

**Habitat Assessment for
Galaxy Riverside (Best for Less) Project Site in the City of Riverside
Assessor Parcel Number: 189-190-006
(1.35-Acre Project, Total Area Surveyed: 2.83 Acres)
Galaxy Riverside (Best for Less) near Jurupa Avenue in the City of Riverside,
Riverside West U.S. Geological Survey's 7.5-Minute Series Map
Township 2S, Range 5W, Section 30 and 31**

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Surveys Conducted By:

Busy Rylander

Surveys Conducted On:

May 2, 2025

Report Date:

June 4, 2025

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the 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: 6/4/2025

SIGNED: _____



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SECTION 1.0

COUNTY OF RIVERSIDE ATTACHMENTS

BIOLOGICAL REPORT SUMMARY SHEET

(Submit two copies to the County)

Applicant Name: Travis Companies, Inc.
Assessor's Parcel Number (APN): 189-190-006
APN cont.: _____
Site Location: Section: 30/31 **Township:** 2S **Range:** 5W
Site Address: _____
Related Case Number(s): _____ **PDB Number:** _____

CHECK SPECIES SURVEYED FOR	SPECIES or ENVIRONMENTAL ISSUE OF CONCERN	(Circle Yes, No or N/A regarding species findings on the referenced site)		
	Arroyo Southwestern Toad	Yes	No	N/A
✓	Blueline Streams(s)	Yes	No	N/A
	Coachella Valley Fringed-Toed Lizard	Yes	No	N/A
	Coastal California Gnatcatcher	Yes	No	N/A
✓	Coastal Sage Scrub	Yes	No	N/A
	Delhi Sands Flower-Loving Fly	Yes	No	N/A
	Desert Pupfish	Yes	No	N/A
	Desert Slender Salamander	Yes	No	N/A
	Desert Tortoise	Yes	No	N/A
	Flat-Tailed Horned Lizard	Yes	No	N/A
	Least Bell's Vireo	Yes	No	N/A
✓	Oak Woodlands	Yes	No	N/A
	Quino Checkerspot Butterfly	Yes	No	N/A
	Riverside Fairy Shrimp	Yes	No	N/A
	Santa Ana River Woollystar	Yes	No	N/A
	San Bernardino Kangaroo Rat	Yes	No	N/A
	Slender Horned Spineflower	Yes	No	N/A
	Stephen's Kangaroo Rat	Yes	No	N/A
✓	Vernal Pools	Yes	No	N/A
✓	Wetlands	Yes	No	N/A

LEVEL OF SIGNIFICANCE CHECKLIST
For Biological Resources
(Submit Two Copies)

Case Number: _____ Lot/Parcel No. 189-190-006 _____ EA Number _____

Wildlife and Vegetation

Potentially Significant Impact	Less than Significant with Mitigation Implemented	Less than Significant Impact	No Impact
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(Check the level of impact that applies to the following questions)

- a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

☐☐☒☐
- b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

☐☐☒☐
- c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

☐☐☒☐
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐☐☐☒
- e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

☐☐☐☒
- f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐☐☐☒
- g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

☐☐☐☒

Source: CGP Fig. VI.36-VI.40

Finding of Fact: The Project site consists of wild oats and brome grassland, non-native ornamental trees, and a developed area. No Riparian/Riverine or jurisdictional areas occur on the Project site. No focused surveys are recommended at this time.

Mitigation: No mitigation will be required at this time.

Monitoring Recommended: A pre-construction survey for burrowing owl will be required within 30 days prior to construction. If construction would occur during the nesting bird season, pre-construction nesting bird surveys will be required.



Vegetation Types and Other Areas

Attachment E-5

Galaxy Riverside (Best 4 Less) Project



0 35 70 Feet

PR-2024-00170 (CUP, DR) Exhibit 8 - Technical Studies (Endangered Species Habitat Assessment)





Photo 1. Representative view of ornamental vegetation in the western portion of the Project site. Photo taken from the southwestern portion of the Project site facing northwest. May 2, 2025.



Photo 2. Representative view of ornamental vegetation in the western portion of the Project site. Photo taken from the northwestern corner of the Project site facing south. May 2, 2025.

Site Photographs

Attachment E-6a

Galaxy Riverside (Best 4 Less) Project





Photo 3. Representative view of wild oats and annual brome grassland vegetation and developed area on the Project site. Photo taken from the southwestern corner of the Project site facing northeast. May 2, 2025.



Photo 4. Representative view of wild oats and annual brome grassland vegetation and developed area on the Project site. Photo taken from the southwestern corner of the Project site facing east. May 2, 2025.

Site Photographs

Attachment E-6b

Galaxy Riverside (Best 4 Less) Project





Photo 5. Representative view of wild oats and annual brome grassland vegetation growing along the northwestern portion of the Project site. May 2, 2025.



Photo 6. Representative view of developed area in the central portion of the Project site. Photo taken from western portion of the Project site facing east. May 2, 2025.

Site Photographs

Attachment E-6c

Galaxy Riverside (Best 4 Less) Project





Photo 7. Representative view of wild oats and annual brome grassland vegetation and developed area in the northern portion of the Project site. May 2, 2025.

