

# Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis



Skyline Village

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

**SKYLINE VILLAGE  
CORONA, CALIFORNIA  
ASSESSOR'S PARCEL NUMBERS 275-050-014 AND 275-080-041**

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**December 17, 2020**

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## 1.0 EXECUTIVE SUMMARY

This Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis (Analysis) provides the results of the required MSHCP assessments in order to determine if the proposed Skyline Village Mixed Commercial/Residential Project (Project) was consistent with the goals and objectives of the MSHCP. The subject property (Property and/or Site) was located within a MSHCP-designated assessment area for Burrowing Owl (*Athene cunicularia*) (BUOW). In addition, the Project required a MSHCP Section 6.1.2 *Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools* (MSHCP Section 6.1.2).

The Property was located at the intersection of Foothill Parkway and Chase Drive on the west side of Foothill Parkway in the City of Corona, California (City).

The Site was located near the central portion of the Temescal Canyon Area Plan (TCAP). The Site was not located within a MSHCP Subunit or Criteria Cell/Cell Group, and therefore, was not targeted for long-term conservation by the MSHCP as Additional Reserve Land (ARL). The nearest Criteria Cell was located 1.61-miles northwest of the Property.

A USGS blue-line stream was present along the northern portion of the Property; designated as Feature A, a small ephemeral drainage feature was present in the southeastern portion of the Property; designated as Feature B, and a City and/or homeowner's association (HOA) maintained detention basin was present offsite near the southeastern corner of the Property; and has been designated as Feature C. The Project will avoid impacts to these potential MSHCP Section 6.1.2/jurisdictional features.

A total of 3.88-acres of suitable BUOW habitat was surveyed over the course of the four protocol-level surveys. No BUOW or BUOW sign was detected during the surveys at any of the California ground squirrel (*Spermophilus beecheyi*) burrow/burrow complexes. BUOW was not present on or within 500-feet of the Project.

The Project is consistent with the goals and objectives of the MSHCP.

