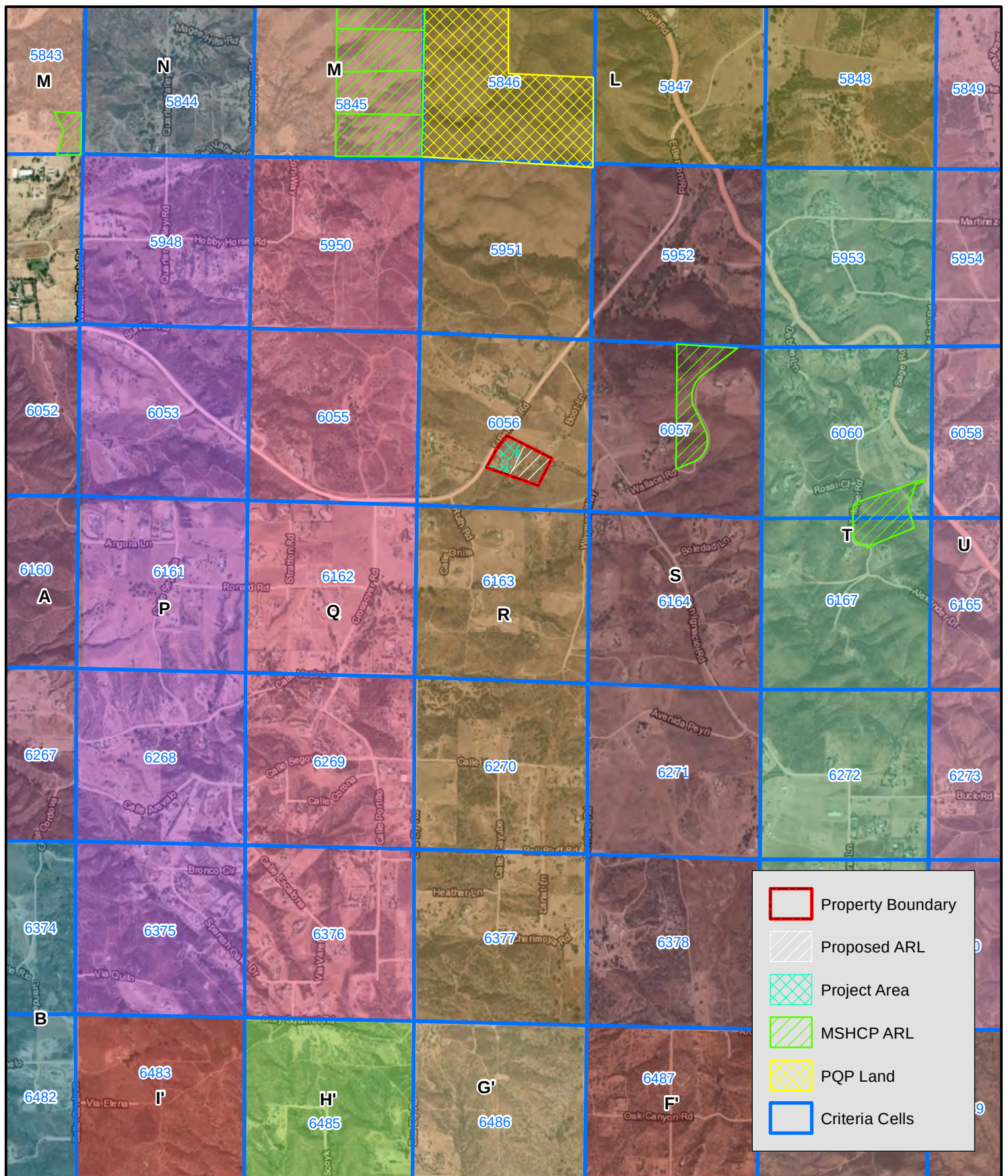


FIGURE 7
MSHCP Criteria
Area Location



0 0.25 0.5 1 Miles
1:24,000

3.1.3 Proposed Core 7

According to the MSHCP:

Proposed Core 7 is comprised of a mosaic of upland and wetland habitat types in the Vail Lake, Sage and Wilson Valley areas. The proposed large intact habitat blocks provide Live-In Habitat for a number of Planning Species and movement for species connecting to other Core Areas located in the Agua Tibia Wilderness, San Bernardino National Forest and Beauty Mountain Management Area. This Core supports Quino checkerspot butterfly, coastal California gnatcatcher, Stephens' kangaroo rat, least Bell's vireo, bobcat, mountain lion and several Narrow Endemic Plant Species occurring on Travers-Willow-Domino soil series. Maintenance of large intact interconnected habitat blocks and wetland functions and values of Vail Lake and portions of Tualota Creek, Temecula Creek, Tule Creek, Cottonwood Creek, Arroyo Seco Creek, Kolb Creek and Wilson Creek is important for these species.

Proposed Core 7 will be approximately 50,000-acres in size and focuses on the following Planning Species:

- arroyo toad
- Quino checkerspot butterfly
- tricolored blackbird
- Bell's sage sparrow
- northern harrier
- white-tailed kite
- coastal California gnatcatcher
- least Bell's vireo
- Stephens' kangaroo rat
- Los Angeles pocket mouse
- Payson's jewelflower
- California red-legged frog
- Cooper's hawk
- southern California rufous-crowned sparrow
- cactus wren
- yellow warbler
- loggerhead shrike
- tree swallow
- Aguanga kangaroo rat
- Bobcat
- mountain lion
- Parry's spine flower

3.2 Reserve Assembly Analysis Methods

The Reserve Assembly Analysis is the first step in the MSHCP Consistency Analysis. The purpose of the Reserve Assembly Analysis is to ensure that Assembly goals (i.e., acreages and function) are still achievable with the development of a project site. According to the RCA, in order to perform the Reserve Assembly Analysis, the following acreages are obtained to determine if a proposed project is consistent with the Reserve Assembly goals for a particular Criteria Cell, Cell Group and/or Subunit:

- Cell or Cell Group (whichever is applicable)
- Described Conservation - If range is listed, then the mid-range goal is used (i.e., 30%-40%; then 35% is used)
- Proposed Project
- Existing and Approved Pending Development (currently active JPRs obtained from RCA)
 - Existing development is any developed area within the Cell/Cell Group such as single-family home, subdivisions, commercial or industrial buildings, roads or other improved public facilities (fire stations, flood control channel etc.). It may in some cases be appropriate to exclude as developed the undeveloped portion of single-family homes on large lots (> 1 acre) if the undeveloped portion of the lot may contribute to Reserve Assembly. Existing homes, generally on large lots, may specifically be described for conservation as part of a linkage/constrained linkage with no other viable route; therefore, a portion of these large lots may be able to be categorized as "Potential Conservation".

- Covered Roads (existing and proposed) - Covered roads not yet built are counted as future development.
- Existing and Pending Conservation – Existing MSHCP ARL acres are counted towards Cell/Cell Group Reserve Assembly goals. Conservation planned through a completed JPR but not yet conveyed to the RCA is counted as pending conservation.
- PQP acreage (already included in the baseline 347,000-acre existing conserved lands inventory) does not count towards the described ARL goal (153,000-acres) in the Cell or Cell Group, whichever is applicable. Cell/Cell Group acreage goals describe new conservation (ARL) acres beyond the PQP baseline. In some cases, the RCA may allow the PQP to be included as existing conservation, but this will need to be handled on a case-by-case basis, and in coordination with the Wildlife Agencies.
- Proposed Project Avoidance Areas (must be protected by, or proposed to be protected by, deed restriction, and should not include vegetation management or fuel modification zones).
- Undeveloped Areas Potentially Available for Future Conservation - Existing disturbed/developed areas, such as agricultural lands, that may still be potentially available for acquisition as future conservation may also be considered in this category. These areas should be labeled using their current land use. All of these areas that are “undeveloped” or “existing disturbed/developed” that are being considered as potentially available must be located in the area that can functionally contribute to the Reserve, specifically the Reserve feature (Core and/or Linkage) that is the focus of the Cell or Cell Group criteria.

3.3 Reserve Assembly Analysis Results

Cell Group R consisted of a configuration of five Criteria Cells. According to the Riverside County’s GIS “Cell Groups” feature class, Cell Group R totaled 816.32-acres. The target conservation range of the Cell Group was 30% - 40% with the ultimate target, per the EPD and RCA, being 35% which is 285.71-acres. A portion of the Property was located within the 35% targeted conservation area, and therefore, the Applicant will convey 5.33-acres of the Property for inclusion in the MSHCP Reserve Assembly as ARL. The 5.33-acre area was located in the eastern portion of the Property, and consisted primarily of coastal sage scrub habitats with California buckwheat (*Eriogonum fasciculatum*) and sugar bush (*Rhus ovata*) dominant.

Figure 8 – Reserve Assembly Analysis (Page 14) depicts the results of the Reserve Assembly Analysis for Cell Group R performed by SBS. The analysis consisted of two primary classifications; Targeted and Not Targeted. The areas classified as Targeted were based on the conservation criteria described by the MSHCP for Cell Group R, and therefore, were located within the 40% maximum targeted conservation area. Areas classified as Not Targeted were located within Cell Group R but outside of the Targeted conservation range area described by the MSHCP. The MSHCP criteria states that conservation within Cell Group R will be “*focusing in the northern portion of the Cell Group*,” however, the RCA often acquires land outside of these “focused” locations to achieve MSHCP acreage and assembly goals.