Site Photographs

Galaxy Riverside (Best 4 Less) Project

Attachment E-6d



SECTION 2.0

HABITAT ASSESSMENT

This report presents the findings of a habitat assessment for a 1.35-acre Project site in the City of Riverside (hereinafter referred to as the “Project site”) located in the City of Riverside, Riverside County, California. The proposed Project consists of a proposed Best 4 Less Gasoline Service Station within Assessor Parcel Number 189-190-006. Based on the preliminary site plan, the entire 1.35-acre Project site would be impacted.

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) requires that project sites be evaluated for a number of factors to assess how they meet MSHCP criteria. This information is used to determine whether a Project site should be acquired as part of the habitat reserve or whether it should be allowed for development. The biological resources evaluation also assists the Lead Agency in determining whether additional mitigation would be required for Criteria Area or Additional Survey Needs species. According to the Western Riverside County Regional Conservation Authority (WRC RCA) MSHCP Information Mapping Application (2025), the Project site is not located within any designated MSHCP “Criteria Area” cells. The general habitat assessment for the Project site includes assessments for Riparian/Riverine areas and associated species; vernal pools and associated species; urban/wildlands interface issues; and areas under the jurisdictions of the U.S. Army Corps of Engineers (USACE), the California Department of Fish and Wildlife (CDFW), and/or the Regional Water Quality Control Board (RWQCB). According to the WRC RCA (2025), a habitat assessment is required for burrowing owl (*Athene cunicularia*) and Narrow Endemic plant species; a habitat assessment is not required for Criteria Area plant species, or special status mammal or amphibian species. This report has been prepared in accordance with the MSHCP guidelines.

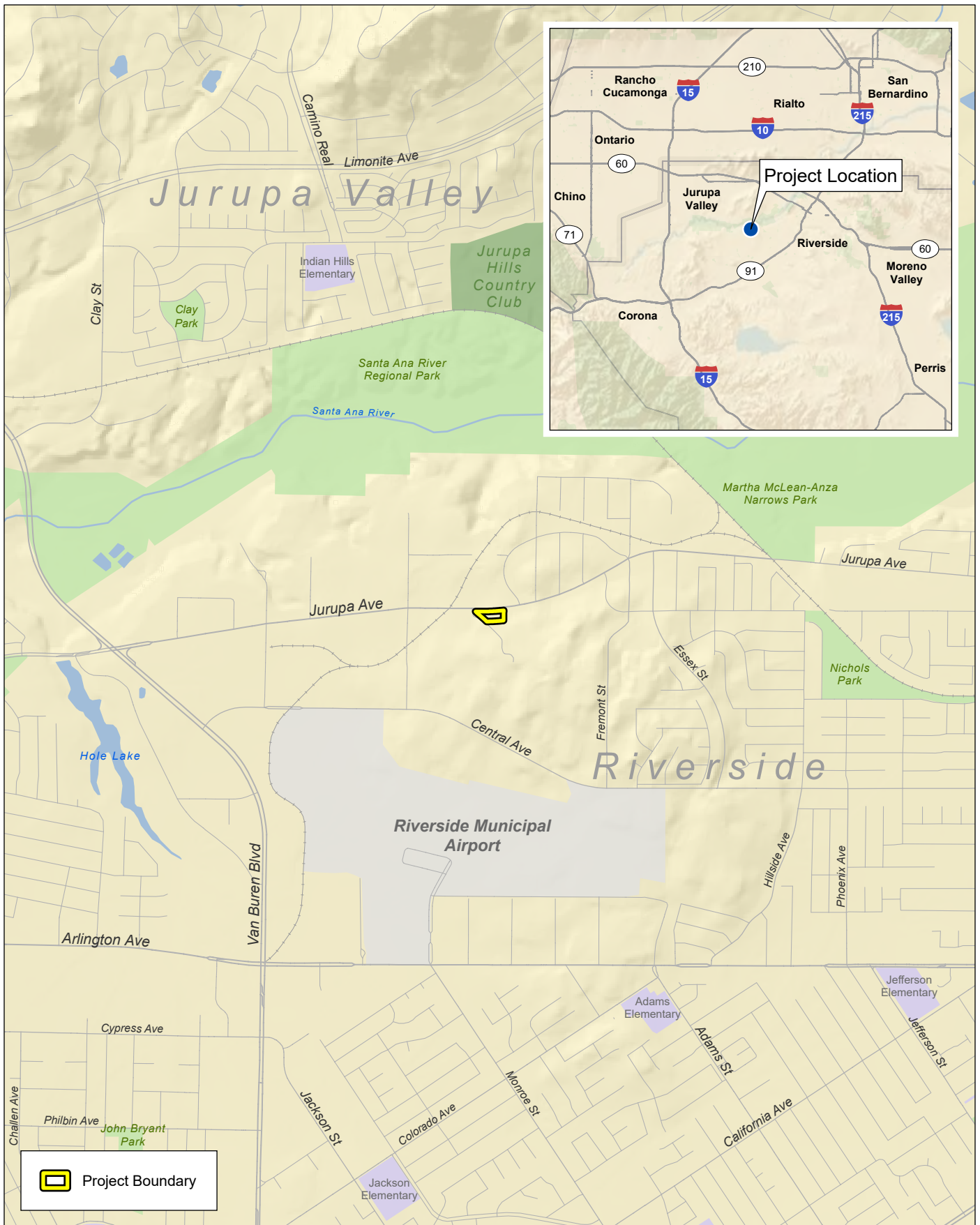
1. GENERAL SITE INFORMATION

The Project is located in the City of Riverside, Riverside County, California (Exhibit 1). The Project site is bound by Jurupa Avenue to the north, Mountain View Avenue to the east, and Dale Street along the south and west.

