Appendix F

MSHCP Consistency Analysis and Habitat Assessment

The Exchange Project

MSHCP Consistency Analysis and Habitat Assessment

prepared for
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August 2018

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Executive Summary

This report contains the results of a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis and Habitat Assessment Report for The Exchange Project, an approximate 35.4-acre property herein referred to as "project site". The report was completed to document existing site conditions and to determine potential impacts to sensitive biological resources for consistency with the MSHCP. The project site is in the northwestern section of the City of Riverside and is generally bounded by Orange Street to the west, Strong Street to the north, State Route 60 to the south and Interstate 215 to the east. The Exchange Project proposes the construction of multi-family residential dwelling units, multi-tenant commercial buildings, a vehicle fueling station, a drive-thru restaurant, two hotels, a Recreational Vehicle (RV) overnight parking component, and on-site activities (e.g., farmers market, outdoor entertainment)

The Riverside County Integrated Project (RCIP) Conservation Summary Report was queried using the parcel information for the project site to determine potential MSHCP sensitive species survey and conservation requirements for the project. The proposed project does not occur with in areas requiring surveys for amphibians, mammals, Narrow Endemic Plant Species or Criteria Area Species. However, the property occurs within the MSHCP survey area for western burrowing owl (*Athene cunicularia hypugaea*), a California Species of Special Concern. A habitat assessment for burrowing owl was conducted. In addition, the MSHCP Consistency Analysis also includes a habitat assessment for Narrow Endemic Plant Species, riparian/riverine habitat, riparian/riverine species and vernal pool/fairy shrimp habitat.

The project site contains elements of suitable habitat for burrowing owl, including flat, open areas occupied by non-native grasses, manmade concrete/cement structures containing culverts, and a vacant urban lot. The project site is surrounded by a chain link fence. Fences are known to provide perching points for burrowing owl to attain good visibility for foraging. In addition, burrowing owl have been observed to utilize urban habitats for nesting and/or foraging. During the habitat assessment, no subterranean burrows, burrow facsimiles or burrow creating species such as California ground squirrel (*Otospermophilus beecheyi*) were observed during the site reconnaissance visit. However, a preconstruction survey is required for burrowing owl to confirm the continued absence of this species from the site. Surveys should be conducted within 30 days prior to disturbance to avoid direct take of burrowing owls (MSHCP Species-Specific Objective 6). Surveys should be conducted in accordance with the CDFW and California Burrowing Owl Consortium guidelines as referenced within the MSHCP Burrowing Owl Survey Instructions. In the event that owls are discovered and may be affected by the proposed project, conservation of occupied habitat on-site is required according to the species conservation requirements (Volume II-B, Species Accounts, birds) Appendix E in the MSHCP.

Due to the presence of suitable habitat for nesting birds immediately adjacent to and within the site, if clearing and grubbing occurs during the nesting season (generally February through August but variable based on annual climatic conditions), a survey for active nests should be conducted by a qualified biologist within 1 week prior to any ground disturbing activities.

With payment of MSHCP Development Mitigation Fees and implementation of the measures described above, impacts to special-status plant and wildlife species covered under the "take"

provisions of the MSHCP would be less than significant. The proposed project is not expected to result in any significant impacts to any additional species-status plant and wildlife species that are not covered under the "take" provisions of the MSHCP.

The project site supports two drainage features; a concrete drainage channel, and a soft-bottom drainage channel. The concrete drainage channel contains no hydrophytic vegetation but is likely under the jurisdiction of the U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), California Department of Fish and Wildlife (CDFW), and the WRCMSHCP because it has a direct connection to the Santa Ana River. The soft-bottom drainage channel consists of a small drainage feature that is covered entirely in upland plants dominated by a wild oats (*Avena barbatata*) grassland. This drainage is under the jurisdiction of RWQCB, CDFW, and WRCMSHCP. Both of these drainages will be impacted by the project and permits will be required from appropriate agencies. A Determination of Biologically Equivalently or Superior Preservation (DBESP) must be prepared to analyze impacts under the MSHCP and provide a mitigation strategy for those impacts.

1 Introduction

1.1 Project Summary

This report documents the findings of a Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis and Habitat Assessment to comply with the Western Riverside County MSHCP. This assessment was completed to document existing site conditions and to determine potential impacts to sensitive biological resources for the approximately 35.4-acre Exchange Project (project), located in the City of Riverside (City), Riverside County, California. The report also contains the results of an MSHCP-required habitat assessment for burrowing owl (*Athene cunicularia*; BUOW), and includes an analysis of potential project-related impacts to biological resources.

1.2 Project Location

The project site is a primarily vacant lot located in the northwest corner of the 60-91-215 freeway interchange, directly southwest of Strong Street, southeast of North Orange Street, and northeast of Oakley Avenue (Figure 1). Fremont Elementary School is located on the west side of Orange Street across from the project site. Calvary Baptist Church is located north of the site at the southeast corner of Orange Street and Strong Street. Single family residential dwellings are to the north along Strong Street and to the west along Orange Street. The project site is comprised of the following eight parcels: 209-020-047, 209-020-048, 206-151-036, 209-060-026, 209-060-022, 209-070-014, 209-070-009, and 206-151-029.

1.3 Project Description

The proposed mixed-use project consists of multi-family residential dwelling units, multi-tenant commercial buildings, a vehicle fueling station, a drive-thru restaurant, two hotels, a Recreational Vehicle (RV) overnight parking component, and on-site activities (e.g., farmers market, outdoor entertainment).

The residential portion of the project will be constructed on approximately 18.4 acres on the northern half of the project site and includes a total of 482 one-, two- and three- bedroom residential units in 21, three story buildings. Project plans identify 479,773 square feet of residential space, resulting in a density of 26.2 dwelling units per acre. A total of 886 vehicle parking spaces are proposed for the residential use.

The commercial/retail, vehicle fueling station and drive-thru restaurant portion of the project would be located on approximately 7.6 acres on the southwest corner of the project site and includes a total of 49,500 square feet of multi-tenant lease space for restaurant and commercial retail tenants spread across 8 single story buildings. The retail areas would generally operate 12-15 hours a day, with the exception of the proposed gas station, which would operate 24 hours a day. A total of 417 parking stalls are proposed for the commercial component of the project.

Two hotel buildings would be located on approximately 7.4 acres, near the southeast corner of the project site. The proposed RV Parking is located in the southeast corner of the project site, closest to

the I-215/SR 60 interchange, adjacent to the proposed hotels. The RV Parking will contain 23 RV spaces and 12 vehicle stalls. The two, four story hotels will total 130,000 square feet and contain 229 guest rooms. The hotels will operate independently of each other. The hotels and RV Parking would operate 24 hours a day. A total of 229 parking spaces are proposed for the two hotels.