The areas that remain for Potential ARL (Targeted) were based on the conservation criteria described by the MSHCP for Cell Group R, and what appeared as suitable conservation land based on aerial photography (i.e., natural open space, agricultural land, equestrian ranches, dirt roads/trails). The Potential ARL (Targeted) along with the 5.33-acres being conveyed by the Applicant totaled 286.70-acres indicating that the Targeted area of Cell Group R has the land available to meet the 35% goal. When the Potential ARL (Not Targeted) land is factored in, the total land available equals 614.70-acres. Other land cover types classified included Active JPR – Proposed Development (i.e., a pending approved development project), Existing Development (i.e., single-family homes and paved roads/driveways), HAN 200002 Development

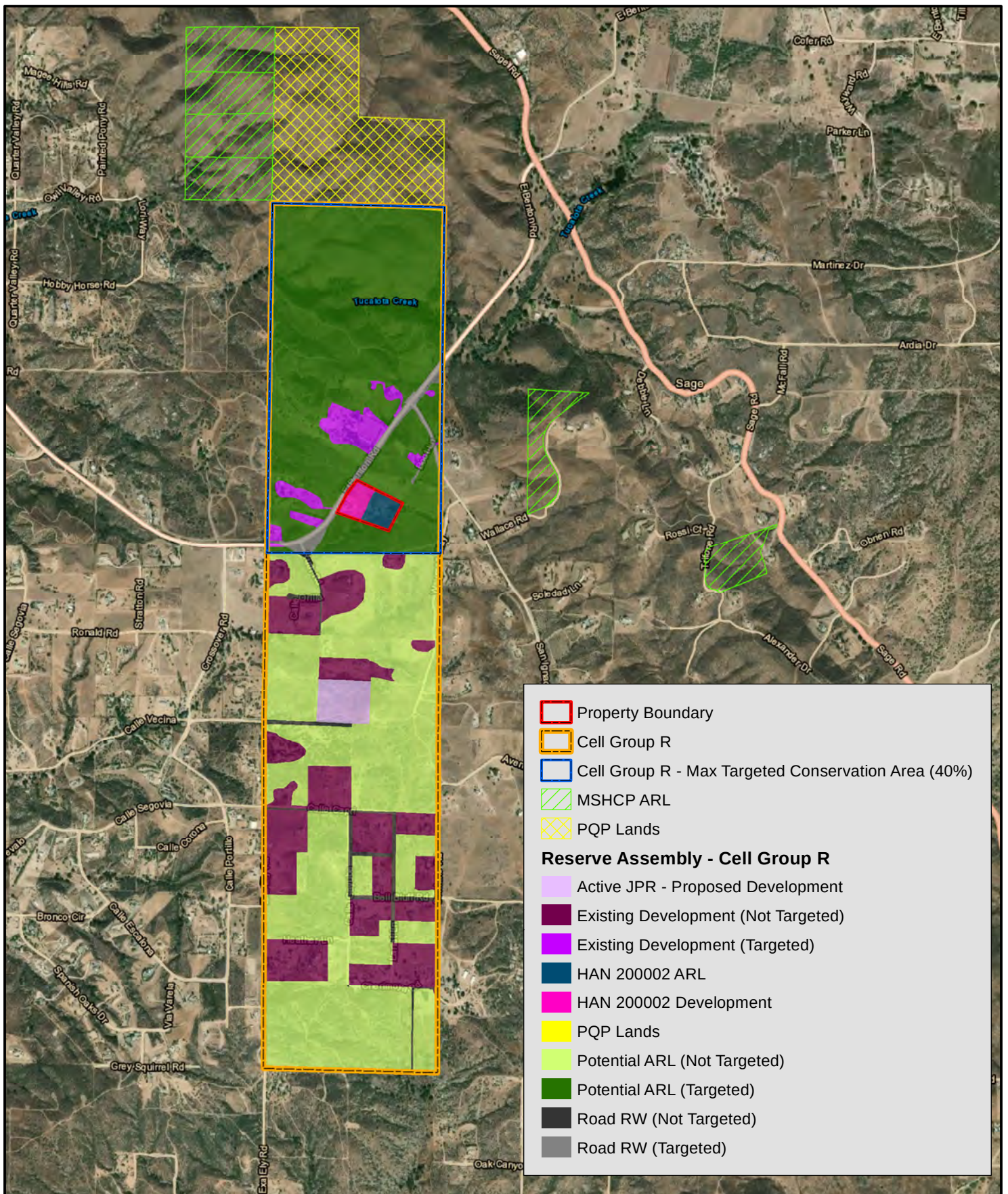


FIGURE 8
Reserve Assembly
Analysis



0 0.25 0.5 1 Miles
1:24,000

(i.e., 4.55-acre development footprint of the Project), PQP Lands (i.e., 1.0-acre strip of PQP Land in the northern portion of Cell Group R), and Road Right-of-Way (RW) (i.e., roads w/designated RW, including future Road RW, Based on Riverside County's GIS "Parcel Assessor" feature class). The detailed acreage results of the Reserve Assembly Analysis are presented in Appendix B.

3.4 Public Quasi-Public Lands

The Project will not directly or indirectly impact PQP Lands. The nearest PQP Lands were located approximately 0.8-mile north of the Project.

4.0 VEGETATION MAPPING

Vegetation community classifications are typically conducted in accordance with the California Department of Fish and Wildlife's (CDFW) Vegetation Classification and Mapping Program (VegCAMP) *List of Vegetation Alliances and Associations* (Natural Communities List) (California Department of Fish and Wildlife, 2020) and *A Manual of California Vegetation* (Sawyer, Keeler-Wolf, & Evens, 2009). Vegetation communities and land covers are mapped in the field utilizing both Collector for ArcGIS installed on an iPhone 11 Pro Max connected to an iSxBlue2+ GNSS submeter GPS receiver (Collector) and paper maps (i.e., aerial photographs and USGS topographic maps).

Some land cover types are not classified in the above-referenced sources (i.e., developed, disturbed, agriculture, etc.); therefore, each land cover is designated with a common name for the purpose of this report. A brief description of the vegetation communities/land covers present on the Project is presented below. Property and Project acreages are provided in *Table 1 – Land Covers* (Page 16). The distribution of vegetation communities and land covers on the Project are depicted on *Figure 9 – Land Covers* (Page 17). A complete list of the flora observed on the Property is provided in Appendix C, and a complete list of the fauna observed on, above, or near the Property is provided in Appendix D.

- **Coastal Sage Scrub:** The coastal sage scrub (CSS) area, specifically in the eastern portion of the Site, consisted primarily of California buckwheat (*Eriogonum fasciculatum*) and sugar bush (*Rhus ovata*). The small patches along the southern and western boundaries were homogenous stands of California buckwheat. Associate CSS species included deerweed (*Acmispon glaber*), common sandaster (*Corethrogyne filaginifolia*), and Palmer goldenweed (*Ericameria palmeri*).
- **Developed/Ornamental:** Developed/Ornamental areas on the Property included the existing single-family home, driveway, and associated landscaping. A sample of the ornamentals present included oleander (*Nerium oleander*), Peruvian pepper tree (*Schinus molle*), and Mexican fan palm (*Washingtonia robusta*). Some scattered CSS plants were also present and included primarily California buckwheat and deerweed.
- **Ruderal:** Ruderal areas consisted of bare ground, mowed vegetation for the purpose of fire protection, and weedy vegetation comprised primarily of non-natives including black mustard (*Brassica nigra*), shortpod mustard (*Hirschfeldia incana*), and bromes (*Bromus* spp.). Remnants of California buckwheat were present in patches throughout this area.
- **Tarweed Fields:** Tarweed (*Deinandra* spp.) was dominant in the northeastern portion of the Site and was abundant throughout the northeastern portion of the CSS area. The majority of the plants present were senescent and not in bloom making a definitive identification difficult; however, a

few of the plants supported a few remaining blossoms and were confirmed as paniculate tarplant⁴ (*Deinandra paniculata*).

Table 1 – Land Covers

COMMON NAME/ VEGCAMP COMMUNITY	PROPERTY ACRES	ONSITE PROJECT ACRES	OFFSITE PROJECT ACRES	HAN 200002 DEVELOPMENT ACRES	HAN 200002 ARL ACRES
Coastal Sage Scrub VegCAMP Alliance 32.040.00 California buckwheat scrub VegCAMP Association 32.040.11 <i>Eriogonum fasciculatum</i> – <i>Rhus ovata</i>	4.48	0.03	0	0.09	4.39
Developed/Ornamental No corresponding VegCAMP Alliance Ruderal	1.18	0.38	0	1.18	0
VegCAMP Alliance 42.013.00 Upland mustards or star- thistle fields	3.76	1.89	0.03	3.28	0.48
Tarweed fields VegCAMP Alliance 44.161.00 Clustered tarweed fields	0.46	0	0	0	0.46
TOTAL	9.88	2.30	0.03	4.55	5.33

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

Section 6.1.2 *Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools* (MSHCP Section 6.1.2) of the MSHCP requires all subject properties under the jurisdiction of the MSHCP that are proposing a land use change/applying for a discretionary permit to conduct a MSHCP Section 6.1.2 assessment. This includes a habitat assessment for Riparian/Riverine Areas, Vernal Pools, three fairy shrimp species; 1) Riverside fairy shrimp (*Streptocephalus woottoni*) (RFS), 2) vernal pool fairy shrimp (*Branchinecta lynchi*) (VPFS), and 3) Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*) (SRPFS), and three bird species; 1) Least Bell's Vireo (*Vireo bellii pusillus*) (LBVI), 2) Southwestern Willow

⁴ Paniculate tarplant is ranked by the California Native Plant Society (CNPS) as a 4.2, which is considered a “watch list” species with a limited or infrequent distribution throughout the broader area in California (California Native Plant Society, 2021). However, paniculate tarplant is a commonly encountered annual in Riverside County.