It is depicted on the U.S. Geological Survey’s (USGS’) Riverside West 7.5-minute quadrangle at Township 2 South, Range 5 West, Section 30 and 31 (Exhibit 2). Land uses surrounding the Project include transportation, commercial, and residential. There are no blueline streams on or immediately adjacent to the Project site. The Project site is lined with barbed wire fencing on the southern perimeter, bordered by paved sidewalk on the northern and western perimeter, and adjacent to a disced field on the eastern perimeter.

The Project site is uniformly flat, ranging between 795 to 815 feet above mean sea level (msl). Soils on the Project site are composed of Fallbrook sandy loam (8 to 15 percent slopes), Fallbrook sandy loam (15 to 25 percent slopes), and Buchenau loam, slightly saline-alkali (2 to 8 percent slopes) (Exhibit 3).

The Project site is located within the Western Riverside MSHCP area. The Project site is not located within an MSHCP Criteria Cell. The Project site is not located within existing or proposed Cores or Linkages or Public/Quasi-public Lands.



Project Location

Galaxy Riverside (Best 4 Less) Project

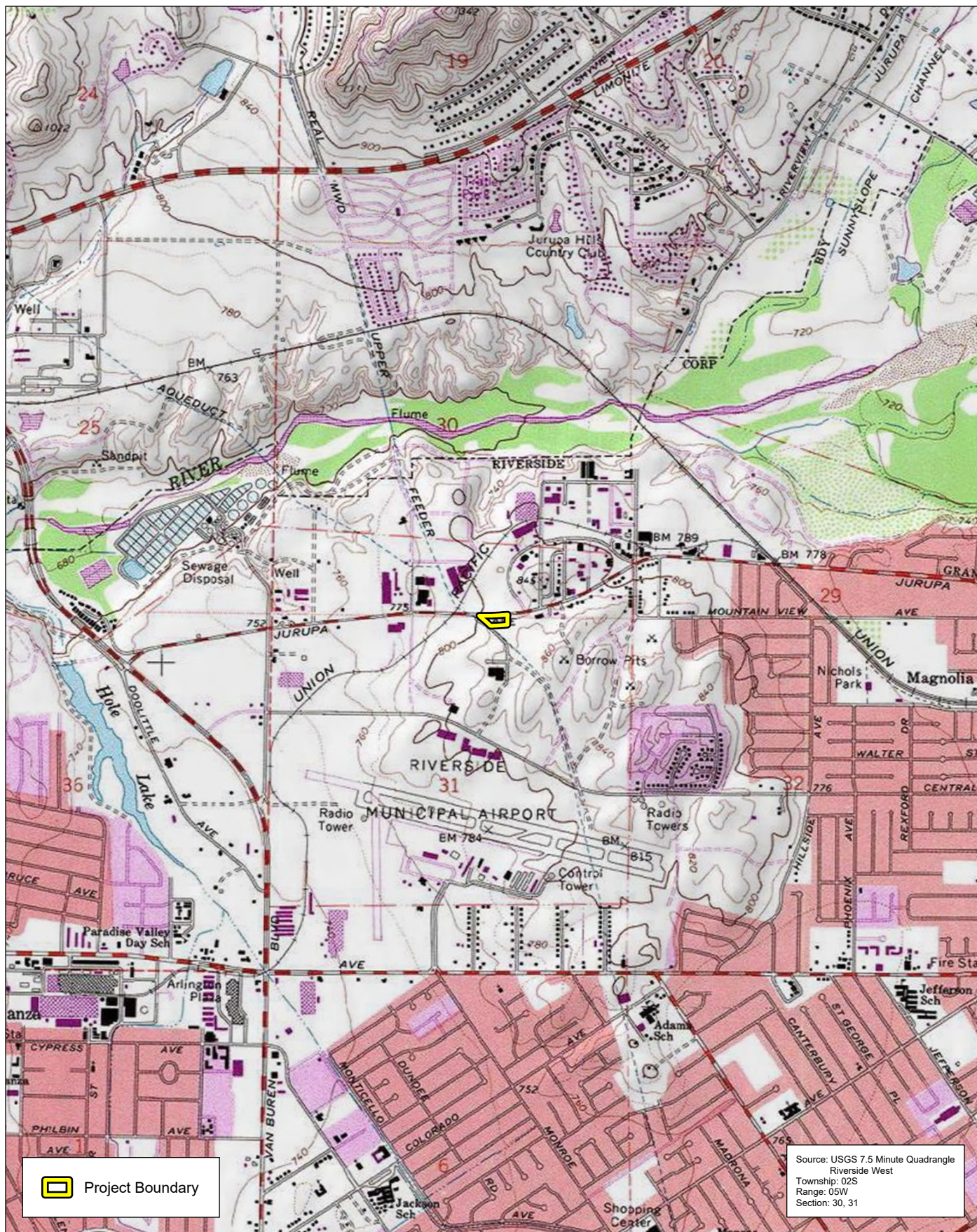


0 1,000 2,000 Feet

PR-2024-00170 (CUP, DR) Exhibit 8 - Technical Studies (Endangered Species Habitat Assessment)