## 2.0 INTRODUCTION

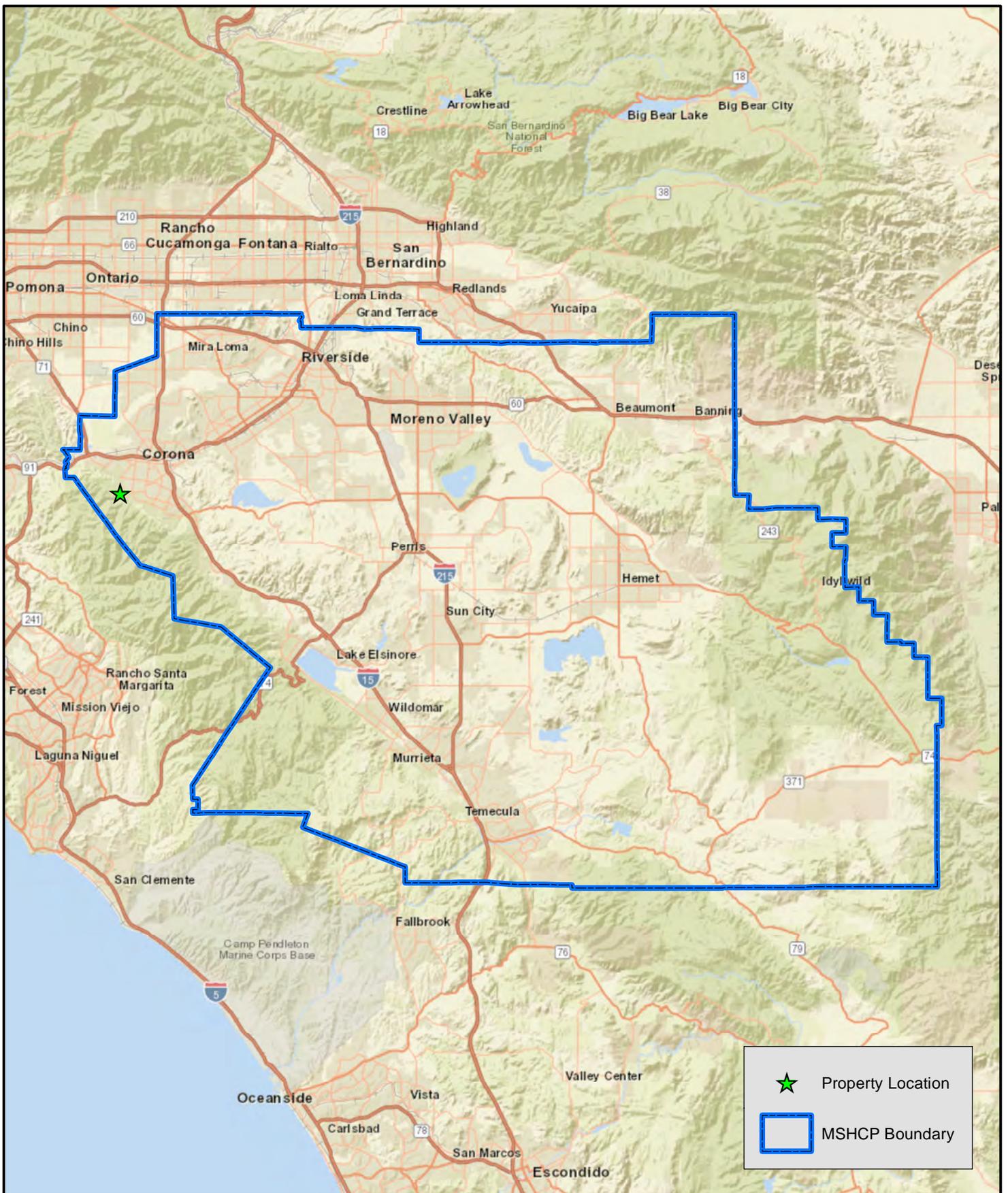
The purpose of this MSHCP Analysis was to summarize the biological data for the Project and to document the Project's consistency with the goals and objectives of the MSHCP. According to the Regional Conservation Authority's (RCA) MSHCP Information Application (Regional Conservation Authority, 2019), the Project required a:

- MSHCP BUOW assessment.

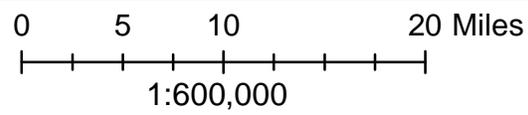
In addition, the Project required a MSHCP Section 6.1.2 assessment which is required for all projects proposing a land use change or applying for a discretionary action.