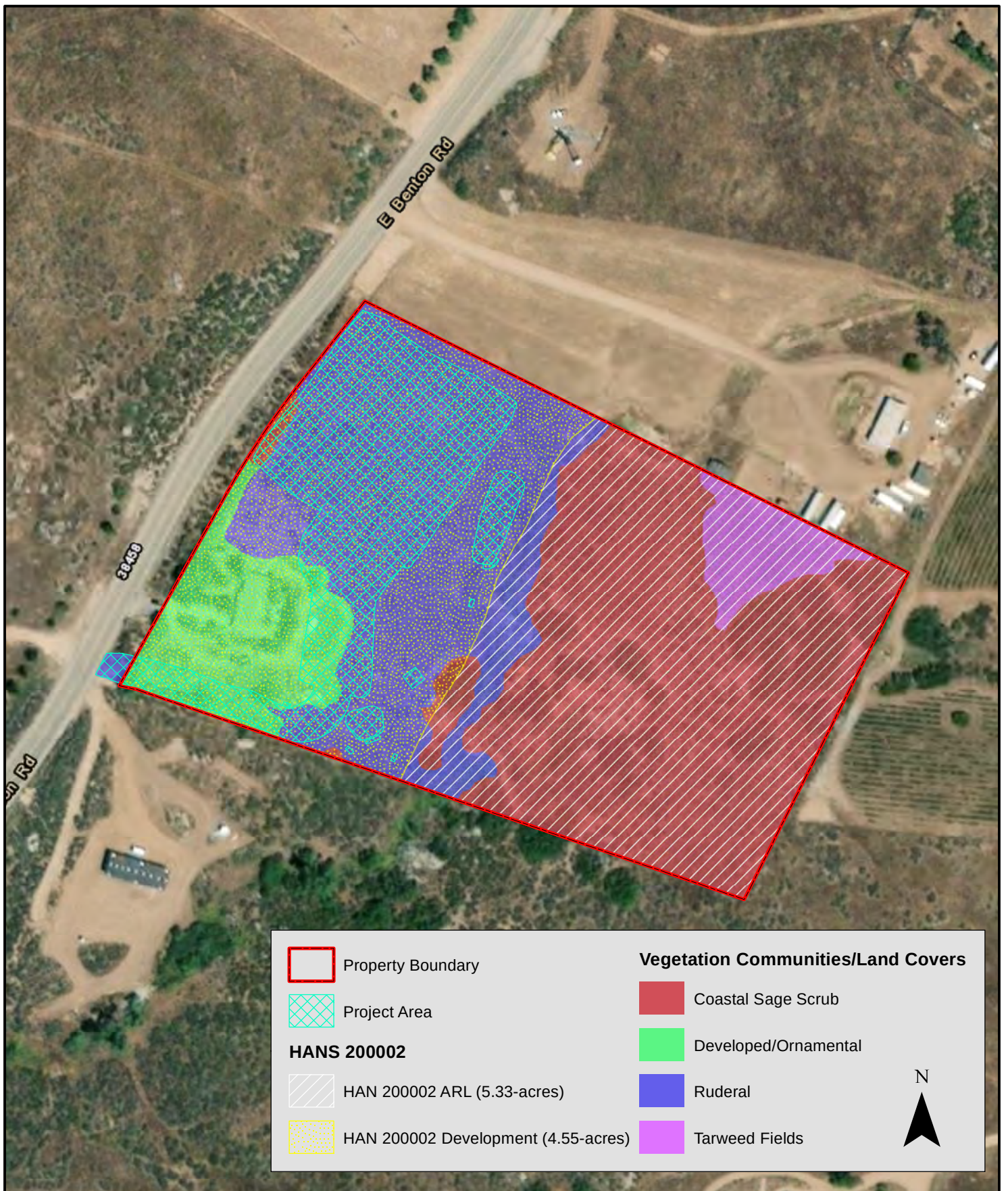


FIGURE 9
Land Covers



Flycatcher (*Empidonax traillii extimus*) (SWFL), and 3) Western Distinct Population Segment (DPS)⁵ Yellow-billed Cuckoo (*Coccyzus americanus*) (YBCU). If the assessment identifies suitable habitat for any of the six-species associated with Riparian/Riverine Areas and Vernal Pools listed above, and the proposed project design does not incorporate avoidance of the identified habitat, focused surveys would be required, and avoidance and minimization measures will be implemented in accordance with the MSHCP's species-specific objectives for these species.

According to Section 6.1.2 of the MSHCP:

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

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.

Fairy Shrimp For Riverside, vernal pool and Santa Rosa fairy shrimp, mapping of stock ponds, ephemeral pools and other features shall also be undertaken as determined appropriate by a qualified biologist.

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

5.1 Riparian/Riverine Areas

5.1.1 Methods

5.1.1.1 Office Review

Prior to initiating the MSHCP Section 6.1.2 field assessment, Searl Biological Services (SBS) conducted an office review and analysis of the Sage 7.5 Minute USGS California Quadrangle, historic aerial photography from Historic Aerials online and Google Earth, the U. S. Fish and Wildlife Service (USFWS)

⁵ Distinct Population Segment: In addition to the listing and delisting of species and subspecies, the ESA [Endangered Species Act] allows the listing/delisting of Distinct Population Segments of vertebrate species (i.e., animals with backbones, mammals, birds, fish, reptiles, and amphibians). A Distinct Population Segment is a portion of a species' or subspecies' population or range. The Distinct Population Segment is described geographically instead of biologically, such as "all members of XYZ that occur north of 40 north latitude" (U. S. Fish and Wildlife Service - Pacific Region, 2019)

National Wetland Inventory (NWI), Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, and the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey. Also, SBS conducted a query of both the California Natural Diversity Database (CNDDDB) and the USFWS Carlsbad Fish and Wildlife Office (CFWO) “Species Occurrence Data” GIS data to determine if the three-targeted fairy shrimp and/or three-targeted bird species listed above in Section 5.0 have been reported to occur within five miles of the Property.

5.1.1.2 Riparian/Riverine Field Mapping Assessment

A potential Riparian/Riverine Area is walked and mapped with Collector, recording a vertex for every two feet traveled, as either a polyline and/or polygon depending on the habitat type (i.e., Riparian vs. Riverine) and the width of the feature⁶. The jurisdictional extent of a Riparian/Riverine Area is typically the dripline⁷ of the riparian vegetation associated with the water feature if present, or the top of the streambank in the absence of riparian vegetation. Data collected while walking the potential Riparian/Riverine Area includes characteristics and functions such as hydrology, soils/substrates, dominant plant species/vegetation community, biological functions and values, presence/absence regarding the species listed in MSHCP Section 6.1.2, habitat suitability for LBVI, SWFL, YBCU, RFS, VPFS, SRPFS, and whether or not the feature contributes to downstream resources for MSHCP Section 6.1.2 species and/or MSHCP Conservation Areas.

5.1.1.3 Field Survey Date and Weather Conditions

The MSHCP Section 6.1.2 assessment was conducted by biologist Tim Searl on December 9, 2020. Detailed survey information and conditions are presented in *Table 2 - MSHCP Section 6.1.2 Assessment Conditions* (Page 20).

5.1.2 Existing Conditions and Results

5.1.2.1 Office Review

Historic Aerial Photography Analysis

SBS conducted a review of Google Earth images dating back to September 29, 1996 and determined that the Property has remained in the relatively same condition (i.e., vegetation, maintenance, etc.) over the past 25-years.

NWI

No drainage or wetland areas were mapped on the Property by the NWI.

FEMA

According to FEMA, the Project is located within Zone D which is an “Area of Undetermined Flood Hazard” (Federal Emergency Management Agency, 2021).

Query Results

LBVI has been documented within five miles of the Property. Though no suitable habitat for LBVI was present on the Property, a total of four records (CFWO: 2; CNDDDB: 2) from 1990, 1993, 2000, and 2008 were reported. The nearest documented record was in 2008 along Tualota Creek near Lake Skinner. *Figure 10 – MSHCP Section 6.1.2 Targeted Species Query Results* (Page 22) depicts the query results.

⁶ Any feature $\leq$ to three feet in width, or lacking a discernable bed and bank, is mapped as a polyline and given a mean width. The feature is then calculated and depicted in ArcGIS by utilizing the Buffer feature to represent the mean width.

⁷ The area defined by the outermost circumference of a tree canopy where water drips from and onto the ground.

Table 2 – MSHCP Section 6.1.2 Assessment Conditions

DATE	FIELD PERSONNEL	SURVEY TIME	TEMPERATURE ⁸	HUMIDITY	% CLOUD COVER	WIND SPEED	ANNUAL PRECIPITATION TO-DATE ⁹
December 9, 2020	Tim Searl	08:00-13:00	47-72	58-25	40-40	2-4	0.43

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⁸ Temperature (Degrees Fahrenheit), Humidity (percent), and Wind Speed (mean miles per hour) were obtained in the field with a Kestrel 3500 weather meter.

⁹ Annual Precipitation (July 01 to June 30) To-Date was obtained from the Riverside County Flood Control and Water Conservation District's Rain Gauge Map Website for Skinner Lake – Station No. 205 (Riverside County Flood Control and Water Conservation District, 2021)

Natural Resources Conservation Service Soils

The Property/Project consisted of four soil series as depicted by *Figure 11 – NRCS Soils* (Page 23). A brief description, as described by the NRCS, is presented below (United States Department of Agriculture Natural Resources Conservation Service, 2020). Project acreages are provided in *Table 3 – NRCS Soils* (below). No hydric, clay, or saline-alkali soils were present on the Property/Project.

- **Cieneba sandy loam, 15 to 50 percent slopes, eroded (ChF2):** A somewhat excessively drained residuum soil weathered from igneous rock. The depth to the restrictive feature is 10 to 20-inches to paralithic bedrock. The depth to the water table is typically more than 80-inches. The frequency of ponding is none.
- **Fallbrook sandy loam, 8 to 15 percent slopes, eroded (FaD2):** FaD2 is a residuum soil weathered from granodiorite and/or tonalite. The depth to the restrictive feature is 20 to 40-inches to paralithic bedrock.
- **Fallbrook fine sandy loam, 2 to 8 percent slopes, eroded (FfC2):** FfC2 is a residuum soil weathered from granodiorite and/or tonalite. The depth to the restrictive feature is 20 to 40-inches to paralithic bedrock.
- **Fallbrook fine sandy loam, shallow, 8 to 15 percent slopes, eroded (FkD2):** FkD2 is a residuum soil weathered from granodiorite and/or tonalite. The depth to the restrictive feature is 10 to 20-inches to paralithic bedrock.