Exhibit 1

PSOMAS



U.S. Geological Survey 7.5-Minute Digital Quadrangle

Exhibit 2

Galaxy Riverside (Best 4 Less) Project



0 1,000 2,000

Feet

PR-2024-00170 (CUP, DR) Exhibit 8 - Technical Studies (Endangered Species Habitat Assessment)

PSOMAS

020100\Graphics\HA\ex_USGS.pdf



Soil Types

Galaxy Riverside (Best 4 Less) Project



0 35 70
Feet

PR-2024-00170 (CUP, DR) Exhibit 8 - Technical Studies (Endangered Species Habitat Assessment)

Exhibit 3



2. **METHODS**

2.1 **HABITAT ASSESSMENT**

A literature review was conducted prior to the field survey to identify special status plant and wildlife species reported to occur in the Project vicinity. The California Native Plant Society's (CNPS') Electronic Inventory of Rare and Endangered Vascular Plants of California (CNPS 2025a) and the CDFW's California Natural Diversity Database (CDFW 2025a) were reviewed and included the USGS Riverside West 7.5-minute quadrangle. The WRC RCA MSHCP Mapping Application was used to determine MSHCP requirements using APN 189-190-006.

The general site assessment was conducted on May 2, 2025, by Psomas Biologist Busy Rylander. The weather was mostly cloudy with temperatures between 57 and 69 degrees Fahrenheit; at the beginning of the survey, winds were between 1–3 miles per hour and at the end of the survey, winds were between 1–3 miles per hour. The general assessment was conducted by walking the Project site to ensure 100 percent visual coverage. Vegetation was mapped in the field on an aerial photograph (provided by Nearmap; flown 2024) at a scale of 1 inch equals 100 feet (1"=100'). Vegetation types were mapped and correspond to vegetation types in the Manual of California Vegetation (CNPS 2025b).

The general assessment included an assessment of habitat for special status plant species not covered by the MSHCP, habitat for burrowing owl, Riparian/Riverine resources, vernal pools (and similar ponding areas), and potential jurisdictional waters. The assessment area for burrowing owl included undeveloped areas within a 500-foot buffer around the Project site; however, the majority of the area surrounding the Project site is developed. Therefore, the off-site area assessed was limited to approximately 200 feet beyond the eastern border of the Project site, 50 feet along the southern border, and 500 feet on the northwestern border. Adjacent areas were surveyed with binoculars because Psomas did not have permission to access these properties. Photographs were also taken during the general assessment (see Attachment E-6).

All plant and wildlife species observed were recorded in field notes. Plant species were identified in the field or collected for later identification. Plants were identified using taxonomic keys in the Jepson eFlora (Jepson Flora Project 2025). Nomenclature of plant taxa conform to the *Special Vascular Plants, Bryophytes, and Lichens List* (CDFW 2025b) for special status species and the Jepson eFlora (Jepson Flora Project 2025) for all other taxa. A list of plant species observed during the survey is included in Table A-1 of Appendix A.

All wildlife species detected during the course of the surveys were documented in field notes. Active searches for reptiles and amphibians included lifting, overturning, and carefully replacing debris. Birds were identified by visual and auditory recognition. Observed natural or man-made cavities large enough to allow a burrowing owl to enter were inspected for evidence of occupation. Surveys for mammals were conducted during the day and included searching for and identifying diagnostic signs, including scat, footprints, scratch-outs, dust bowls, burrows, and trails. Taxonomy and nomenclature for wildlife generally follows the *Special Animals List* (CDFW 2025c) for special status species. For other species,

nomenclature follows Crother (2017) for amphibians and reptiles, the American Ornithological Society (AOS 2024) for birds, and Blood (2024) for mammals. A list of wildlife species observed during the survey is included in Table A-2 of Appendix A.

3. EXISTING CONDITIONS

3.1 VEGETATION TYPES AND OTHER AREAS

Two vegetation types and one other area were observed on the Project site: wild oats and brome grassland (0.78 acres), ornamental trees (0.04 acres), and developed (0.36 acres) (Exhibit 4).

The majority of the Project site is dominated by wild oats and annual brome grassland. This vegetation type is dominated by slender wild oat (*Avena barbata*) and ripgut grass (*Bromus diandrus*). Other non-native annuals include wall barley (*Hordeum murinum*), redstem filaree (*Erodium cicutarium*), cheeseweed (*Malva parviflora*), common Mediterranean grass (*Schismus barbatus*), short-pod mustard (*Hirschfeldia incana*), lamb's quarters (*Chenopodium album*), tocalote (*Centaurea melitensis*), prickly sow thistle (*Sonchus asper*), bindweed (*Convolvulus arvensis*), and Russian thistle (*Salsola tragus*). Scattered native annuals, including rattlesnake sandmat (*Euphorbia albomarginata*), arroyo lupine (*Lupinus succulentus*), angel's trumpet (*Datura wrightii*), common fiddleneck (*Amsinckia menziesii*), and annual sunflower (*Helianthus annuus*), occurred throughout the area. This vegetation type corresponds to the *Avena* spp. – *Bromus* spp. Herbaceous Semi-Natural Alliance in A Manual of California Vegetation (CNPS 2025a). This vegetation type is not considered a sensitive natural community by the CDFW (2025a).