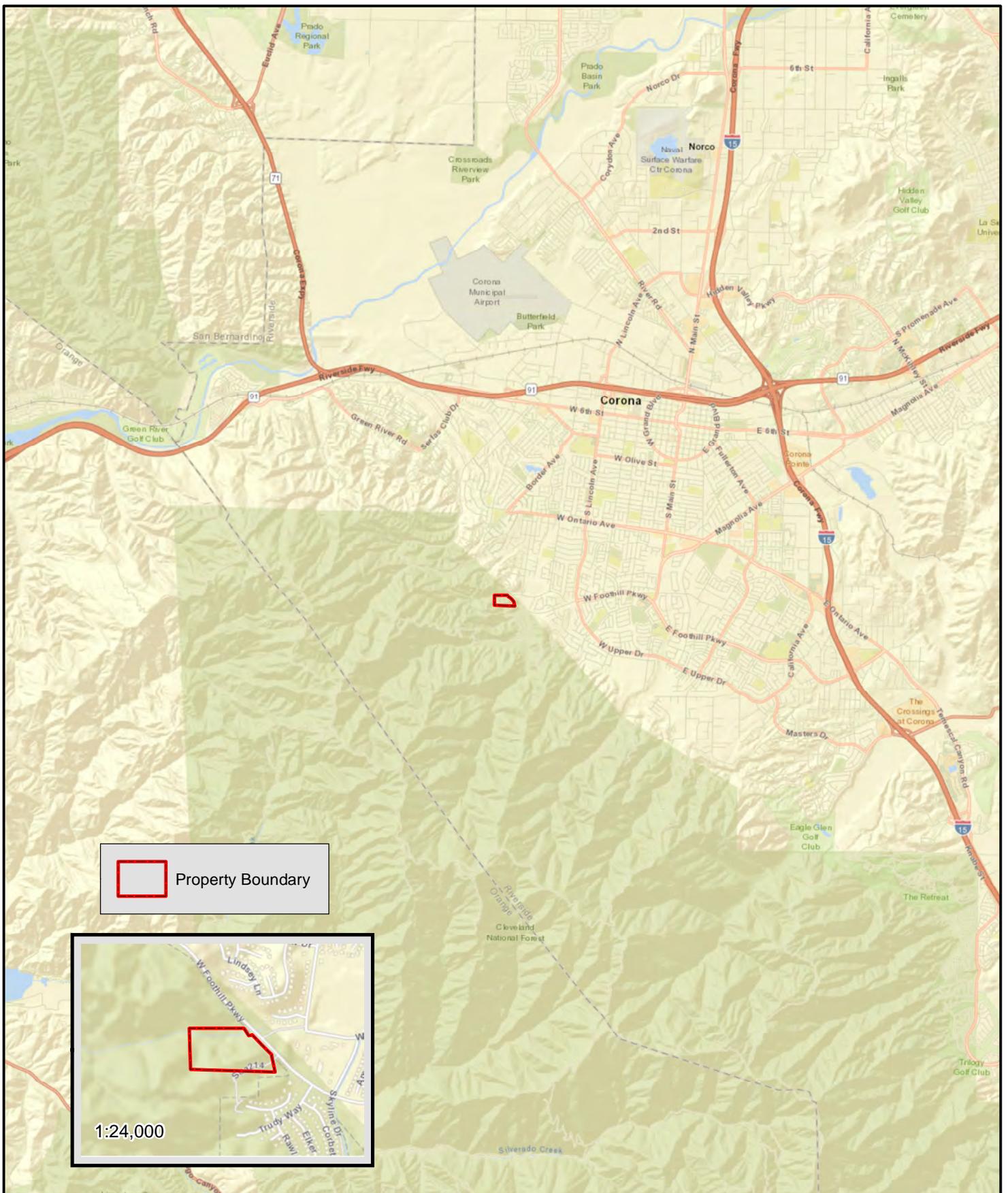
The Property was located at the intersection of Foothill Parkway and Chase Drive on the west side of Foothill Parkway in the City. *Figure 1 - Regional Map* (Page 2) and *Figure 2 - Vicinity Map* (Page 3) depict the general location of the Project.

The Property was located in Township 4 South, Range 7 West in Sections 3 and 10 of the Corona South 7.5 Minute United States Geological Survey (USGS) California Quadrangle. *Figure 3 - USGS Topographic Map* (Page 4) depicts the Project's location. The Universal Transverse Mercator (UTM) location of the approximate center of the Property was in Zone 11S, 444,168-meters east and 3,745,011-meters north (North American Datum [NAD] 83).