Table 3 – NRCS Soils

SOIL	PROPERTY ACRES	ONSITE PROJECT ACRES	OFFSITE PROJECT ACRES	HAN 200002 DEVELOPMENT ACRES	HAN 200002 ARL ACRES
ChF2	2.98	0.07	0	0.39	2.59
FaD2	0	0	0.01	0	0
FfC2	0.93	0.20	0	0.36	0.57
FkD2	5.97	2.03	0.02	3.80	2.17
TOTAL	9.88	2.30	0.03	4.55	5.33

5.1.2.2 Riparian/Riverine Areas Results

Two upland swales were present on the Property; designated as Feature A and Feature A₁. Neither of these features contained evidence of concentrated flow, and based on that, do not appear to meet the criteria of a MSHCP Riparian/Riverine Area and are likely not jurisdictional. This notwithstanding, Features A and A₁ were located within the proposed ARL area and are briefly described below. *Table 4 – Upland Swales* (below) provides the linear feet and approximate acreage for each feature. *Figure 12 – Upland Swales* (Page 24) depicts the location and mean extent of these areas. Appendix E depicts photographic key maps and a collection of assessment photographs.

Table 4 – Upland Swales

FEATURE ID	PROPERTY LINEAR FEET	PROPERTY ACRES	ONSITE PROJECT ACRES	OFFSITE PROJECT ACRES	HAN 200002 DEVELOPMENT ACRES	HAN 200002 ARL ACRES
A	699.22	0.08	0	0	0	0.08
A ₁	542.09	0.04	0	0	0	0.04
TOTAL	1241.31	0.12	0	0	0	0.12

Feature A

Feature A was an upland swale with no evidence of concentrated flow (i.e., incised channel, ordinary high-water mark, definitive bed and bank, debris, bent vegetation, etc.). Boulder outcroppings were present in

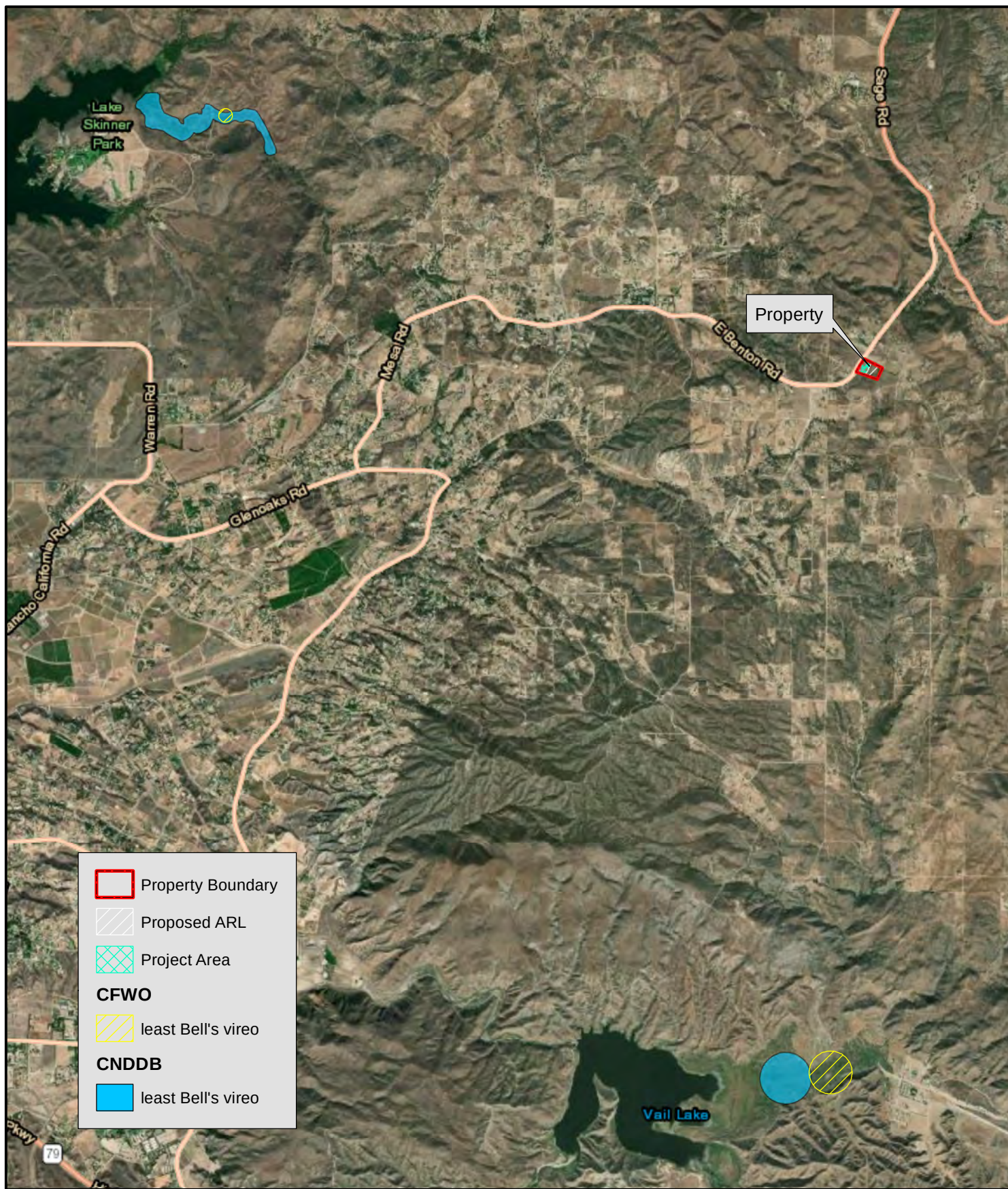


FIGURE 10
MSHCP Section 6.1.2
Targeted Species
Query Results



0 0.75 1.5 3 Miles
 1:60,000

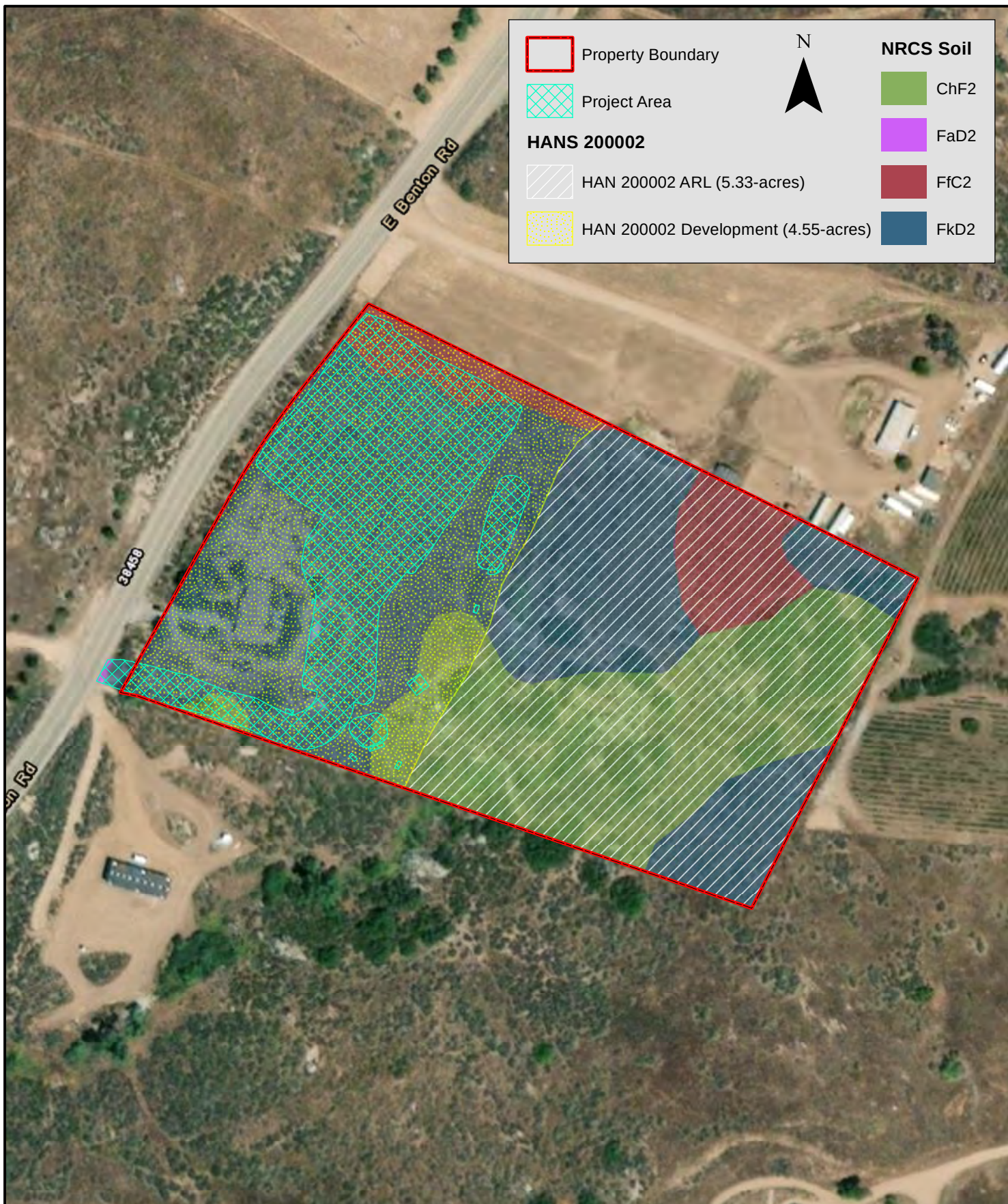


FIGURE 11
NRCS Soils





FIGURE 12
Upland Swales



the central portion and downstream end. Through the remainder, sandy loam soils were present. Vegetation was upland throughout, though a few scattered mulefat (*Baccharis salicifolia*) were present and were desiccated due to a lack of water. A snag willow (*Salix* spp.), associated with desiccated hoary nettle (*Urtica dioica* subsp. *holosericea*) was also present near the central portion of the feature. It's possible that upstream modifications have occurred resulting in decreased water flow and availability; though this is unknown.

Feature A₁

Feature A₁ was an upland swale with no evidence of concentrated flow and was connected directly to Feature A. Sandy loam soils were present throughout the feature. Vegetation was upland throughout and consisted almost entirely of black mustard with tarweed near the upstream portion.

5.1.3 Impacts

No Riparian/Riverine Area impacts will occur due to the lack of Riparian/Riverine Areas on the Project. The upland swales on the Property will be included in the 5.33-acre ARL area.