Ornamental trees occur primarily along the western edge of the Project site. These trees consist of olive tree (*Olea* sp.), Mexican fan palm (*Washingtonia robusta*), wattle (*Acacia* sp.), pine tree (*Pinus* sp.), and pepper tree (*Schinus molle*).

The developed area in the central portion of the Project site consists of a paved area. Sparse amounts of non-native vegetation including wall barley and slender wild oat are growing from the cracks of the pavement.

3.2 WILDLIFE

As described above, the Project site consists of wild oats and annual brome grassland, ornamental trees, and developed area. These habitat types are considered low quality for wildlife due to the lack of native vegetation cover on the Project site and surrounding urban context.

No fish are expected to occur on the Project site because the Project site does not contain any ponds, drainages, or waterways.

One reptile species (western fence lizard [*Sceloporus occidentalis*]) and no amphibian species were observed during the survey. However, species such as western toad (*Anaxyrus boreas*), garden slender salamander (*Batrachoseps major major*), side-blotched lizard (*Uta*



Vegetation Types and Other Areas

Exhibit 4

Galaxy Riverside (Best 4 Less) Project



0 35 70 Feet

PR-2024-00170 (CUP, DR) Exhibit 8 - Technical Studies (Endangered Species Habitat Assessment)



stansburiana), and gopher snake (*Pituophis catenifer*) have potential to occur on the Project site.

Bird species observed during the survey included northern rough-winged swallow (*Stelgidopteryx serripennis*), American crow (*Corvus brachyrhynchos*), and house finch.

No mammal species were observed during the survey; however, species such as Virginia opossum (*Didelphis virginiana*), Botta's pocket gopher (*Thomomys bottae*), desert cottontail (*Sylvilagus audubonii*), and striped skunk (*Mephitis mephitis*) may occur.

3.3 MOVEMENT

The Project site is surrounded by development on all sides, with commercial development commercial development on the north, south, and west side. The area along the east boundary of the Project site is a disced, disturbed field about 200 feet wide that continues for 200 feet to the commercial area to the east. The Project site does not provide a linkage between areas of open space; therefore, it would not be considered a wildlife corridor. Additionally, it is not located within a "Core" or "Linkage" area designated by the MSHCP.

4. SPECIAL STATUS RESOURCES

Special status resources include plant and wildlife species and vegetation types. These species have generally been afforded this recognition by federal and State resource agencies and by private conservation organizations (e.g., the CNPS). In general, the principal reason an individual taxon (e.g., species, subspecies, or variety) is given such recognition is a documented or perceived decline or limitation of its population size, geographic range, and/or distribution that results, in most cases, from habitat loss.

The Riverside County Board of Supervisors approved the MSHCP in 2003 and received permitting approval from the U.S. Fish and Wildlife Service in June 2004. This plan establishes Criteria Areas (i.e., reserves) to adequately conserve many federal and State-listed species. Impacts on Covered Species would be considered fully mitigated with payment of a mitigation fee for each acre impacted. With the exception of a few species (e.g., Riparian/Riverine species, vernal pool species, and Additional Survey Needs species [e.g., burrowing owl and Narrow Endemic plants]), focused surveys are not required for Covered Species, and no additional permitting would be necessary. Special status species not covered by the MSHCP are also discussed below.

4.1 RIPARIAN/RIVERINE RESOURCES AND ASSOCIATED SPECIES

As defined by the MSHCP, Riparian/Riverine areas are lands that contain habitat dominated by trees, shrubs, persistent emergent species, or emergent mosses and lichens, which occur close to or depend upon soil moisture from a nearby fresh water source or areas with fresh water flow during all or a portion of the year (Dudek 2003). No riparian vegetation occurs on the Project site; therefore, focused surveys for Riparian species would not be required.

Areas may be considered Riverine if they support downstream resources, even if they are unvegetated or underground for a portion of their length. Historic aerials do not show a natural stream course in this area and no connectivity to downstream waters was observed. Therefore, this area would not be considered a Riverine resource.

4.2 JURISDICTIONAL RESOURCES

Section 404 of the federal Clean Water Act (CWA) and Section 1602 of the *California Fish and Game Code* regulate activities affecting water resources under the jurisdiction of the USACE and the CDFW, respectively. The USACE has jurisdictional authority over wetland and non-wetland Waters of the United States. The CDFW has jurisdictional authority over resources associated with rivers, streams, and lakes. Section 401 of the CWA provides the RWQCB with the authority to regulate, through a Water Quality Certification, any proposed federally permitted activity that may affect water quality. The RWQCB also has jurisdiction over non-federal wetlands and waters of the State under the Porter-Cologne Water Quality Control Act.

As described above, no riverside resources were observed on the Project site and historic aerials on Google Earth do not show a natural drainage in that location. It does not appear to have connectivity to downstream waters. Therefore, the Project site would not be under the jurisdiction of the USACE, CDFW, or RWQCB, and a jurisdictional delineation would not be needed.