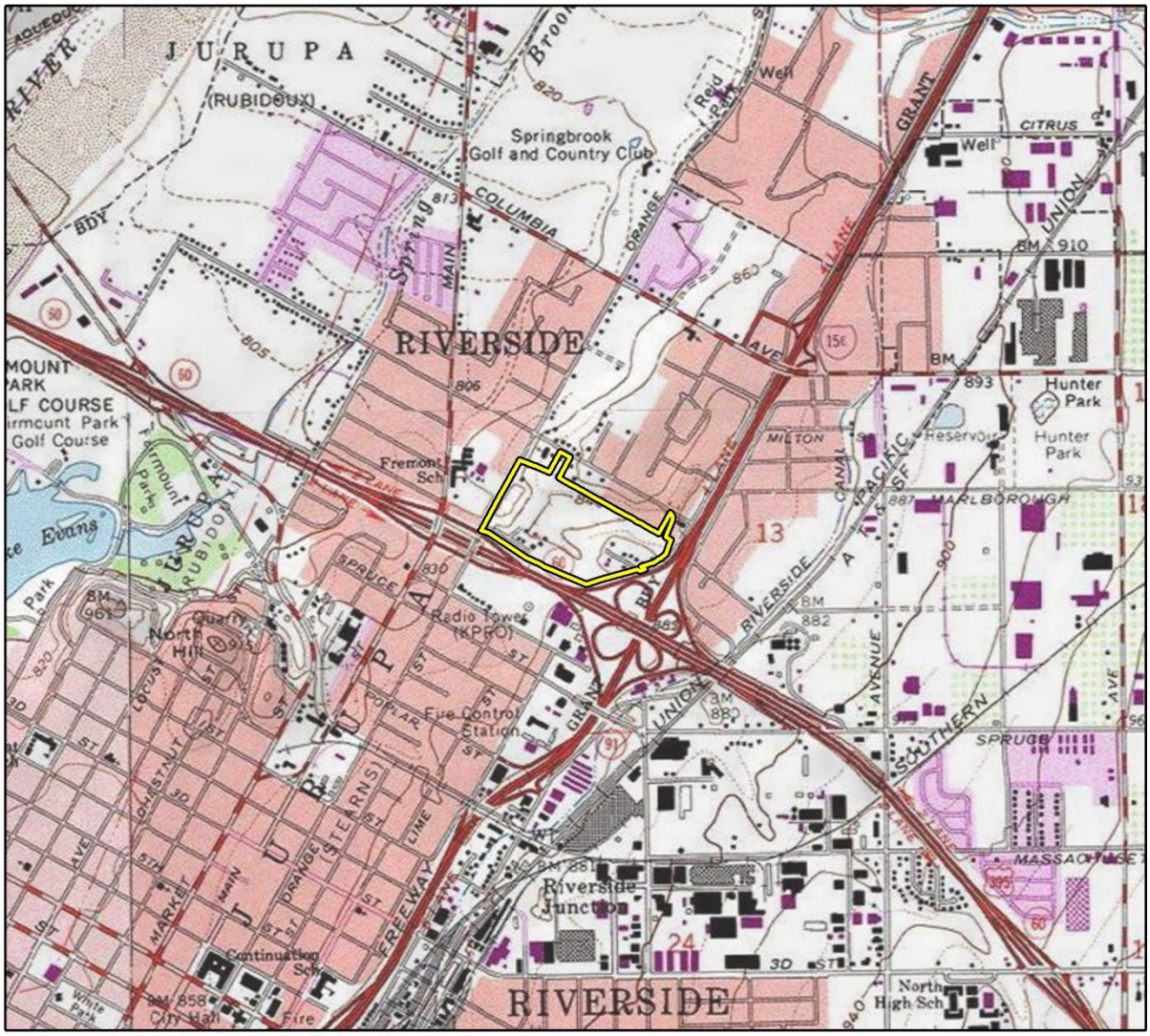
The proposed development includes provisions for live entertainment and events and a farmers market to serve the proposed residences and surrounding community. The live entertainment would occur within the courtyard in the center of Buildings P1 through P4. The events would occur on occasion, on Fridays, Saturdays, or Sundays. Events could include farmers market, outdoor entertainment, car shows (demonstration only) and similar type events.

Vehicular access to the project site would be provided by one driveway entrance located east of the site along La Cadena Drive, and two driveways located along the northwest boundary of the site on Orange Street. Residents would primarily access the site through the entrances located at La Cadena Drive and the northern-most driveway along Orange Street; retail customers and hotel visitors would primarily access the site through the driveways along Orange Street.

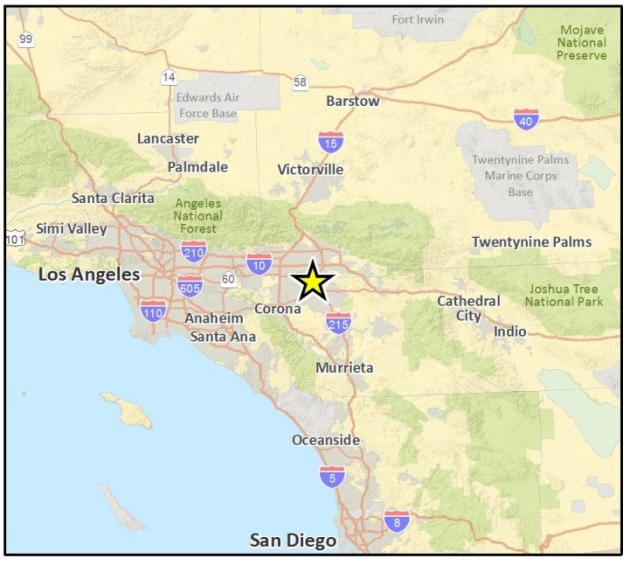
A Minor Conditional Use Permit has been submitted for freeway oriented signage up to 60 feet in height, as measured from the grade of the adjacent freeway.

As part of the proposed development the applicant has submitted a Parcel Map subdividing 8 parcels into 15 parcels. Construction on the project is anticipated to being in 2019, with full occupancy anticipated by 2022.

Figure 1. Project Location



Imagery provided by National Geographic Society, ESRI and its licensors © 2018. Riverside East Quadrangle. T02S R05W S13. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.



2 Methodology

2.1 Western Riverside County MSHCP Consistency Analysis

The proposed project was analyzed to determine consistency with the requirements set forth in the Western Riverside County MSHCP. The Riverside County Integrated Project (RCIP) Conservation Summary Report (Riverside County Land Information Systems 2017) was queried using the parcel information for the project site to determine potential MSHCP sensitive species survey and conservation requirements for the project. Per the RCIP generator, the MSHCP identifies this area as requiring habitat assessments for western BUOW only. This summary report is provided in Appendix A.

The MSHCP also requires an assessment of the potentially significant project effects on riparian/riverine areas and vernal pools, if applicable. According to the MSHCP, the documentation for the assessment shall include mapping and a description of the functions and values of the mapped areas with respect to the species listed in Section 6.1.2, of the MSHCP, protection of species associated with Riparian/Riverine Areas and Vernal Pools. An assessment of potential indirect impacts to existing or proposed MSHCP conservation areas that may exist on or adjacent to the site through an urban/wildlands interface analysis must also be included. The primary objective of the habitat assessment was to evaluate the project site's potential to contain suitable habitat for BUOW, riparian/riverine areas and vernal pools and other potential survey needs as pertained in Section 6.3.2 of the MSHCP *Additional Survey Needs and Procedures* list for other plant and wildlife species not covered by the MSHCP and for California Environmental Quality Act (CEQA) requirements as they pertain to the proposed project.

2.2 Literature Review

Prior to the field visit, a literature review was conducted to establish the environmental and regulatory setting of the proposed project. Specific literature reviewed is provided in the reference section of this document. The literature review included the U.S. Department of Agriculture (USDA) *Soil Survey for the Western Riverside Area (CA679)*, Riverside East USGS 7.5-minute topographic quadrangle, and literature detailing the habitat requirements of subject species, as well as aerial photographs and topographic maps (Google Earth, 2017). The MSHCP, species accounts, and other reference materials were reviewed for habitat assessment requirements, as well as, habitat suitability elements for special-status species included in the assessment.