5.1.4 Mitigation

No Riparian/Riverine Area mitigation is required. The Project is consistent with the Riparian/Riverine Areas section of MSHCP Section 6.1.2.

5.2 Vernal Pools

5.2.1 Methods

The perimeter of a potential Vernal Pool is walked and mapped by creating a polygon utilizing Collector. Data collected while walking each potential Vernal Pool feature includes plant species composition, presence/absence of standing water, evidence of potential ponding (i.e., cracked mud), functions and values, presence/absence regarding the species listed in MSHCP Section 6.1.2, and habitat suitability for RFS, VPFS, SRPFS.

5.2.2 Existing Conditions and Results

No evidence of vernal pools was recorded on the Site or offsite Project area. Vernal pools are depressions in areas where a hard-underground layer prevents rainwater from draining downward into the subsoils. When rain fills the pools in the winter and spring, the water collects and remains in the depressions. In the springtime, the water gradually evaporates away, until the pools become completely dry in the summer and fall. Vernal pools tend to have an impermeable layer that results in ponded water. The soil texture (i.e., the amount of sand, silt, and clay particles) typically contains higher amounts of fine silts and clays with lower percolation rates. Pools that retain water for a sufficient length of time will develop hydric cells. Hydric cells form when the soil is saturated from flooding for extended periods of time and anaerobic conditions (i.e., lacking oxygen or air) develop. None of these conditions (i.e., no depressions, hydric soils, etc.) were observed on the Site and all soils are mapped as sandy/loams that don't retain water.

5.2.3 Impacts

No Vernal Pool impacts will occur due to the lack of Vernal Pools on the Project.

5.2.4 Mitigation

No Vernal Pool mitigation is required. The Project is consistent with the Vernal Pool section of MSHCP Section 6.1.2.

5.3 Fairy Shrimp

5.3.1 Methods

The perimeter of a potential Fairy Shrimp Habitat feature is walked and mapped by creating a polygon utilizing Collector. Data collected while walking each potential Fairy Shrimp feature includes plant species composition, presence/absence of standing water, evidence of potential ponding (i.e., cracked mud), functions and values, presence/absence regarding the species listed in MSHCP Section 6.1.2, and habitat suitability for RFS, VPFS, SRPFS.

5.3.2 Existing Conditions and Results

No suitable habitat for fairy shrimp was detected on the Property and offsite Project area. Similar to the vernal pool assessment, no features were detected that would support fairy shrimp. No standing water or other sign of areas that pond water (i.e., mud cracks, tire ruts) were recorded.

5.3.3 Impacts

No Fairy Shrimp impacts will occur due to the lack of Fairy Shrimp habitat on the Project.

5.3.4 Mitigation

No Fairy Shrimp mitigation is required. The Project is consistent with the Fairy Shrimp section of MSHCP Section 6.1.2.

5.4 Riparian Birds

5.4.1 Methods

Potentially suitable habitat for LBVI, SWFL, and/or YBCU are mapped in the field utilizing Collector. Habitat assessments are conducted by SWFL and YBCU permitted biologist Tim Searl (Permit Number: TE02351A-1).

A polygon is created in the field utilizing Collector while walking the perimeter of potentially suitable habitat for riparian birds. Data collected while assessing the potential habitat includes characteristics such as vegetation community, dominant plant species present, plant densities, and presence or absence of surface water.

5.4.2 Existing Conditions and Results

No suitable habitat for LBVI, SWFL, or YBCU was present on the Property or offsite Project area.

5.4.3 Impacts

No impacts will occur to Riparian Birds due to the lack of Riparian Bird habitat on or near the Project.

5.4.4 Mitigation

No Riparian Bird mitigation is required. The Project is consistent with MSHCP Section 6.1.2.

6.0 PROTECTION OF NARROW ENDEMIC PLANT SPECIES (SECTION 6.1.3)

The Property and offsite Project areas were not located within a designated assessment area for Narrow Endemic Plant Species.

7.0 ADDITIONAL SURVEY NEEDS AND PROCEDURES (SECTION 6.3.2)

The MSHCP covers 146 species of plants and animals of which 40 species have specific survey requirements (Dudek & Associates, Inc., 2003). 34 of the 40 species have an associated survey area map that designates areas where surveys may be required if suitable habitat is present (Dudek & Associates, Inc., 2003).

7.1 Criteria Area Plant Species

The Property and offsite Project areas were not located within a designated assessment area for Criteria Area Plant Species.

7.2 Amphibians

The Property and offsite Project areas were not located within a designated assessment area for Amphibians.

7.3 Burrowing Owl

The Property and offsite Project areas were not located within a designated assessment area for Burrowing Owl.

7.4 Mammals

The Property and offsite Project areas were not located within a designated assessment area for Mammals.

8.0 INFORMATION ON OTHER SPECIES

8.1 Delhi Sands Flower Loving Fly

The Property was not located in an area with Delhi sands.

8.2 Species Not Adequately Conserved

No species listed in MSHCP Table 9-3 (Dudek & Associates, Inc., 2003) were detected on or near the Site.

8.3 Regulatory-Status Species Not Covered Under The MSHCP

Paniculate tarplant, as noted above in Section 4.0, is ranked by the CNPS as a 4.2, which is considered a “watch list” species with a limited or infrequent distribution throughout the broader area in California. In the County however, paniculate tarplant is a commonly encountered annual in coastal sage scrub, grassland, and ruderal lots. Paniculate tarplant was detected in the eastern portion of the Property, with the majority occurring within the area proposed for ARL.

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

MSHCP Section 6.1.4 provides recommendations and guidelines to minimize potential “edge effects”¹⁰ resulting from locating development projects in close proximity to the MSHCP Reserve Assembly or MSHCP conserved resources. Measures, such as buffers and/or barriers, are typically put in place to control drainage, toxics, lighting, noise, and invasives.

¹⁰ Edge effects are defined by the MSHCP as “Adverse direct and indirect effects to species, Habitats and Vegetation Communities along the natural urban/wildlands interface. May include predation by mesopredators (including native and non-native predators), invasion by exotic species, noise, lighting, urban runoff and other anthropogenic impacts (trampling of vegetation, trash and toxic materials dumping, etc.).”

The Applicant is proposing 5.33-acres of ARL on the eastern portion of the Property. The development of the proposed detention basin in the northern portion comes within two feet of the Development/Conservation boundary provided by the County in HAN 200002.

The following 6.1.4 Guidelines will be implemented to minimize edge effects to the nearby conserved lands and habitats.

- Drainage: The Project will implement the applicable BMPs described below in Section 10.0. Any runoff originating from the Site subsequent to Project completion will be collected in the two proposed basins thus preventing any from entering the ARL area. This is detailed further in the Applicant's Water Quality Management Plan (WQMP) prepared by Ventura Engineering.
- Toxics: The Project will implement the BMPs described below in section 10.0.
- Lighting: Any Project lighting installed near the Development/Conservation boundary shall be shielded or directed as to not shine directly into the proposed ARL area.
- Noise: The Project is not expected to produce any amount of noise that would be considered an impact to wildlife utilizing the proposed ARL area.
- Invasives: Any Project landscaping should avoid those listed in Table 6-2 of the MSHCP which is also provided in Appendix F of this document. Further, the Project should be landscaped with the appropriate native species such as coast live oak, California buckwheat, sugar bush, deerweed, and goldenbush.
- Barriers: The Project is proposing a solid fence (i.e., vinyl or wood) between the Development/Conservation area. The fence should also have signs attached periodically stating "Conservation Area Beyond This Point" or "Environmentally Sensitive Area," or utilize those the County/RCA utilize to demarcate conservation areas.
- Grading/Land Development: No grading or land development will extend into the proposed ARL area.

10.0 BEST MANAGEMENT PRACTICES (VOLUME I, APPENDIX C)

The following BMPs, taken directly from the MSHCP (Dudek & Associates, Inc., 2003), should be implemented to the extent feasible and where applicable.

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 [Regional Water Quality Control Board] 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 of other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments offsite. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.
8. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS [USFWS], and CDFG [CDFW], RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.
9. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.
10. The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.
11. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. 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.

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12.0 CERTIFICATION

I hereby certify that the statements furnished above, the associated figures, and the attached appendices present data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signed: Tim Searl

Tim Searl, Owner/Biologist, Searl Biological Services
Permit Number: TE02351A-1

Date: May 28, 2021

FIGURE DISCLAIMER

Figures and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. Tim Searl, SBS makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on any of the Figures associated with this report.

APPENDIX A

Grading and Site Plan

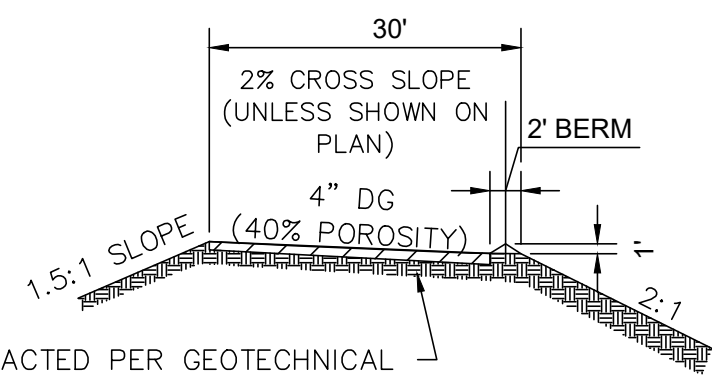
VICINITY MAP
N.T.S.