4.3 VERNAL POOLS AND ASSOCIATED SPECIES

As defined by the MSHCP, vernal pools are seasonal wetlands that occur in sunken areas that have wetland soils, vegetation, and hydrology during the wetter portion of the growing season but lack hydrology and/or vegetation during the drier portion of the year (Dudek 2003). No depressional areas suitable for ponding were observed during the general assessment. All of the soil on the Project site is Fallbrook sandy loam and Buchenau loam that allows water to drain well and does not support seasonal ponding (USDA NRCS 2025). Historic aerials were examined on Google Earth; no ponding was observed on any of the available aerials (i.e., May 1994 to May 2024). Therefore, no vernal pools or other ponding areas are present on the Project site. There is no suitable habitat for species associated with vernal pools (i.e., fairy shrimp); therefore, no focused surveys for vernal pool species would be needed.

4.4 CRITERIA AREA, NARROW ENDEMIC, AND OTHER SPECIAL STATUS PLANT SPECIES

According to the WRC RCA MSHCP Information Mapping Application, a habitat assessment is not required for Criteria Area plant species but is required for Narrow Endemic plant species (i.e., San Diego ambrosia [*Ambrosia pumila*], Brand's phacelia [*Phacelia 5rassbird*], and San Miguel savory [*Clinopodium chandleri*]) on the Project site. Brand's phacelia and San Miguel savory do not have potential to occur on the Project site due to a lack of suitable habitat/soils. San Diego ambrosia has potential to occur on the Project site.

Two special status plant species that have been reported from the Project vicinity are not covered by the MSHCP: paniculate tarplant (*Deinandra paniculata*, CRPR 4.2) and Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*, CRPR 4.3). The Project site does not have suitable habitat for Robinson's pepper-grass; therefore, it does not have potential to occur. Paniculate tarplant has potential occur on the Project site.

During the habitat assessment, Psomas biologist Busy Rylander monitored the entirety of the site for San Diego ambrosia and paniculate tarplant. Prior to the survey, a reference population of San Diego ambrosia was monitored off Gillman Springs Road in the City of Riverside to ensure comprehensive results at the Project site. This species can be identified vegetatively and since conditions at a nearby reference population were suitable for germination and growth, it can be inferred that conditions would also be suitable on the Project site. Neither of these plant species were observed on the Project site; therefore, it can be concluded that the species are not present on the Project site at this time.

4.5 ADDITIONAL SURVEY NEEDS SPECIES

4.5.1 Burrowing Owl

The burrowing owl is a grassland specialist distributed throughout western North America, where it occupies open areas with short vegetation and bare ground within shrub, desert, and grassland environments. Burrowing owls use a wide variety of arid and semi-arid environments, with well-drained, level to gently sloping areas characterized by sparse vegetation and bare ground (Haug et al. 1993; Dechant et al. 2003). Burrowing owls in Florida excavate their own burrows, but burrowing owls in the west depend upon the presence of burrowing mammals whose burrows are used for roosting and nesting (Haug et al. 1993). The presence or absence of colonial mammal burrows (e.g., California ground squirrels [*Otospermophilus beecheyi*]) is often a major factor that limits the presence or absence of burrowing owls. Where mammal burrows are scarce, burrowing owls have been found occupying man-made cavities, such as buried and non-functioning drainpipes, stand-pipes, and dry culverts. Burrowing mammals may burrow beneath rocks; debris; or large, heavy objects such as abandoned cars, concrete blocks, or concrete pads. Large, hard objects at burrow entrances stabilize the entrance from collapse and may inhibit excavation by predators. The burrowing owl has declined in Southern California and other areas due to habitat modification, poisoning of its prey items, shooting, and human disturbance (Remsen 1978).

The burrowing Owl is a Candidate for listed as Endangered under the California Endangered Species Act and a California Species of Special Concern; burrow sites and some wintering sites are protected. This species is considered an Additional Survey Needs species under the MSHCP; focused surveys are required for sites that contain suitable habitat and suitable burrows. The Project site contains a few small mammal burrows all measured to be less than three inches wide and shallow in depth. Therefore, the Project site does not contain suitable habitat at this time and focused surveys for burrowing owl are not required.

Because site conditions change over time and burrowing owls move seasonally, all projects located within the Additional Survey Needs Area for burrowing owl are required to conduct

a pre-construction survey for burrowing owl within 30 days prior to construction to ensure the Project would not impact any active burrows.

4.6 OTHER SPECIAL STATUS WILDLIFE SPECIES

Crotch's Bumble Bee

The Crotch's bumble bee (*Bombus crotchii*) is a Candidate to be State listed as Endangered. Because this species was only recently proposed for listing (2019), this species is not a Covered Species in the MSHCP. The Crotch's bumble bee is a ground nester and often makes its nest in abandoned mammal burrows; it can be found in most native habitat types, although it prefers grassland and scrub habitats. It is primarily associated with plants from the following families: *Fabaceae*, *Apocynaceae*, *Asteraceae*, *Lamiaceae*, and *Boraginaceae* (Richardson 2017; Thorp et al. 1983). One recent observation of this species was in 2020 in an urban residential area in Riverside, approximately 3.5 miles east of the Project site (CDFW 2025a). The Project site contains limited floral resources. In addition, the surrounding land uses are residential or commercial with limited potential for Crotch's bumble bee; the adjacent grassland appears to be disced and does not contain floral resources. Therefore, this species is not expected to occur, and no additional surveys are recommended.