The California Natural Diversity Data Base (CNDDB), Biogeographic Information and Observation System (BIOS – http://www.bios.dfg.ca.gov) and United States Fish and Wildlife Service (USFWS) Critical Habitat Portal (http://criticalhabitat.fws.gov) was reviewed to determine if any special-status wildlife, plant or vegetation communities were previously recorded on site. The National Wetlands Inventory (NWI) (USFWS 2017) was reviewed to determine if any wetland and/or non-wetland waters had been previously documented and mapped on or near the proposed project site. Other resources included the California Native Plant Society (CNPS) online *Inventory of Rare and*

Endangered Plants of California (2017), California Department of Fish and Wildlife (CDFW) *Special Animals List* (October 2017), and CDFW *Special Vascular Plants, Bryophytes, and Lichens List* (October 2017).

2.3 Field Reconnaissance Survey

The field reconnaissance survey documented existing site conditions and the potential presence of special-status biological resources, including special-status plant and wildlife species, special-status plant communities, jurisdictional waters and wetlands, and habitat for nesting birds. Rincon biologists, Courtney Aiken and Jennifer Kendrick, conducted the habitat assessment on September 28, 2017, between 1630 and 1900 hours. Survey conditions included temperatures ranging from 88-94°F with clear skies and calm winds. The survey area consisted of the area within the proposed limits of work (35.4-acre project site) and an additional 500-foot buffer. The biologists surveyed the project site on foot. Where portions of the survey area were inaccessible on foot (e.g., homeless encampments), the biologist visually inspected these areas with binoculars (8 x 40).

The potential presence of special-status species is based on the literature review and field survey designed to assess habitat suitability only. Definitive surveys to confirm the presence or absence of special-status species were not performed. Definitive surveys for sensitive plant and wildlife species generally require specific survey protocols and extensive field survey time and are usually conducted only at certain times of the year. The findings and opinions conveyed in this report are based on this methodology.

2.3.1 Vegetation Mapping

When applicable, vegetation communities observed on-site were mapped on a site-specific aerial photograph. All accessible portions of the survey area were covered on foot. Inaccessible areas were mapped using binoculars and aerial photography interpretation. Vegetation was generally classified using the systems provided in *A Manual of California Vegetation, Second Edition* (MCV) (Sawyer et al. 2009) as necessary to reflect the existing site conditions.

2.3.2 Flora

All plant species observed in the project site were noted, and plants that could not be identified in the field were identified later using taxonomic keys. The reconnaissance survey included a directed search for sensitive plants that would have been identifiable at the time of the survey. An additional plant survey was conducted on July 20, 2018 by Rincon biologist Matthew South during a Jurisdictional Delineation (described below). Floral nomenclature for native and non-native plants follows Baldwin et al. (2012) as updated by The Jepson Online Interchange (University of California, Berkeley 2017*).* For ornamental plants, nomenclature follows USDA PLANTS Database (USDA 2017), and for special-status plants follows Baldwin et al. (2012) and CNPS (CNPS 2017).

2.3.3 Fauna

Animal species observed directly or detected from calls, tracks, scat, nests, or other sign in the project site were noted. The survey was performed during the day therefore, the identification of nocturnal animals was limited to sign if present on-site. Zoological nomenclature for birds is in accordance with the American Ornithologists' Union Checklist (2017) and for mammals, Wilson & DeeAnn M. Reeder (2005).

2.3.4 Riparian/Riverine, Vernal Pool Areas, and Jurisdictional Waters

MSHCP Section 6.1.2, Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, describes the process through which protection of riparian/riverine areas, vernal pools, and fairy shrimp species will occur within the MSHCP Area. Protection of these resources is important for several MSHCP conservation objectives. An assessment of a project's potentially significant effects on riparian/riverine areas, vernal pools, and fairy shrimp habitat is required. Guidelines within the MSHCP for determining whether these resources exist on site are described as follows:

- **Riparian/Riverine Areas** include "lands which contain habitat dominated by trees, shrubs, persistent emergent, 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." Riparian/riverine areas under the MSHCP also include drainage areas that are vegetated or have upland (non-riparian/riverine) vegetation that drain directly into an area that is described for conservation under the MSHCP (or areas already conserved).
- **Vernal Pools** are described by the MSHCP as "seasonal wetlands that occur in depression areas that have wetland indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetland indictors of hydrology and /or vegetation during the drier portion of the growing season."
- **Listed Fairy Shrimp Habitat,** as described under MSHCP Section 6.1.2, is habitat for Riverside fairy shrimp (*Streptocephalus woottoni*), vernal pool fairy shrimp (*Branchinecta lynchi*), or Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*), and includes ephemeral pools, artificially created habitat, and/or other features determined appropriate by a qualified biologist.
- **Jurisdictional Waters**. Aerial photography and the National Wetlands Inventory (NWI) (USFWS 2017) were reviewed prior to conducting the survey. The photographs were used to locate and inspect any potential natural drainage features and water bodies that may be considered jurisdictional to United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and/or CDFW.

A formal assessment and delineation of jurisdictional waters and wetlands was conducted by Rincon July 20, 2018 and a Jurisdictional Delineation Report was prepared (Rincon 2018). The results of the Jurisdictional Delineation Report are incorporated into the analysis for this report.

2.3.5 Burrowing Owl Habitat Assessment

The BUOW habitat assessment occurred during the September 28 field survey in accordance with MSHCP survey requirements. This assessment involved walking through potentially suitable habitat within the survey area (the project site and a 500-foot buffer where accessible) to have 100 percent visual coverage of the ground surface. Due to some development constraints (i.e. homeless individuals/encampments), some of the 500-foot buffer was inaccessible on foot; therefore, the biologists visually inspected these areas with binoculars. Areas of particular interest included all topographic relief, areas characterized by low growing vegetation, grasslands, shrub lands with low density shrub cover, earthen berms, and any large debris piles. The locations of all suitable burrowing owl habitats were recorded and mapped, if applicable. The most current BUOW survey instructions for the MSHCP dated March 29, 2006, state that negative results for surveys conducted outside of the breeding season (March 1-August 31) are not conclusive proof that BUOW do not use the project site and may not provide an accurate picture of the number of BUOW that utilize the site. Therefore, an informal pre-construction survey conducted outside of the breeding season will

likely need to be repeated during the breeding season, should construction occur within the breeding timeline.

3 Existing Conditions

The project site and vicinity are relatively flat with little to no topographic relief and occurs at an elevation range of 830-860 feet above mean sea level. The project site is in arid Western Riverside County which is characterized by long, hot, dry summers and short, relatively wet winters. Average temperatures range from 62 to 95 degrees Fahrenheit (F) during the summer and 42 to 67 degrees F during the winter. The average annual precipitation in the region is 10.32 inches, with 75% of the total occurring December to March and only 5% occurring between May and September (National Oceanic and Atmospheric Administration 2018).

3.1 Land Use

The project site is largely undeveloped vacant land that has been heavily disturbed by repeated grubbing and disking. Based on historical aerial photographs (Nationwide Environmental Title Research 2018), residential developments once occurred on the southern portions of the site and agricultural lands occurred on the northern portions but were removed sometime between 1980 and 1994. Surrounding land uses include I-215 on the eastern perimeter, SR-60 on the southern perimeter, Fremont Elementary School on the west side of Orange Street across from the Project site, Calvary Baptist Church to the north at the southeast corner of Orange Street and Strong Street, and single-family residential dwellings to the north along Strong Street and to the west along Orange Street. A few dirt roads traverse the project site and remnants of paved roads occur near the eastern and western edges. Representative photos of the existing conditions are provided in Appendix B.