THOMAS BROS. MAP:
PAGE: 931. GRID: E4

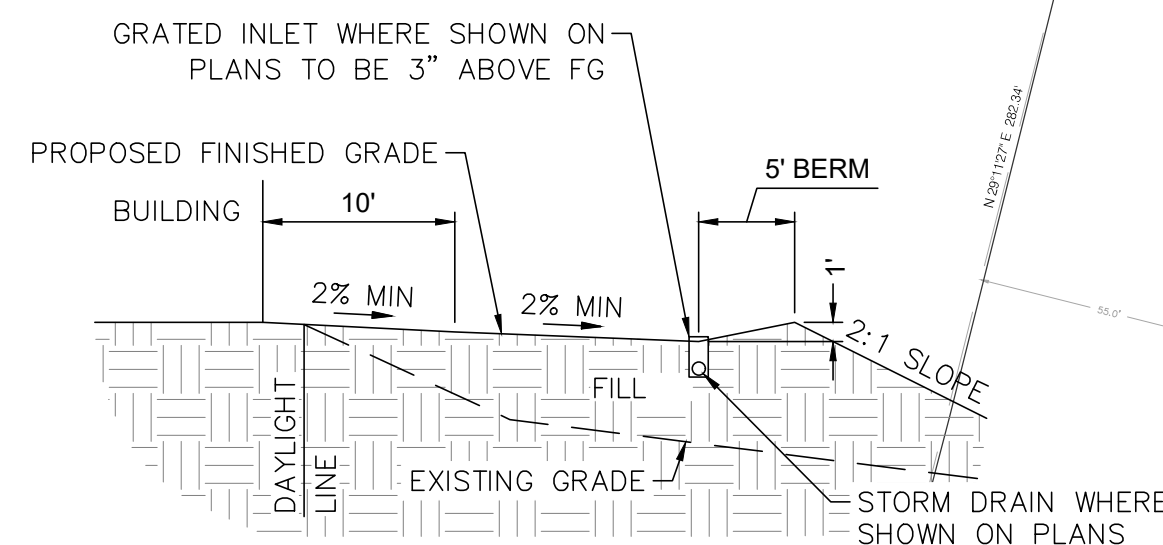
FILE NO.

	PROPERTY LINE
	LIMIT OF DISTURBANCE
	PROPOSED SLOPE
	PROPOSED ELEVATION
	EXISTING ELEVATION
	BROW DITCH
	RIPRAP (SIZES PER PLAN)
	CATCH BASIN

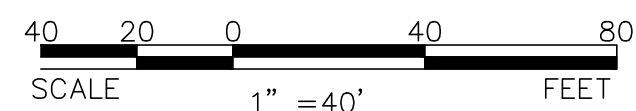
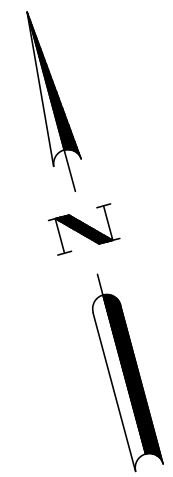
AC	ASPHALT CONCRETE
EL	ELEVATION
EP	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISHED FLOOR
ELEVATION	
FG	FINISH GROUND
FL	FLOW LINE
HP	HIGH POINT
PE	PAD ELEVATION
R/W	RIGHT OF WAY
TF	TOP OF FOOTING
R/W	RIGHT OF WAY



TYPICAL SELF-RETAINING DRIVEWAY
NOT TO SCALE
(FROM GRADING PLAN)



SELF-RETAINING EARTHEN BERM DETAIL
NOT TO SCALE
(FROM GRADING PLAN)

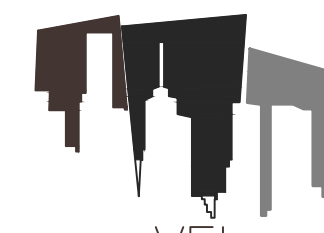


UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

WORK CONTAINED WITHIN THESE PLANS
SHALL NOT COMMENCE UNTIL AN
ENCROACHMENT PERMIT AND/OR A
GRADING PERMIT HAS BEEN ISSUED.

[illegible][illegible]

WILFREDO S.D. VENTURA
RCE 66532 EXP. 06/30/22



DATE 5/24/21

BENCHMARK:

DRAWN	HY
DESIGNED	HY
CHECKED	WV
SCALE	AS SHOWN
JOB NUMBER	VEI 2020-21

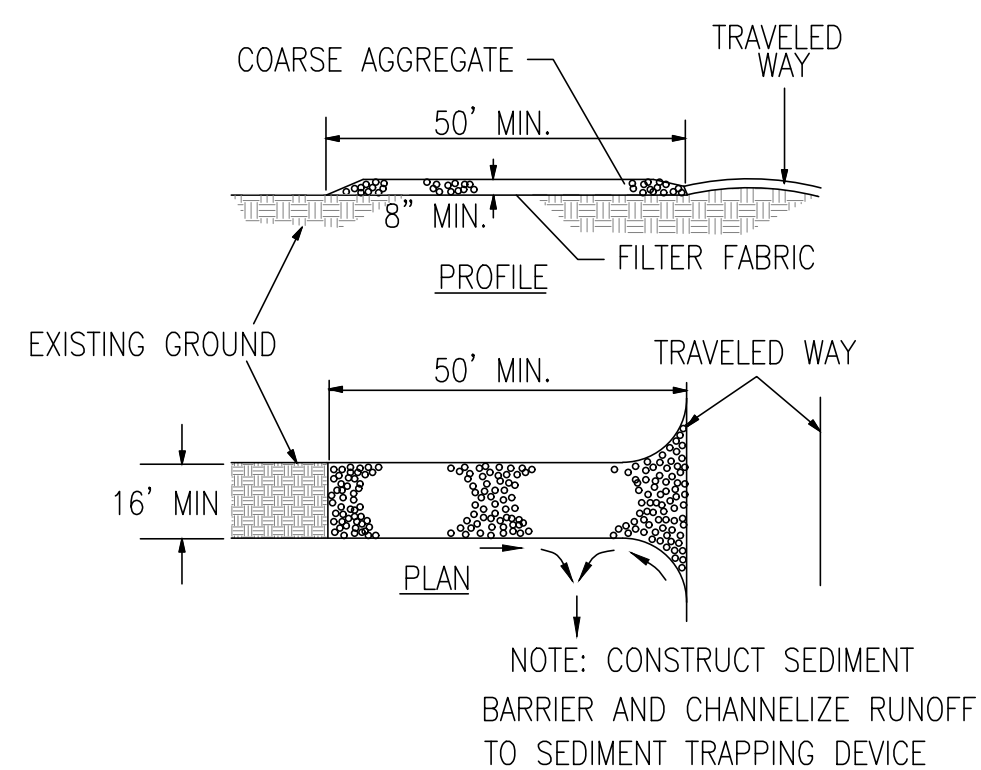
COUNTY OF RIVERSIDE		S
COMMERCIAL AGRICULTURE FACILITY		
APN 915-330-040		C
CONCEPTUAL GRADING PLAN		F

FOR:	W.O.	COUNTY FILE NO.
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SHEET NO.
2
OF 4 SHEETS
FILE NO.

N: 915-33C
ONING: A-

- A. IN CASE OF EMERGENCY, CALL RAY & STACY MORAN (RESPONSIBLE PERSON) AT (24-HOUR PHONE NUMBER).
- B. THE UNDERSIGNED CIVIL ENGINEER WILL REVIEW PLACEMENT OF EROSION CONTROL AND INSURE THAT WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
WILFREDO S.D. VENTURA RCE. NO. 66532 EXP. DATE: 06-30-18
- C. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON, OCTOBER 15 THROUGH APRIL 15. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR ANY DAMAGED EROSION CONTROL MEASURE WHEN RAIN IS IMMINENT.
- D. EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE COUNTY INSPECTOR/ ENGINEER.
- E. ALL REMOVABLE PROTECTIVE EROSION CONTROL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE (5) DAY RAIN PROBABILITY FORECAST EXCEEDS FORTY PERCENT (40%).
- F. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND DESILTING BASINS. ANY GRADED SLOPE SURFACE PROTECTION MEASURES DAMAGED DURING A RAINSTORM SHALL ALSO BE IMMEDIATELY REPAIRED.
- G. FILL SLOPES AT THE TRACT PERIMETER MUST BE WORN AWAY FROM THE TOP OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- H. THE CONTRACTOR SHALL BE RESPONSIBLE AND HAVE POSTED ON THE SITE TO PREVENT PUBLIC TRESPASS INTO AREAS WHERE WATER IS IMPOUNDED WHENEVER THE DEPTH EXCEEDS TWO (2) FEET OR CREATES A HAZARDOUS CONDITION.



NO SCALE

THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICES HANDBOOK, JANUARY 2003, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR BUILDING OFFICIAL)

EC1- SCHEDULING
EC2- PRESERVATION OF EXISTING VEGETATION
EC4- HYDROSEEDING
EC5- SOIL BINDERS
EC9- DRAINAGE SWALES
EC10- STORM DRAIN INLET PROTECTION

WE1- WIND EROSION CONTROL

SE1- SILT FENCE
SE5- FIBER ROLL
SE6- GRAVEL BAG BERM
SE7- STREET SWEEPING AND VACUUMING
SE10- STORM DRAIN INLET PROTECTION