5. OTHER ISSUES

5.1 URBAN/WILDLANDS INTERFACE ISSUES

The Project site is not located within or adjacent to any MSHCP Criteria Area Cells; therefore, the Urban/Wildlands Interface Guidelines do not apply.

5.2 PUBLIC/QUASI-PUBLIC LANDS

The Project site is not located within or adjacent to Public/Quasi-Public Lands.

5.3 MITIGATION FEE

The MSHCP requires a Local Mitigation Fee per acre of commercial development to the City of Riverside. The Project Applicant will be required to pay the fee applicable at the time building permits are issued. Table 1 provides the local development mitigation fee schedule for fiscal year 2025. Based on the current Project design, the mitigation fee would be \$19,615 per acre. Assuming 1.35 acres, this would total \$26,480. The MSHCP Fee Schedule is adjusted annually.

TABLE 1
MSHCP LOCAL DEVELOPMENT MITIGATION FEE SCHEDULE FOR FISCAL YEAR 2025
(EFFECTIVE JULY 1, 2024 – JUNE 30, 2025)

Fee Category	Fee
Residential, density less than 8.0 dwelling units per acre (fee per dwelling unit)	\$4,358
Residential, density between 8.0 and 14.0 dwelling units per acre (fee per dwelling unit)	\$1,817
Residential, density greater than 14.0 dwelling units per acre (fee per dwelling unit)	\$803
Commercial (fee per acre)	\$19,615
Industrial (fee per acre)	\$19,615
Source : www.wrc-rca.org/wp-content/uploads/2024/07/2025-MSHCP-Fee-Schedule.pdf	

5.4 CONSTRUCTION MINIMIZATION MEASURES

Section 7.5.3 of the MSHCP contains a list of standard measures to minimize direct and indirect impacts on biological resources within and adjacent to the Project site. These measures are related to protecting water quality, controlling dust, minimizing the spread of invasive plant species, minimizing fire hazards, and other measures. These measures also include requirements to mark Project limits through staking/flagging as verified by monitoring personnel (Attachment B).

5.5 NESTING BIRDS/RAPTORS

The Migratory Bird Treaty Act (MBTA) protects the taking of migratory birds and their nests and eggs. Bird species protected under the provisions of the MBTA are identified by the List of Migratory Birds (Code of Federal Regulations, Title 50, §10.13). On January 20, 2025, President Trump issued Executive Order 14154, directing the heads of each federal agency to “suspend, revise, or rescind all agency actions identified as unduly burdensome”. On April 11, 2025, the U.S. Department of Interior took steps to reinstate policies adopted during the first Trump administration regarding the MBTA. This limited the MBTA’s prohibition on “take” of migratory birds to apply only to intentional acts directed at harming or killing birds; protections against “incidental take” have been removed. Section 3503 of the *California Fish and Game Code* makes it unlawful to take, possess, or destroy any bird’s nest or any bird’s eggs. Section 3513 of the *California Fish and Game Code* prohibits the take and possession of any migratory nongame bird, as designated in the MBTA. Birds have potential to nest in the trees on the Project site. Ground-nesting species also have potential to nest throughout the Project site. If construction would be initiated during the peak bird nesting season (i.e., March 1 to June 30, as defined by Section 7.5.3 of the MSHCP), then a pre-construction survey would be required to ensure that no nests would be impacted. If an active nest is present, construction may be restricted in the immediate vicinity of the nest until nesting is complete.

The larger trees on the Project site and in the immediate vicinity have potential to be used for nesting by raptors. Regulations prohibit activities that “take, possess or destroy” any raptor nest or egg (*California Fish and Game Code* §3503, 3503.5, and 3513). Additionally,

the noise and disturbance associated with construction may disturb a nesting raptor adjacent to the Project site. If construction would be initiated during the raptor nesting season (generally between February 1 and June 30), a pre-construction survey would be required. If an active nest is present, construction may be temporarily restricted in the immediate vicinity of the nest until nesting is complete.

6. CONCLUSION

A jurisdictional delineation will not be required. No focused surveys will be required for vernal pool species, narrow endemic plants, burrowing owl, or Crotch's bumble bee. Pre-construction surveys for nesting birds and burrowing owl will be required (discussed below).

7. RECOMMENDATIONS

The following is a list of recommendations for compliance with the MSHCP and other regulations protecting biological resources.

1. A pre-construction survey for burrowing owl will be required. The pre-construction burrowing owl survey must occur 30 days prior to construction in accordance with Section 6.3.2 of the MSHCP. If an active burrow is present, restrictions may be placed on construction activities until the burrow is no longer active, as determined by a qualified Biologist.
2. If construction activities occur during nesting season for birds (i.e., March 1 to June 30) or nesting raptors (i.e., February 1 to June 30), a pre-construction survey for active bird/raptor nests would be required. Restrictions may be placed on construction activities in the vicinity of any active nest until the nest is no longer active, as determined by a qualified Biologist.
3. Applicable Construction Minimization Measures (Section 7.5.3, Attachment B) would be required to avoid and minimize effects during construction.
4. The proposed Project will be required to pay the MSHCP Fee to the City of Riverside when processing the development application. As described above, the current fees for the Project would be \$26,480 for the MSHCP mitigation fee.