3.2 Soils

The soils on the project site are disturbed from ongoing maintenance activities such as clearing and grubbing, and the topsoil is no longer native soils, but appears to be generic fill from offsite based on the soil pits dug during the Jurisdictional Delineation. Previous soil mapping of the project site (USDA NRCS 2018a) described four native soil types, as described below (Figure 2). These soils are non-hydric and generally, are those that are found in alluvial fans and are typical of the region surrounding the Santa Ana River. The following soils are mapped within the project area:

- **Buren fine sandy loam, 2 to 8 percent slopes, eroded (BuC2)** occurs on the southeastern edge and northern edge of the project site. Buren Soil Series consists of well-drained, slow to moderately slowly permeable soils. These soils are on gently to strongly sloping alluvial fans and terraces. They formed in alluvium derived mostly from basic igneous rocks and partly from other crystalline rocks. The principal uses of soil series is used for the production of citrus, small grains, and pasture. Natural vegetation associated with this soil series typically consists of annual grasses and forbs with chaparral shrubs on eroded terrace slopes.

- **Hanford course sandy loam, 2 to 8 percent slopes (HcC)** occurs on a very small area at the southern tip of the project site. Hanford Soil Series consists of very deep and well drained soils that formed in moderately coarse textured alluvium dominantly from granite. Hanford soils are

Figure 2. USDA Soils Map

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- *Additional data provided by USDA SSURGO, 2016.*

Bio Fig 4 Soils Map

typically found on stream bottoms, floodplains, and alluvial fans at elevations of 150 to 3,500 feet and have slopes of 0 to 15 percent. Hanford soils are used for growing a wide range of fruits, vegetables, and general farm crops. They are also used for urban development and dairies. Vegetation in uncultivated areas is typically annual grasses and associated herbaceous plants.

- **Pachappa fine sandy loam, 2 to 8 percent slopes, eroded (PaC2)** occurs on the northern, eastern, and southwestern portions of the project site. Pachappa Soil Series consist of well drained (minimal) Noncalcic Brown soils developed from moderately coarse textured alluvium. They occur on gently sloping alluvial fans and flood plains under annual grass-herb vegetation. This soil series is mostly used for alfalfa, small grains and row crops as well as dry farm small grains. Yields are normally good. This soil type typically supports annual grasses, herbs and shrubs.

- **San Emigdio fine sandy loam, 2 to 8 percent slopes, eroded (SeC2)** occurs on the central and western portions of the project site. San Emigdio Soil Series consists of very deep, well drained soils that formed in dominantly sedimentary alluvium. San Emigdio soils are on fans and floodplains and have slopes of 0 to 15 percent. The San Emigdio soils are typically used for growing citrus fruit, alfalfa, truck crops, dryland grain, and some areas are in home sites. Uncultivated areas are annual grasses and forbs.

3.3 Hydrology

According to the National Hydrography Dataset (USGS 2018) the project site is in the East Etiwanda Creek-Santa Ana River watershed (Hydrologic Unit Code [HUC] 180702030804). Two features occur within the project site:

1. Concrete drainage channel: a concrete drainage channel, which is identified by the Riverside County Flood Control and Water Conservation District (RCFCWCD) as the University Wash Channel (RCFCWCD 2008), flows east-west through the center of the project site. Based on historical aerial photographs the channel was constructed between 1978 and 1980 (Nationwide Environmental Title Research 2018). The channel enters the project site from a culvert at the edge of the interchange landscaping to the east and exits the site through an underground culvert at Orange Street. This feature has sloped concrete banks and a flat concrete channel and is entirely unvegetated. Water was present during the site visit and it appears that water is typically present in this drainage based on a review of historic aerial photographs (Google 2018; Nationwide Environmental Title Research 2018). The source for this drainage is storm water and urban runoff. The drainage is 1,458 linear feet long within the project site.
2. Soft-bottom drainage channel: a manmade, soft-bottom drainage channel enters the project site from a culvert under La Cadena Drive at the northeast corner and extends along the northwest edge and through the north-central portion and then the channel meets the concrete drainage channel described above approximately 400 feet from the site's western edge. There is a depression at the topographic low-point of the project site located immediately south of the east-west portion of the soft bottom drainage where it appeared that water may occasional pool.

The features described above are shown in Figure 3 below.

Figure 3. Hydrology Within the Project Site

3.4 Vegetation

The dominant plant community on the project site is Wild Oat Grassland (*Avena barbata* Herbaceous Semi-Natural Alliance) as described in the Manual of California Vegetation (Sawyer et al. 2009; Figure 4). This community is dominated by slender wild oat (*Avena barbata*), ripgut brome (*Bromus diandrus*), red brome (*Bromus madritensis* ssp. *rubens*), and soft chess (*Bromus hordeaceus*). Patches of non-native and ruderal (weedy) species occur throughout the grassland and include Russian thistle (*Salsola tragus*), perennial mustard (*Hirschfeldia incana*), castor bean (*Ricinus communis*), and dense patches of sorghum (*Sorghum halepense*). Trees line a soft-bottomed drainage in the northeastern portion of the site and include blue gum (*Eucalyptus globulus*), Mexican fan palm (*Washingtonia robusta*), Peruvian pepper (*Schinus molle*) and several coast live oak (*Quercus agrifolia*). Blue gum and coast live oak also occur sporadically in the western portion of the project site. Other species observed in the soft-bottom drainage include olive tree (*Olea europaea*), opuntia cactus (*Opuntia* sp.), common sunflower (*Helianthus annuus*), jimsonweed (*Datura wrightii*), milk thistle (*Silybum marianum*), horseweed (*Erigeron canadensis*), western ragweed (*Ambrosia psilostachya*), and field bindweed (*Convolvulus arvensis*). The habitats on the site are heavily disturbed by developments, disking, grading, vehicle traffic, and trash and debris from homeless encampments on and near the project site. A complete list of plants observed during the site visit are included in Appendix B.

Figure 4. Vegetation Communities

Imagery provided by Google and its licensors © 2018.

3.4 General Wildlife

The project site provides habitat for wildlife species that commonly occur in residential, urban, and grassland communities in Riverside County. Wildlife observations included common species such as red-tailed hawk (*Buteo jamaicensis*), Anna's hummingbird (*Calypte anna*), house finch (*Haemorhous mexicanus*), Cassin's kingbird (*Tyrannus vociferans*), and mourning dove (*Zenaida macroura*). A complete list of wildlife observed is provided in Appendix A.

4 Western Riverside County MSHCP Consistency Analysis

4.1 MSHCP Requirements

The MSHCP establishes habitat assessment requirements for certain species of plants, birds, mammals, and amphibians that are considered sensitive in the region. This habitat assessment addresses the potential for those sensitive biological resources defined by the RCIP Conservation Summary Report (Riverside County, 2014) to occur within the project site and is included as Appendix A.