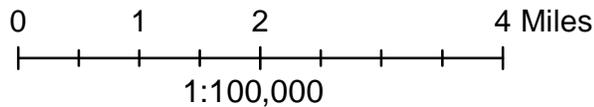


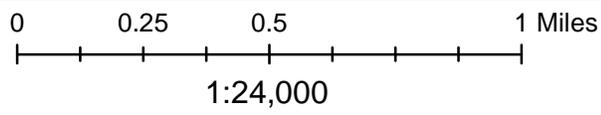
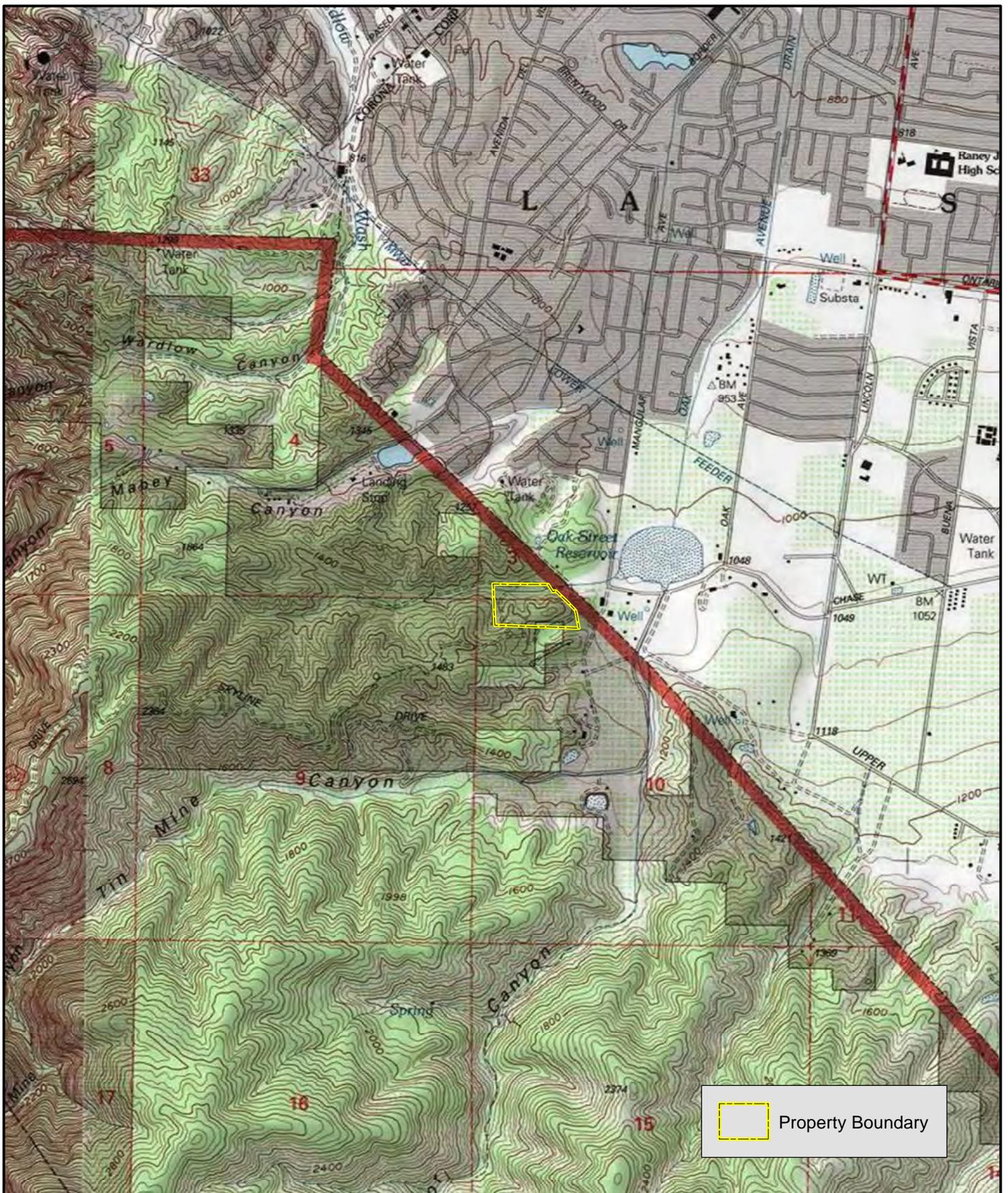
**FIGURE 1**  
**Regional Map**





**FIGURE 2**  
**Vicinity Map**





**FIGURE 3**  
**USGS**  
**Topographic Map**

DATE: December 11, 2020  
 COORDINATE SYSTEM: NAD 1983 State Plane California Zone VI FIPS 0406 Feet  
 SOURCE: ESRI USA Topo Maps, KWC Engineers