8. REFERENCES

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APPENDIX A

PLANT AND WILDLIFE COMPENDIA

A-1
PLANT SPECIES OBSERVED DURING SURVEY

Species	
Scientific Name	Common Name
VASCULAR	
ANACARDIACEAE – SUMAC FAMILY	
<i>Schinus molle</i> *	pepper tree
ARECACEAE – PALM FAMILY	
<i>Washingtonia robusta</i>	Mexican fan palm
ASTERACEAE – SUNFLOWER FAMILY	
<i>Centaurea melitensis</i> *	tocalote
<i>Helianthus annuus</i>	common sunflower
<i>Sonchus asper</i> *	prickly sow thistle
BORAGINACEAE – BORAGE FAMILY	
<i>Amsinckia menziesii</i>	common fiddleneck
BRASSICACEAE	
<i>Hirschfeldia incana</i> *	short-pod mustard
CHENOPODIACEAE – GOOSEFOOT FAMILY	
<i>Chenopodium album</i> *	lamb's quarters
<i>Salsola tragus</i> *	Russian thistle
CONVULVULACEAE – MORNING-GLORY FAMILY	
<i>Convolvulus arvensis</i> *	bindweed
EUPHORBIACEAE – SPURGE FAMILY	
<i>Euphorbia albomarginata</i>	rattlesnake sandmat
FABACEAE – LEGUME FAMILY	
<i>Acacia</i> sp.	wattle
<i>Lupinus succulentus</i>	arroyo lupine
GERANIACEAE – GERANIUM FAMILY	
<i>Erodium cicutarium</i>	redstem filaree
MALVACEAE – MALLOW FAMILY	
<i>Malva parviflora</i> *	cheeseweed
OLEACEAE – OLIVE FAMILY	
<i>Olea</i> sp.	olive
PINACEAE – PINE FAMILY	
<i>Pinus</i> sp.	pine
SOLANACEAE – NIGHTSHADE FAMILY	
<i>Datura wrightii</i>	angel's trumpet
POACEAE – GRASS FAMILY	
<i>Avena barbata</i> *	slender wild oat
<i>Bromus diandrus</i> *	ripgut grass
<i>Cynodon dactylon</i>	Bermuda grass
<i>Hordeum murinum</i> *	wall barley
* Non-native or invasive species	

A-2
WILDLIFE SPECIES OBSERVED DURING SURVEY

Species	
Scientific Name	Common Name
BIRDS	
CORVIDAE – JAY AND CROW FAMILY	
<i>Corvus brachyrhynchos</i>	American crow
HIRUNDINIDAE – SWALLOW FAMILY	
<i>Stelgidopteryx serripennis</i>	northern rough-winged swallow
FRINGILLIDAE – FINCH FAMILY	
<i>Haemorhous mexicanus</i>	house finch
REPTILES	
<i>Sceloporus occidentalis</i>	western fence lizard

APPENDIX B

CONSTRUCTION MINIMIZATION MEASURES

- Plans for water pollution and erosion control will be prepared for all Discretionary Projects involving the movement of earth in excess of 50 cubic yards. The plans will describe sediment and hazardous materials control, fueling and equipment management practices, and use of plant material for erosion control. Plans will be reviewed and approved by the County of Riverside and participating jurisdiction prior to construction.
- Timing of construction activities will consider seasonal requirements for breeding birds and migratory non-resident species. Habitat clearing will be avoided during species active breeding season defined as March 1 to June 30.
- Sediment and erosion control measures will be implemented until such time soils are determined to be successfully stabilized.
- Silt fencing or other sediment trapping materials will be installed at the downstream end of construction activities to minimize the transport of sediments off-site.
- No erodible materials will be deposited into drainage ditch. Brush, loose soils, or other debris material will not be stockpiled within drainage ditch or on adjacent banks.
- The limits of disturbance, including the upstream, downstream, and lateral extents, will be clearly defined and marked in the field. Monitoring personnel will review the limits of disturbance prior to initiation of construction activities.
- During construction, the placement of equipment outside of the Project footprint will be avoided.
- Exotic species removed during construction will be properly handled to prevent sprouting or regrowth.
- Training of construction personnel will be provided.
- Ongoing monitoring and reporting will occur for the duration of the construction activity to ensure implementation of best management practices.
- When work is conducted during the fire season (as identified by the Riverside County Fire Department), appropriate firefighting equipment (e.g., extinguishers, shovels, water tankers) shall be available on the site during all phases of Project construction to help minimize the chance of human-caused fires. Shields, protective mats, and/or other fire preventative methods shall be used during grinding, welding, and other spark-inducing activities. Personnel trained in fire hazards, preventative actions, and responses to fires shall advise contractors regarding fire risk from all construction-related activities.
- Active construction areas shall be watered regularly to control dust and minimize impacts to adjacent vegetation.
- All equipment maintenance, staging, and dispensing of fuel, oil, coolant, or any other toxic substances shall occur only in designated areas within the proposed grading limits of the Project site. These designated areas shall be clearly marked and located in such a manner as to contain run-off.