The project site is located within the Cities of Norco and Riverside Area Plan but is not within an MSHCP Criteria Cell or conservation area. The project site falls within the required habitat assessment area for burrowing owl. The habitat assessment also addresses the presence/absence of riparian/riverine areas (including jurisdictional waters), vernal pools, fairy shrimp, includes an urban/wildlands interface analysis, and identifies any identifies any migratory corridors and linkages located on or near the site. There are no habitat assessment requirements for any of the Narrow Endemic Plants or Criteria Area Plant species.

4.2 Habitat Assessment

4.2.1 Burrowing Owl

The CNDDB (2018) contains two records of burrowing owl occurring in the general vicinity (5 miles) of the project site; occurrence numbers 335 and 1786 (both occurring within the City of Fontana). Burrowing owl are small crepuscular (active primarily during morning and evening twilight) owls, which use rodent burrows for nesting and roosting. They inhabit grasslands and prairies and often prefer areas with moderate disturbance and/or berms or drainages. Nesting Burrowing owls use the burrows of small mammals in grasslands and scrubs that may or may not have been subjected to disturbance. Reasons for their decline include habitat destruction, insecticide poisoning, rodenticide (particularly squirrel eradication), and shooting.

The project site contains elements of suitable habitat for burrowing owl, including flat, open areas occupied by non-native grasses, manmade concrete/cement structures containing culverts (drainage, and a vacant urban lot. The project site is surrounded by a chain link fence. Fences are known to provide perching points for BUOW to attain good visibility for foraging. In addition, burrowing owl have been observed to utilize urban habitats for nesting and/or foraging. During the habitat assessment, no subterranean burrows, burrow facsimiles or burrow creating species such as California ground squirrel (*Otospermophilus beecheyi*) were observed during the site reconnaissance visit. However, evidence of prey, such as small mammal burrows (most likely from deer mice (*Peromyscus maniculatus*), for both burrowing owl and California ground squirrels were present. Also, the habitat around the project site is heavily fragmented by surrounding development.

Although the likelihood of this species to occur onsite is extremely low due to lack of suitable burrows, other vacant lots are visible on aerial imagery within the immediate vicinity (less than five miles) to the north and west of the project site that may support burrowing owls Although the project site is currently considered unoccupied by burrowing owls, it cannot be completely ruled out to utilize the project site in the future. Therefore, there is a potential for burrowing owl to occur onsite, likely as a transient forager.

4.2.2 Riparian/Riverine, Vernal Pool Areas and Jurisdictional Features

Based on the finding of Rincon's Jurisdictional Delineation Report, two jurisdictional waters occur in the project site: the concrete drainage channel and the soft-bottomed channel. A summary of the findings of jurisdiction are below in Table 1 and the limits of jurisdiction are shown in Figure 4 below.

Table 1 ACOE, RWQCB, CDFW, and WRCMSHCP Jurisdictional Area

Feature	Waters of the U.S.[1]		Waters of the State[2] (acres/linear feet)	CDFW Jurisdictional Streambed (acres/linear feet)	WRCMSHCP Riverine/Riparian (acres/linear feet)
	Non-wetland Waters of the U.S. (acres/linear feet)	Wetland Waters of the U.S. (acres/linear feet)			
Concrete-Lined Drainage	0.30 acre/1,458 feet	--/--	--/--	1.00 acre/1,458 feet	1.00 acre/1,458 feet
Soft-Bottom Drainage	--/--	--/--	0.03 acre/1,100 feet	0.12 acre/1,100 feet	0.12 acre/1,100 feet
Totals	0.30 acre/ 1,458 feet	--/--	0.03 acre/ 2,558 feet	1.12 acre/ 2,558 feet	1.12 acre/ 2,558 feet

[1]Regulated by USACE and RWQCB under the Clean Water Act

[2]Regulated by RWQCB under the Porter-Cologne Act

Concrete Drainage Channel

The concrete drainage channel contains perennial water flows and is part of the stormwater system for eastern Riverside. It is likely that the waterflow width can vary seasonally, and at the time of the site visit the width was nine feet and covered the entire channel bottom in a thin sheet of water. The top of bank for this feature is defined as the area at the top of the concrete sloped edges of the channel, which has a 30-foot width. The drainage is 1,458 linear feet long within the project site.

Waters in the concrete drainage channel continue offsite and continue in the stormwater system until it flows into Lake Evans, a manmade lake located at Fairmount Park approximately 3,000 feet west of the Project site. Overflow from Lake Evans is directed into the Santa Ana River, which occurs immediately to the west of the lake, and the Santa Ana River outlets directly to the Pacific Ocean.

This concrete drainage channel meets the USACE jurisdictional standards due to the presence of an OHWM and hydrologic connection to jurisdictional waters, which makes it also regulated by the

Figure 4 – Jurisdictional Delineation

RWQCB. Finally, this drainage channel is consistent with CDFW-jurisdictional streambeds (unvegetated) and qualifies as riparian/riverine under the WRCMSHCP because it has "fresh water flow during all or a portion of the year" and it flows directly into Lake Evans, which is a Public Quasi-Public Conserved Lands under the WRCMSCHP.

Soft-Bottom Drainage

The soft-bottom drainage channel was likely constructed to direct stormwater flow from the urban area to the north into the concrete drainage channel in the project site; however, the channel does not appear to function in that capacity. The eastern 1,100 feet of the drainage channel was moist at the time of the survey, but these characteristic ends at a constructed dirt access road and an incline in the topography. The remaining western 460 feet of the drainage showed no signs of water flows (i.e. scouring or sediment transport), current or historic, and is naturally filling in. A wetland sample point (Attachment B: Figure 4; Attachment E) was taken in the moist part of the channel and the findings were negative for hydric soils.

The soft-bottom drainage is mostly vegetated by slender wild oat, Brome grasses, short pod mustard, and Russian thistle in the channel, edges, and surrounding areas, with some small patches of bare ground near the culvert outlet. A variety of landscaping plants occur in the drainage and are largely associated with northern adjacent residences and include opuntia cactus (Opuntia sp.), Peruvian pepper tree, Mexican fan palm, olive tree, among other landscaped species. Vegetation near the topographic low point is much denser and includes sorghum, common sunflower, milk thistle, western ragweed, field bindweed, and horseweed. Coast live oak trees are also found sporadically along the drainage. None of the species observed were facultative, facultative wetland, or obligate wetland species (Lichvar et al. 2016)

At the terminus of the eastern segment of the soft-bottom drainage channel where ephemeral water flow occurs, there is a depression adjacent to the channel (see Attachment B: Figure 4). A man-hole occurs in the low-point of the depression (see Attachment B: Figure 4) that drains accumulated water into an underground culvert that outlets into the concrete-lined drainage channel approximately 450 feet to the west. At the time of the survey, the soil in the depression was not moist and vegetation was removed near the man-hole drainage to expose the inlet. A sample point was taken in the depression to determine if the feature met the USACE criteria for wetland (see Attachment E), which it did not. The soils within the sample point were negative for hydric soils and were consistent with fill material soils. The depression supports dense mats of sorghum, milk thistle, and common sunflower, which are species that are typically found in uplands (Lichvar et al. 2016), and hydrophytic plant species are not present.

Due to the discontinuous nature of the soft-bottom channel, the feature is not expected to be considered jurisdictional by USACE and the jurisdictional limits of CDFW, RWQCB, and WRCMSHCP are only within the eastern 1,100 feet of the drainage where water has flowed. The limits of CDFW jurisdiction is concurrent with WRCMSHCP and is six feet wide at the eastern entry point into the project site, narrows to four feet wide when the drainage turns west, and then reduces to two feet wide near the endpoint where it dissipates. Waters of the State were taken as the OHWM of the feature and were two feet wide at the eastern entry point into the project site and along the 600 feet along the northern boundary, and one foot when the channel turns west until it reaches the terminus at the dirt access road.