PROJECT:  
 Skyline Village

## 2.1 Project Area

The Project consisted of two Assessor's Parcel Numbers (APN) owned by the Applicant; 275-050-014 and 275-080-041 (i.e., Property), and portions of offsite APNs 275-050-007, -013, -017, 275-080-034, -038, -039, and the Right-of-Way (RW) for Foothill Parkway. All onsite and proposed development acreages throughout the remainder of this document were based on the Project's AutoCAD file prepared by KWC Engineers (KWC), and converted for ArcGIS use by Searl Biological Services (SBS). Project areas outside of the Property were considered offsite. *Figure 4 – Project Area* (Page 6) depicts the Property, Riverside County's Geographic Information Systems (GIS) "Parcel Assessor" geodatabase feature class<sup>1</sup>, and the Project's potential maximum "Disturbance Area" which includes the Daylight/Limits of Grading, Fuel Modification Zones, and utility connections. No Project improvements or disturbance will occur outside of the Disturbance Zone. Detailed grading and site plans of the Project are provided in Appendix A. The Property encompassed 17.02-acres<sup>2</sup>. The total area proposed for the Project Disturbance Area was 16.79-acres with 15.62-acres onsite and 1.17-acres for offsite improvements.

## 2.2 Project Description

The Applicant proposes a Project that will encompass a General Plan designation change, Zoning change, and a mixed residential/commercial development. The Property is currently designated as Low Density Residential under the General Plan and the Applicant is proposing a designation of High Density Residential and General Commercial. The existing Zoning for the Property is Agricultural, and the Applicant proposes a Zoning of R3 - Multiple Family Residential and C3 - Restricted Commercial. The R3 aspect of the development will consist of 39 one story one-bedroom condominiums and 39 three story three-bedroom townhome. The C3 aspect will consist of 25,900-square foot restaurant/retail/office space. The Project will provide 193 parking spaces for the commercial site and 191 parking stalls within the multi-family lot which exceeds the amount required by code. A detailed grading and site plan of the Project is provided in Appendix A.

## 2.3 Covered Roads

The Project does not entail the construction of, or improvements to, a Covered Road.

## 2.4 Covered Public Access Facilities

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

## 2.5 General Setting

The Property was located along the eastern edge of the foothills of the Santa Ana Mountains. Areas west of the Property were rural and mountainous, and areas east of the Property were urbanized in the City. Foothill Parkway was recently constructed along the Property's eastern boundary, which according to aerial imagery from Google Earth, began construction in 2015. Oak Street Reservoir was located approximately 800-feet east of the Property and is where an unnamed USGS-designated perennial stream (i.e., blue line) that flows along the northern boundary of the Property was tributary via an underground culvert. *Figure 5 – General Setting Aerial Photograph* (Page 7) depicts the setting of a 1:24,000-scale area around the Property.

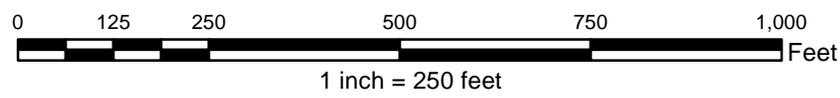
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<sup>1</sup> These files are available to the public for informational purposes and are not mapped to "legal survey" standards.