TC1- STABILIZED CONSTRUCTION ENTRANCE EXIT

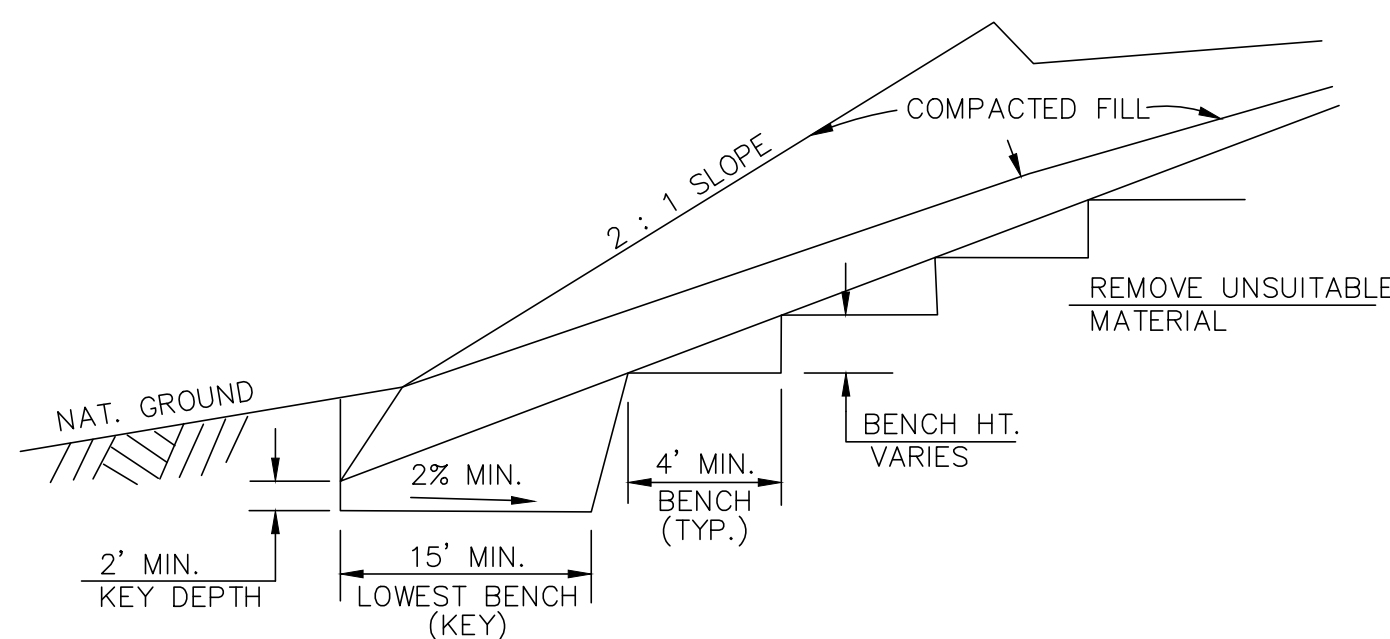
NS1- WATER CONSERVATION PRACTICES
NS6- ILLICIT CONNECTION
NS8- VEHICLE AND EQUIPMENT CLEANING
NS10- VEHICLE AND EQUIPMENT MAINTENANCE

WM1-	MATERIAL DELIVERY AND STORAGE
WM2-	MATERIAL USE/DISCHARGE
WM3-	STOCKPILE MANAGEMENT
WM4-	SPILL PREVENTION AND CONTROL
WM5-	SOLID WASTE MANAGEMENT
WM7-	CONTAMINATION SOIL MANAGEMENT
WM8-	CONCRETE WASTE MANAGEMENT
WM9-	SANITARY

□ DESCRIPTION

- 1 STABILIZED CONSTRUCTION ENTRANCE PER DETAIL HEREON TC-1,
TC-3
- 2 SILT FENCE PER DETAIL HEREON SE-1
- 3 CHECK DAM PER DETAIL HEREON SE-6

NO SCALE



NOTE: DETAIL PER CBC 2016 APPENDIX 'J' FIGURE J107.3



UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

WORK CONTAINED WITHIN THESE PLANS
SHALL NOT COMMENCE UNTIL AN
ENCROACHMENT PERMIT AND/OR A
GRADING PERMIT HAS BEEN ISSUED.

[illegible]

SEAL-COUNTY

SEAL-ENGINEER



ENGINEER OF WORK
Ventura Engineering Inland, INC
27393 Ynez Road, Suite 159
Temecula, CA 92591
Phone: (951)252-7632
wilfredo@venturaengineeringinland.com

Walfredo Ventura

WILFREDO S.D. VENTURA
RCE 66532 EXP. 06/30/22



BENCHMARK:

DRAWN	HY
DESIGNED	HY
CHECKED	WV
SCALE	AS SHOWN
JOB NUMBER	VEI 2020-21

COUNTY OF RIVERSIDE

COMMERCIAL AGRICULTURE FACILITY

APN 915-330-040

EROSION CONTROL PLAN

FOR:	W.O.	COUNTY FILE NO.
------	------	--------------------

SHEET NO.

4

OF 4 SHEETS

FILE NO.

APPENDIX B

Reserve Assembly Analysis Acreages

CELL GROUP R - RESERVE ASSEMBLY ANALYSIS RESULTS (Based on Figure 8)														
Location	GIS Cell Size	Min ARL (30%)	Max ARL (40%)	Goal ARL (35%)	Property (Legal Boundary)	HAN 200002 Development	HAN 200002 ARL	Existing ARL	Existing PQP	Existing Development	Road RW	Active JPR - Development	Potential ARL	Target ARL Goal Reached? (HAN200002 ARL+Potential ARL-Goal ARL = positive # exceeds or negative # deficit)
Areas w/in 40% Target Only	816.32	244.90	326.53	285.71	9.88	4.55	5.33	0	1.00	20.87	13.48	0	281.37	0.99
All of Cell Group R	816.32	244.90	326.53	285.71	9.88	4.55	5.33	0	1.00	131.10	31.71	12.38	609.36	328.98

APPENDIX C

Plants Observed

The plants listed below were detected on and near the Property during a field survey conducted on December 9, 2020. Nomenclature follows *The Jepson Online Interchange*. Introduced/Naturalized species are indicated with an (I). Not all planted ornamentals are included in the list below.

COMMON NAME	SCIENTIFIC NAME
Borage Family	Boraginaceae
common fiddleneck	<i>Amsinckia intermedia</i>
common phacelia	<i>Phacelia distans</i>
Buckwheat Family	Polygonaceae
California buckwheat	<i>Eriogonum fasciculatum</i>
slender woolly wild buckwheat	<i>Eriogonum gracile</i> var. <i>gracile</i>
Century Plant Family	Agavaceae
agave (I)	<i>Agave americana</i>
chaparral yucca	<i>Hesperoyucca whipplei</i>
Dogbane Family	Apocynaceae
common oleander (I)	<i>Nerium oleander</i>
Evening-Primrose Family	Onagraceae
California fuchsia	<i>Epilobium canum</i>
Figwort Family	Scrophulariaceae
California figwort	<i>Scrophularia californica</i>
Gourd Family	Cucurbitaceae
Buffalo gourd	<i>Cucurbita foetidissima</i>
Grass Family	Poaceae
beardless wild-rye	<i>Elymus triticoides</i>
rattail sixweeks grass (I)	<i>Festuca myuros</i>
red brome (I)	<i>Bromus madritensis</i> subsp. <i>rubens</i>
ripgut grass (I)	<i>Bromus diandrus</i>
Legume Family	Fabaceae
deerweed	<i>Acmispon glaber</i> var. <i>brevialatus</i>
Mint Family	Lamiaceae
white sage	<i>Salvia apiana</i>
Mustard Family	Brassicaceae
black mustard (I)	<i>Brassica nigra</i>
shortpod mustard (I)	<i>Hirschfeldia incana</i>
Nettle Family	Urticaceae
hoary nettle	<i>Urtica dioica</i> subsp. <i>holosericea</i>
Olive Family	Oleaceae
olive (I)	<i>Olea europaea</i>
Palm Family	Arecaceae
Mexican fan palm (I)	<i>Washingtonia robusta</i>
Plantain Family	Plantaginaceae
chaparral beardtongue	<i>Keckiella antirrhinoides</i>
Spurge Family	Euphorbiaceae
doveweed	<i>Croton setiger</i>
Sumac Family	Anacardiaceae
Peruvian pepper tree (I)	<i>Schinus molle</i>
sugar bush	<i>Rhus ovata</i>
Sunflower Family	Asteraceae
California brickellbush	<i>Brickellia californica</i>

COMMON NAME	SCIENTIFIC NAME
California everlasting	<i>Pseudognaphalium californicum</i>
California sagebrush	<i>Artemisia californica</i>
Canada horseweed	<i>Erigeron canadensis</i>
common sandaster	<i>Corethrogyne filaginifolia</i>
common sunflower	<i>Helianthus annuus</i>
Deane's wirelettuce	<i>Stephanomeria exigua</i> subsp. <i>deanei</i>
mulefat	<i>Baccharis salicifolia</i> subsp. <i>salicifolia</i>
Palmer's goldenbush	<i>Ericameria palmeri</i>
paniculate tarplant	<i>Deinandra paniculata</i>
totalote (I)	<i>Centaurea melitensis</i>