4.2.3 Urban/Wildlands Interface Guidelines

According to Section 6.1.4 of the MSHCP, the Urban/Wildlands Interface Guidelines are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area. The project site is not adjacent to a conservation area and the Urban/Wildlife Interface Guidelines are not applicable.

4.2.4 Migratory Corridors/Linkages

The project site occurs within the MSHCP Cities of Norco and Riverside Area Plan but is not within an MSHCP Criteria Cell. It is heavily disturbed and is surrounded by existing development. In addition, no proposed or existing core areas, linkages, or habitat blocks are located near the project site. No habitat would be fragmented or interrupted as a result of the project.

4.2.5 Nesting Birds

California Fish and Game Code 3503 (CFGC) and the Migratory Bird Treaty Act (MBTA) protect native birds and their nests from direct take. The project site contains vegetation suitable for nesting birds that may occur in grassland and urbanized habitats. The properties adjacent to the project site contain ornamental/landscaping and grasslands that may provide suitable nesting habitat for numerous avian species. No nesting birds or nesting behavior was observed during the habitat assessment or surveys but is anticipated to occur regularly throughout the project site.

4.2.6 Critical Habitat

Critical habitat for the Santa Ana Sucker (*Catostomus santaanae*) occurs approximately 1.2 miles west of the project site. Based on the distance of critical habitat from the project site and the lack of suitable riparian habitat or connectivity to any suitable habitat, the proposed project is not expected to affect the Santa Ana Sucker.

5 Impact Analysis and Recommendations

This section discusses the possible adverse impacts to biological resources that may occur from implementation of the proposed project and suggests appropriate avoidance, minimization, and mitigation measures that would reduce those impacts.

5.1 MSHCP Requirements

The project site occurs within the MSHCP fee area. Payment of any necessary development mitigation fees, as well as compliance with the requirements of Section 6.0 of the MSHCP, is intended to provide full mitigation under CEQA, the National Environmental Policy Act (NEPA), the California Endangered Species Act (CESA), and the Federal Endangered Species Act (FESA) for impacts on species and habitats covered by the MSHCP, pursuant to agreements with the USFWS and the CDFW, as set forth in the implementing agreement for the MSHCP.

5.2 Burrowing Owl

The project site contains low-growing non-native ruderal (weedy) vegetation and is surrounded by development. However, the project site occurs within a criteria cell for burrowing owl and this habitat assessment determined there is a low potential for burrowing owls to occur on the project site. No burrowing owl or signs of burrowing owl use were detected; however, with the presence of suitable habitat on the project site, implementation of the following recommended measures pursuant with Objective 6 of the MSHCP Species Conservation Objectives for burrowing owl, would help assure avoidance and/or minimization of potential impacts to burrowing owls:

> Pre-construction presence/absence surveys for burrowing owl within the survey area where suitable habitat is present will be conducted for all Covered Activities through the life of the permit. Surveys will be conducted within 30 days prior to disturbance. Take of active nests will be avoided.
>
> The pre-construction survey should be conducted by a qualified biologist within the development footprint and a 150 meter (500-foot) buffer no greater than 30 days prior to grading or other significant site disturbance. The surveys should be conducted in accordance with the CDFW and California Burrowing Owl Consortium guidelines.
>
> If owls are not occupying habitat within the survey area during the pre-construction survey, the proposed disturbance activities may proceed. A burrow is considered occupied when there is confirmed use by burrowing owl based on observations made by a qualified biologist. If owls are discovered and are within 500 feet of the proposed project, avoidance measures should be developed in compliance with the MSHCP and in coordination with the CDFW and/or Western Riverside County RCA. These measures typically include passive relocation to remove the owls between September 1 and January 31, which is outside of the-typical nesting season. Burrowing owls will not be disturbed between February 1 and August 31 to avoid impacting nesting..

5.3 Riparian/Riverine and Jurisdictional Features

Rincon identified one concrete drainage channel believed to be under the jurisdiction of the USACE, RWQCB, CDFW, and WRCMSHCP, and one soft-bottom drainage that is under the jurisdiction of RWQCB, CDFW, and WRCMSHCP. Both drainages would be impacted by project activities. However, both drainages lack riparian vegetation and only upland species occur, and thus would not provide suitable habitat for MSHCP species associated with riparian habitats. Based on the results in the Jurisdictional Delineation Report, a Determination of Biologically Equivalent or Superior Preservation (DBESP) is required to determine the extent of project activities impacts to jurisdictional waters or riparian/riverine habitats and identify potential mitigation requirements to be included in CEQA documentation. Because these drainages are under the jurisdiction of USACE, RWQCB, CDFW, and WRCMSHCP as described in this report, permits from the appropriate regulatory agencies should be obtained prior to construction of the project.

5.4 Nesting Birds

The project could adversely affect native nesting birds if construction occurs while they are present on or adjacent to the site through direct mortality or abandonment of nests. The loss of a nest due to construction activities would be a violation of the MBTA and CFGC. Implementation of the following recommended measures would help assure avoidance and/or minimization of potential impacts to nesting birds and raptors:

To avoid take of nesting birds, vegetation removal and initial ground disturbance should occur between September 1 and January 31, which is outside the typical nesting bird breeding season. If project activities occur between February 1 and August 31, during the nesting season, a nesting bird survey should be conducted by a qualified biologist one (1) week prior to start of construction activities. If active nests of protected native species are located, construction work should be delayed until after the nesting season or until the young are no longer dependent upon the nest site. Construction near an active nest should be conducted at the discretion of a biological monitor.

6 Limitations, Assumptions, and Use Reliance

A Western Riverside County MSHCP consistency analysis and burrowing owl habitat assessment has been performed in accordance with professionally accepted biological investigation practices conducted at this time and in this geographic area. The biological investigation is limited by the scope of work performed. In addition, general biological surveys do not guarantee that the organisms are not present and will not be discovered in the future within the site. In particular, mobile wildlife species could occupy the site on a transient basis, or re-establish populations in the future. Our field studies were based on current industry practices, which change over time and may not be applicable in the future. No other guarantees or warranties, expressed or implied, are provided. The findings and opinions conveyed in this report are based on findings derived from site reconnaissance, review of CNDDB RareFind5, and specified historical and literature sources. Standard data sources relied upon during the completion of this report, such as the CNDDB, may vary with regard to accuracy and completeness. In particular, the CNDDB is compiled from research and observations reported to CDFW that may or may not have been the result of comprehensive or site-specific field surveys. Although Rincon believes the data sources are reasonably reliable, Rincon cannot and does not guarantee the authenticity or reliability of the data sources it has used. Additionally, pursuant to our contract, the data sources reviewed included only those that are practically reviewable without the need for extraordinary research and analysis.

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8 Certification and List of Preparers

I hereby certify that the statements furnished above and in the attached exhibits 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.

Date: December 18, 2017 Signed: __ _____

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Appendix A

Riverside County Integrated Project (RCIP) Conservation Report

Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)

APN	Cell	Cell Group	Acres	Area Plan	Sub Unit
206151029	Not A Part	Independent	0.7	Cities of Riverside and Norco	Not a Part
206151036	Not A Part	Independent	4.21	Cities of Riverside and Norco	Not a Part
209020047	Not A Part	Independent	2.11	Cities of Riverside and Norco	Not a Part
209020048	Not A Part	Independent	11.02	Cities of Riverside and Norco	Not a Part
209060022	Not A Part	Independent	3.08	Cities of Riverside and Norco	Not a Part
209070014	Not A Part	Independent	2.29	Cities of Riverside and Norco	Not a Part

HABITAT ASSESSMENTS

Habitat assessment shall be required and should address at a minimum potential habitat for the following species:

APN	Amphibia Species	Burrowing Owl	Criteria Area Species	Mammalian Species	Narrow Endemic Plant Species	Special Linkage Area
206151036	NO	**YES**	NO	NO	NO	NO
209020047	NO	**YES**	NO	NO	NO	NO
209020048	NO	**YES**	NO	NO	NO	NO
209060022	NO	**YES**	NO	NO	NO	NO
209070014	NO	**YES**	NO	NO	NO	NO

Burrowing Owl

If potential habitat for these species is determined to be located on the property, focused surveys may be required during the appropriate season.

Background

The final MSHCP was approved by the County Board of Supervisors on June 17, 2003. The federal and state permits were issued on June 22, 2004 and implementation of the MSHCP began on June 23, 2004.

For more information concerning the MSHCP, contact your local city or the County of Riverside for the unincorporated areas. Additionally, the Western Riverside County Regional Conservation Authority (RCA), which oversees all the cities and County implementation of the MSHCP, can be reached at:

Western Riverside County Regional Conservation Authority
3403 10th Street, Suite 320
Riverside, CA 92501

Phone: 951-955-9700
Fax: 951-955-8873

www.wrc-rca.org

Introduction

As urbanization has increased within western Riverside County, state and federal regulations have required that public and private developers obtain "Take permits" from Wildlife Agencies for impacts to endangered, threatened, and rare species and their Habitats. This process, however, has resulted in costly delays in public and private Development projects and an assemblage of unconnected Habitat areas designated on a project-by-project basis. This piecemeal and uncoordinated effort to mitigate the effects of Development does not sustain wildlife mobility, genetic flow, or ecosystem health, which require large, interconnected natural areas.

A variety of capitalized terms are used in this report. Definitions for those terms are provided at the end of this report.

The MSHCP is a criteria-based plan, focused on preserving individual species through Habitat conservation. The MSHCP is one element of the Riverside County Integrated Project (RCIP), a comprehensive regional planning effort begun in 1999.The purpose of the RCIP is to integrate all aspects of land use, transportation, and conservation planning and implementation in order to develop a comprehensive vision for the future of the County. The overall goal of the MSHCP is rooted in the RCIP Vision Statement and supporting policy directives. The MSHCP will enhance maintenance of biological diversity and ecosystem processes while allowing future economic growth. Preserving a quality of life characterized by well-managed and well-planned growth integrated with an open-space system is a component of the RCIP vision. The MSHCP proposes to conserve approximately 500,000 acres and 146 different species. Approximately 347,000 acres are anticipated to be conserved on existing Public/Quasi-Public Lands, with additional contributions on approximately 153,000 acres from willing sellers. The overall goal of the MSHCP can be supported by the following:

Biological Goal: In the MSHCP Plan Area, conserve Covered Species and their Habitats.

Economic Goal: Improve the future economic development in the County by providing an efficient, streamlined regulatory process through which Development can proceed in an efficient way. The MSHCP and the General Plan will provide the County with a clearly articulated blueprint describing where future Development should and should not occur.

Social Goal: Provide for permanent open space, community edges, and recreational opportunities, which contribute to maintaining the community character of Western Riverside County.

This report has been generated to summarize the guidance in the MSHCP Plan that pertains to this property. Guidelines have been incorporated in the MSHCP Plan to allow applicants to evaluate the application of the MSHCP Criteria within specific locations in the MSHCP Plan Area. Guidance is provided through Area Plan Subunits, Cell Criteria, Cores and Linkages and identification of survey requirements. The guidance and Criteria incorporate flexibility at a variety of levels. The information within this report is composed of three parts: a summary table, Reserve Assembly guidance and survey requirements within the MSHCP Plan Area. The summary table provides specific information on this property to help determine whether it is located within the MSHCP Criteria Area or any survey areas. The Reserve Assembly guidance provides direction on assembly of the MSHCP Conservation Area if the property is within the Criteria Area. The survey requirements section describes the surveys that must be conducted on the property if Habitat is present for certain identified species within the Criteria Area or mapped survey areas.

Reserve Assembly Guidance within the Criteria Area

The Reserve Assembly guidance only pertains to properties that are within the Criteria Area. Please check the summary table to determine whether this property is within the Criteria Area. If it is located inside of the Criteria Area, please read both this section and the section about survey requirements within the MSHCP Plan Area. If the property is located outside the Criteria Area, only read the survey requirements within the MSHCP Plan Area section.

The Area Plan Subunits, Cell Criteria and Cores and Linkages provide guidance on assembly of the MSHCP Conservation Area. The Area Plan Subunits section lists Planning Species and Biological Issues and Considerations that are important to Reserve Assembly within a specific Area Plan Subunit. The Cell Criteria identify applicable Cores or Linkages and describe the focus of desired conservation within a particular Cell or Cell Group. Cores and Linkages guidance includes dimensional data and biological considerations within each identified Core or Linkage.

The following is the Area Plan text and Cell Criteria that pertains specifically to this property. The Area Plan text includes the target acreage for conservation within the entire Area Plan, identification of Cores and Linkages within the entire Area Plan and Area Plan Subunit Planning Species and Biological Issues and Considerations. It is important to keep in mind that the Area Plan Subunits, Cell Criteria and Cores and Linkages are drafted to provide guidance for a geographic area that is much larger than an individual property. The guidance is intended to provide context for an individual property and, therefore, all of the guidance and Criteria do not apply to each individual property.

Cities of Riverside/Norco

This section identifies target acreages, applicable Cores and Linkages, Area Plan Subunits and Criteria for the Cities of Riverside/Norco. For a summary of the methodology and map resources used to develop the target acreages and Criteria for the MSHCP Conservation Area, including this Area Plan, see Section 3.3.1.

Target Acreages

The target conservation acreage range for the Cities of Riverside/Norco is 3,465 – 3,615 acres; it is composed of approximately 3,375 acres of existing Public/Quasi-Public Lands and 90 – 240 acres of Additional Reserve Lands. The City of Norco and City of Riverside sit entirely within the Cities of Riverside/Norco. The target acreage range within the City of Norco is 60 – 140 acres. The target acreage range within the City of Riverside is 55 – 125 acres. The target acreages of both Cities are included within the 90 – 240 acre target conservation range on Additional Reserve Lands for the entire Cities of Riverside/Norco.

Applicable Cores and Linkages

The MSHCP Conservation Area comprises a variety of existing and proposed Cores, Linkages, Constrained Linkages and Noncontiguous Habitat Blocks (referred to here generally as "Cores and Linkages"). The Cores and Linkages listed below are within the Cities of Riverside/Norco. For descriptions of these Cores and Linkages and more information about the biologically meaningful elements of the MSHCP Conservation Area within the Cities of Riverside/Norco, see Section 3.2.3 and MSHCP Volume II, Section A.