APPENDIX D

Wildlife Observed

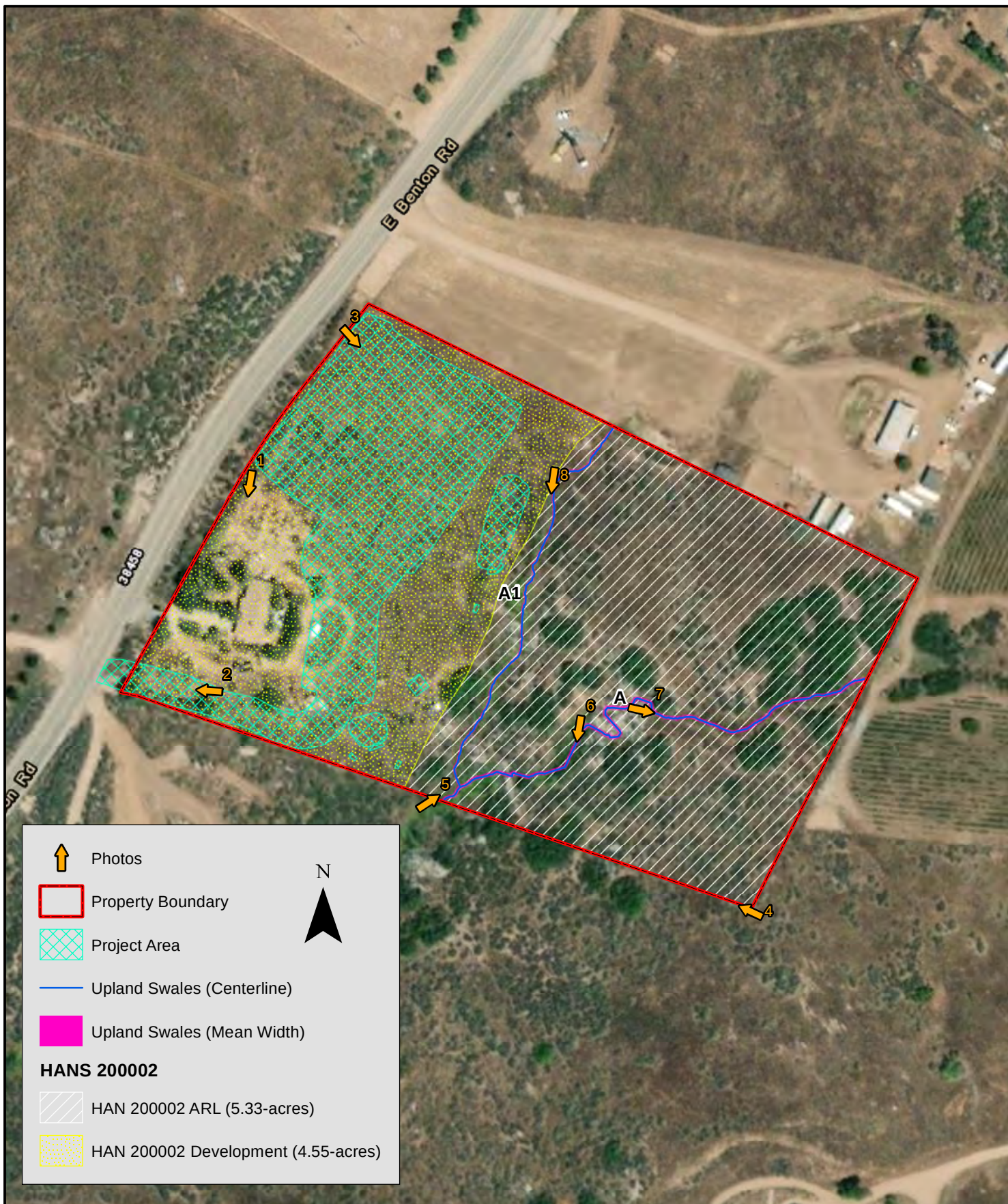
Birds

The bird species listed below were detected visually or aurally either on, above, or near the Site during a field survey conducted on December 9, 2020. The list below is presented in alphabetic order. Nomenclature for the Family (i.e., Paridae), Common Name, and Scientific Name follow the American Ornithological Society *Checklist of North and Middle American Birds*. Introduced species are indicated with an (I).

COMMON NAME	SCIENTIFIC NAME
Chickadees and Titmice	Paridae
Oak Titmouse	<i>Baeolophus inornatus</i>
Crows and Jays	Corvidae
Common Raven	<i>Corvus corax</i>
Ducks, Geese, and Swans	Anatidae
Canada Goose	<i>Branta canadensis</i>
Finches and Allies	Fringillidae
House Finch	<i>Haemorhous mexicanus</i>
Mockingbirds and Thrashers	Mimidae
California Thrasher	<i>Toxostoma redivivum</i>
New World Sparrows	Passerellidae
California Towhee	<i>Melospiza crissalis</i>
Sylviid Warblers	Sylviidae
Wrentit	<i>Chamaea fasciata</i>
Woodpeckers and Allies	Picidae
Northern Flicker	<i>Colaptes auratus</i>

APPENDIX E

Assessment Photographs





PHOTOGRAPH 1: A southerly view of the Site along the western boundary. The existing single-family home is depicted.



PHOTOGRAPH 2: A westerly view depicting the proposed driveway area.



PHOTOGRAPH 3: An easterly view showing the maintained area of the Property and proposed location of the greenhouses.



PHOTOGRAPH 4: A westerly view of the Site from the southeast corner.



PHOTOGRAPH 5: The lower end of Feature A and A₁ consisting of dense mustard.



PHOTOGRAPH 6: A snag willow and senescent hoary nettle in the central portion of Feature A.



PHOTOGRAPH 7: The central portion of Feature A looking towards the upper end. No evidence of flow was detected.



PHOTOGRAPH 8: The upper end of Feature A₁. No evidence of flow was detected.

APPENDIX F

Plants to Avoid Adjacent to the MSHCP Conservation Area

6.0 MSHCP Implementation Structure



**TABLE 6-2. PLANTS THAT SHOULD BE AVOIDED
ADJACENT TO THE MSHCP CONSERVATION AREA**

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<i>Acacia</i> spp. (all species)	acacia
<i>Achillea millefolium</i> var. <i>millefolium</i>	common yarrow
<i>Ailanthus altissima</i>	tree of heaven
<i>Aptenia cordifolia</i>	red apple
<i>Arctotheca calendula</i>	cape weed
<i>Arctotis</i> spp. (all species & hybrids)	African daisy
<i>Arundo donax</i>	giant reed or arundo grass
<i>Asphodelus fistulosus</i>	asphodel
<i>Atriplex glauca</i>	white saltbush
<i>Atriplex semibaccata</i>	Australian saltbush
<i>Carex</i> spp. (all species*)	sedge
<i>Carpobrotus chilensis</i>	ice plant
<i>Carpobrotus edulis</i>	sea fig
<i>Centranthus ruber</i>	red valerian
<i>Chrysanthemum coronarium</i>	annual chrysanthemum
<i>Cistus ladanifer</i> (incl. hybrids/varieties)	gum rockrose
<i>Cortaderia jubata</i> [syn. <i>C. Atacamensis</i>]	jubata grass, pampas grass
<i>Cortaderia dioica</i> [syn. <i>C. sellowana</i>]	pampas grass
<i>Cotoneaster</i> spp. (all species)	cotoneaster
<i>Cynodon dactylon</i> (incl. hybrids varieties)	Bermuda grass
<i>Cyperus</i> spp. (all species*)	nutsedge, umbrella plant
<i>Cytisus</i> spp. (all species)	broom
<i>Delosperma</i> 'Alba'	white trailing ice plant
<i>Dimorphotheca</i> spp. (all species)	African daisy, Cape marigold
<i>Drosanthemum floribundum</i>	rosea ice plant
<i>Drosanthemum hispidum</i>	purple ice plant
<i>Eichhornia crassipes</i>	water hyacinth
<i>Elaeagnus angustifolia</i>	Russian olive
<i>Eucalyptus</i> spp. (all species)	eucalyptus or gum tree
<i>Eupatorium coelestinum</i> [syn. <i>Ageratina</i> sp.]	mist flower
<i>Festuca arundinacea</i>	tall fescue
<i>Festuca rubra</i>	creeping red fescue
<i>Foeniculum vulgare</i>	sweet fennel
<i>Fraxinus uhdei</i> (and cultivars)	evergreen ash, shamel ash
<i>Gaura</i> (spp.) (all species)	gaura
<i>Gazania</i> spp. (all species & hybrids)	gazania

6.0 MSHCP Implementation Structure



**TABLE 6-2. PLANTS THAT SHOULD BE AVOIDED
ADJACENT TO THE MSHCP CONSERVATION AREA (Cont.)**

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<i>Genista</i> spp. (all species)	broom
<i>Hedera canariensis</i>	Algerian ivy
<i>Hedera helix</i>	English ivy
<i>Hypericum</i> spp. (all species)	St. John's Wort
<i>Ipomoea acuminata</i>	Mexican morning glory
<i>Lampranthus spectabilis</i>	trailing ice plant
<i>Lantana camara</i>	common garden lantana
<i>Lantana montevidensis</i> [syn. <i>L. sellowiana</i>]	lantana
<i>Limonium perezii</i>	sea lavender
<i>Linaria bipartita</i>	toadflax
<i>Lolium multiflorum</i>	Italian ryegrass
<i>Lolium perenne</i>	perennial ryegrass
<i>Lonicera japonica</i> (incl. 'Halliana')	Japanese honeysuckle
<i>Lotus corniculatus</i>	birdsfoot trefoil
<i>Lupinus arboreus</i>	yellow bush lupine
<i>Lupinus texanus</i>	Texas blue bonnets
<i>Malephora crocea</i>	ice plant
<i>Malephora luteola</i>	ice plant
<i>Mesembryanthemum nodiflorum</i>	little ice plant
<i>Myoporum laetum</i>	myoporum
<i>Myoporum pacificum</i>	shiny myoproum
<i>Myoporum parvifolium</i> (incl. 'Prostratum')	ground cover myoporum
<i>Oenothera berlandieri</i>	Mexican evening primrose
<i>Olea europea</i>	European olive tree
<i>Opuntia ficus-indica</i>	Indian fig
<i>Osteospermum</i> spp. (all species)	trailing African daisy, African daisy,
<i>Oxalis pes-caprae</i>	Bermuda buttercup
<i>Parkinsonia aculeata</i>	Mexican palo verde
<i>Pennisetum clandestinum</i>	Kikuyu grass
<i>Pennisetum setaceum</i>	fountain grass
<i>Phoenix canariensis</i>	Canary Island date palm
<i>Phoenix dactylifera</i>	date palm
<i>Plumbago auriculata</i>	cape plumbago
<i>Polygonum</i> spp. (all species)	knotweed
<i>Populus nigra</i> 'italica'	Lombardy poplar
<i>Prosopis</i> spp. (all species*)	mesquite
<i>Ricinus communis</i>	castorbean



6.0 MSHCP Implementation Structure

**TABLE 6-2. PLANTS THAT SHOULD BE AVOIDED
ADJACENT TO THE MSHCP CONSERVATION AREA (Cont.)**

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<i>Robinia pseudoacacia</i>	black locust
<i>Rubus procerus</i>	Himalayan blackberry
<i>Sapium sebiferum</i>	Chinese tallow tree
<i>Saponaria officinalis</i>	bouncing bet, soapwort
<i>Schinus molle</i>	Peruvian pepper tree, California pepper
<i>Schinus terebinthifolius</i>	Brazilian pepper tree
<i>Spartium junceum</i>	Spanish broom
<i>Tamarix</i> spp. (all species)	tamarisk, salt cedar
<i>Trifolium fragiferum</i>	strawberry clover
<i>Tropaeolum majus</i>	garden nasturtium
<i>Ulex europaeus</i>	prickly broom
<i>Vinca major</i>	periwinkle
<i>Yucca gloriosa</i>	Spanish dagger

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

Sources: California Exotic Pest Plant Council, United States Department of Agriculture-Division of Plant Health and Pest Prevention Services, California Native Plant Society, Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual; Higher Plants of California, and County of San Diego-Department of Agriculture.