Cores and Linkages within the Cities of Riverside/Norco

- Contains a small portion of Proposed Constrained Linkage 7
- Contains a small portion of Existing Core A

Descriptions of Planning Species, Biological Issues and Considerations and Criteria for each Area Plan Subunit within the Cities of Riverside/Norco are presented later in this section. These descriptions, combined with the descriptions of the Cores and Linkages referred to above, provide information about biological issues to be considered in conjunction with Reserve Assembly within the Cities of Riverside/Norco. As noted in Section 3.1, the Area Plan boundaries established as part of the Riverside County General Plan were selected to provide an organizational framework for the Area Plan Subunits and Criteria. While these boundaries are not biologically based, unlike the Cores and Linkages, they relate specifically to General Plan boundaries and the jurisdictional boundaries of incorporated Cities and were selected to facilitate implementation of the MSHCP in the context of existing institutional and planning boundaries.

Area Plan Subunits

The Cities of Riverside/Norco is divided into two Subunits. For each Subunit, target conservation acreages are established along with a description of the Planning Species, Biological Issues and Considerations, and Criteria for each Subunit. For more information regarding specific conservation objectives for the Planning Species, see Section 9.0. Subunit boundaries are depicted on the Cells and Cell Groupings map displays (Figures 3-34 and 3-35). Table 3-18 presents the Criteria for the Cities of Riverside/Norco.

Cell Criteria

A preliminary check indicates that this parcel is not subject to cell criteria under the draft MSHCP. Other requirements, including species surveys, may apply under the plan. It is recommended that you review the full text of the draft document for additional details. See www.rcip.org to read the document on-line or to find a location to view the hard copy document.

Surveys Within the MSHCP Plan Area

Of the 146 species covered by the MSHCP, no surveys will be required by applicants for public and private projects for 106 of these Covered Species. Covered Species for which surveys may be required by applicants for public and private Development projects include 4 birds, 3 mammals, 3 amphibians, 3 crustaceans, 14 Narrow Endemic Plants, and 13 other sensitive plants within the Criteria Area. Of these 40 species, survey area maps are provided for 34 species, and surveys will be undertaken within suitable Habitat areas in locations identified on these maps in the MSHCP Plan. The remaining six species are associated with riparian/riverine areas and vernal pools and include least Bell's vireo, southwestern willow flycatcher, western yellow-billed cuckoo, Riverside fairy shrimp, Santa Rosa Plateau fairy shrimp, and vernal pool fairy shrimp. Although there are no survey area maps for these six species, surveys for these species, if necessary, will be undertaken as described below. It is the goal of the MSHCP to provide for conservation of Covered Species within the approximately 500,000 acre MSHCP Conservation Area (comprised of approximately 347,000 acres of existing Public/Quasi-Public Lands and 153,000 acres of new conservation on private lands). Conservation that may be identified to be desirable as a result of survey findings is not intended to increase the overall 500,000 acres of conservation anticipated under the MSHCP. Please refer to Section 6.0 of the MSHCP Plan, Volume I for more specific information regarding species survey requirements.

As projects are proposed within the MSHCP Plan Area, an assessment of the potentially significant effects of those projects on riparian/riverine areas and vernal pools will be performed as currently required by the California Environmental Quality Act (CEQA) using available information augmented by project-specific mapping. If the mapping 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 ofthe identified habitat, focused surveys for these six species will be conducted, and avoidance and minimization measures will be implemented in accordance with the species-specific objectives for these species. For more specific information regarding survey requirements for species associated with riparian/riverine areas and vernal pools, please refer to Section 6.1.2 of the MSHCP Plan, Volume I .

Habitat conservation is based on the particular Habitat requirements of each species as well as the known distribution data for each species. The existing MSHCP database does not, however, provide the level of detail sufficient to determine the extent of the presence or distribution of Narrow Endemic Plant Species within the MSHCP Plan Area. Since conservation planning decisions for these plant species will have a substantial effect on their status, additional information regarding the presence of these plant species must be gathered during the long-term implementation of the MSHCP to ensure that appropriate conservation of the Narrow Endemic Plants occurs. For more specific information regarding survey requirements for Narrow Endemic Plants, please refer to Section 6.1.3 of the MSHCP Plan, Volume I .

In addition to the Narrow Endemic Plant Species, additional surveys may be needed for certain species in conjunction with Plan implementation in order to achieve coverage for these species. The MSHCP must meet the Federal Endangered Species Act issuance criteria for Habitat Conservation Plans (HCP) which require, among other things, that the HCP disclose the impacts likely to result from the proposed Taking, and measures the applicant will undertake to avoid, minimize and mitigate such impacts. For these species in which coverage is sought under the MSHCP, existing available information is not sufficient to make findings necessary to satisfy these issuance criteria for Take authorization. Survey requirements are incorporated in the MSHCP to provide the level of information necessary to receive coverage for these species in the

MSHCP.

Efforts have been made prior to approval of the MSHCP and will be made during the early baseline studies to be conducted as part of the MSHCP management and monitoring efforts to collect as much information as possible regarding the species requiring additional surveys. As data are collected and conclusions can be made regarding the presence of occupied Habitat within the MSHCP Conservation Area for these species, it is anticipated that survey requirements may be modified or waived. Please refer to Sections 6.1.3 and 6.3.2 of the MSHCP Plan, Volume I for more specific information regarding survey requirements.

Appendix B

Floral and Wildlife Compendia

Appendix B. Plant and Animal Species Observed Within the Project Area on September 28, 2017

Scientific Name	Common Name	Status	Native or Introduced
PLANTS			
Avena barbata	slender wild oat	None	Introduced
Ambrosia psilostachya	western ragweed	None	Native
Bromus diandrus	ripgut brome	None	Introduced
Bromus hordeaceus	soft chess	None	Introduced
Bromus madritensis ssp. rubens	red brome	None	Introduced
Convolvulus arvensis	field bindweed	None	Introduced
Datura wrightii	jimsonweed	None	Introduced
Erigeron canadensis	horseweed	None	Introduced
Eucalyptus globulus	blue gum eucalyptus	None	Introduced
Helianthus annuus	common sunflower	None	Native
Hirschfeldia incana	perennial mustard	None	Introduced
Olea europaea	olive tree	None	Introduced
Opuntia spp.	Opuntia cactus	None	Introduced
Quercus agrifolia	coast live oak	None	Native
Ricinus communis	castor bean	None	Introduced
Salsola tragus	Russian thistle	None	Introduced
Schinus molle	Peruvian pepper tree	None	Introduced
Silybum marianum	milk thistle	None	Native
Sorghum halapense	sorghum	None	Introduced
Washingtonia robusta	Mexican fan palm	None	Introduced
WILDLIFE			
Birds			
Accipiter cooperii	Cooper's hawk	None	Native
Buteo jamaicensis	red-tailed hawk	None	Native
Calypte anna	Anna's hummingbird	None	Native
Corvus brachyrhynchos	American crow	None	Native
Columba livia	rock dove	None	Introduced
Haemorhous mexicanus	house finch	None	Native
Mimus polyglottos	northern mockingbird	None	Native
Sayornis nigricans	black phoebe	None	Native
Tyrannus vociferans	Cassin's kingbird	None	Native
Zenaida macroura	mourning dove	None	Native

Appendix C

Project Site Photos

Photograph 1. View of Concrete Lined Storm Drainage (Drainage 1). Facing South.

Photograph 2. View of the Project Site. Facing Southeast.

Photograph 3. View of Drainage 2. Facing Southwest.

Photograph 4. View of Drainage 2. Facing South