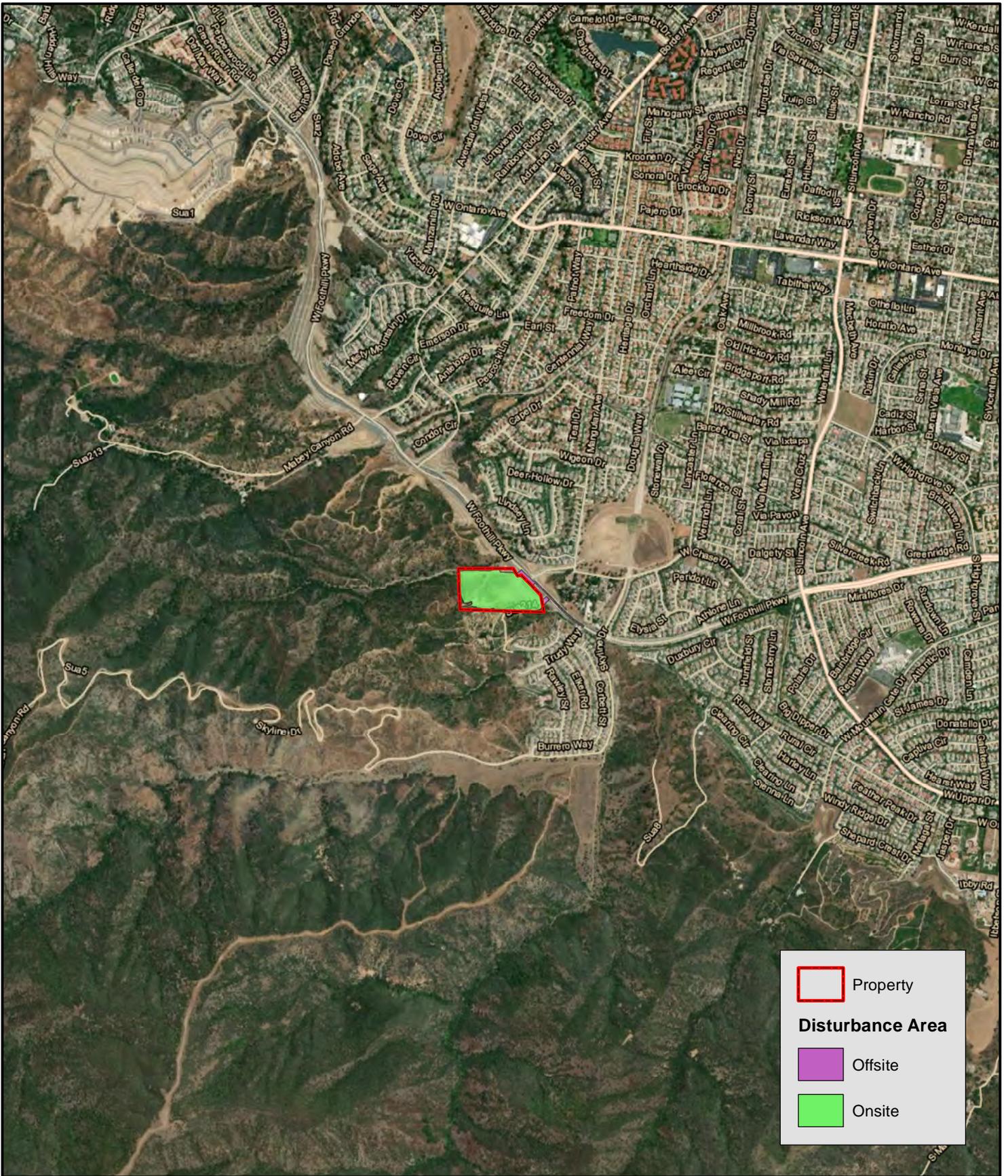
<sup>2</sup> All acreages throughout this document were based on an AutoCAD file from KWC that was converted by SBS using ArcMap (GIS). Acreages may not be exact and may not match other sources (i.e., county APNs, KWC, etc.) due to the conversion process.



Property  
 Riverside County Parcel Assessor File  
**Disturbance Area**  
 Offsite  
 Onsite

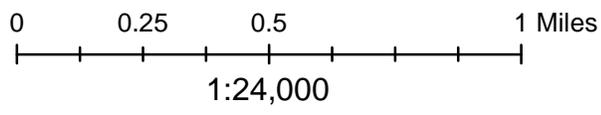


**FIGURE 4**  
Project Area



	Property
<b>Disturbance Area</b>	
	Offsite
	Onsite

**FIGURE 5**  
**General Setting**  
**Aerial Photograph**



### 3.0 RESERVE ASSEMBLY ANALYSIS

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

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

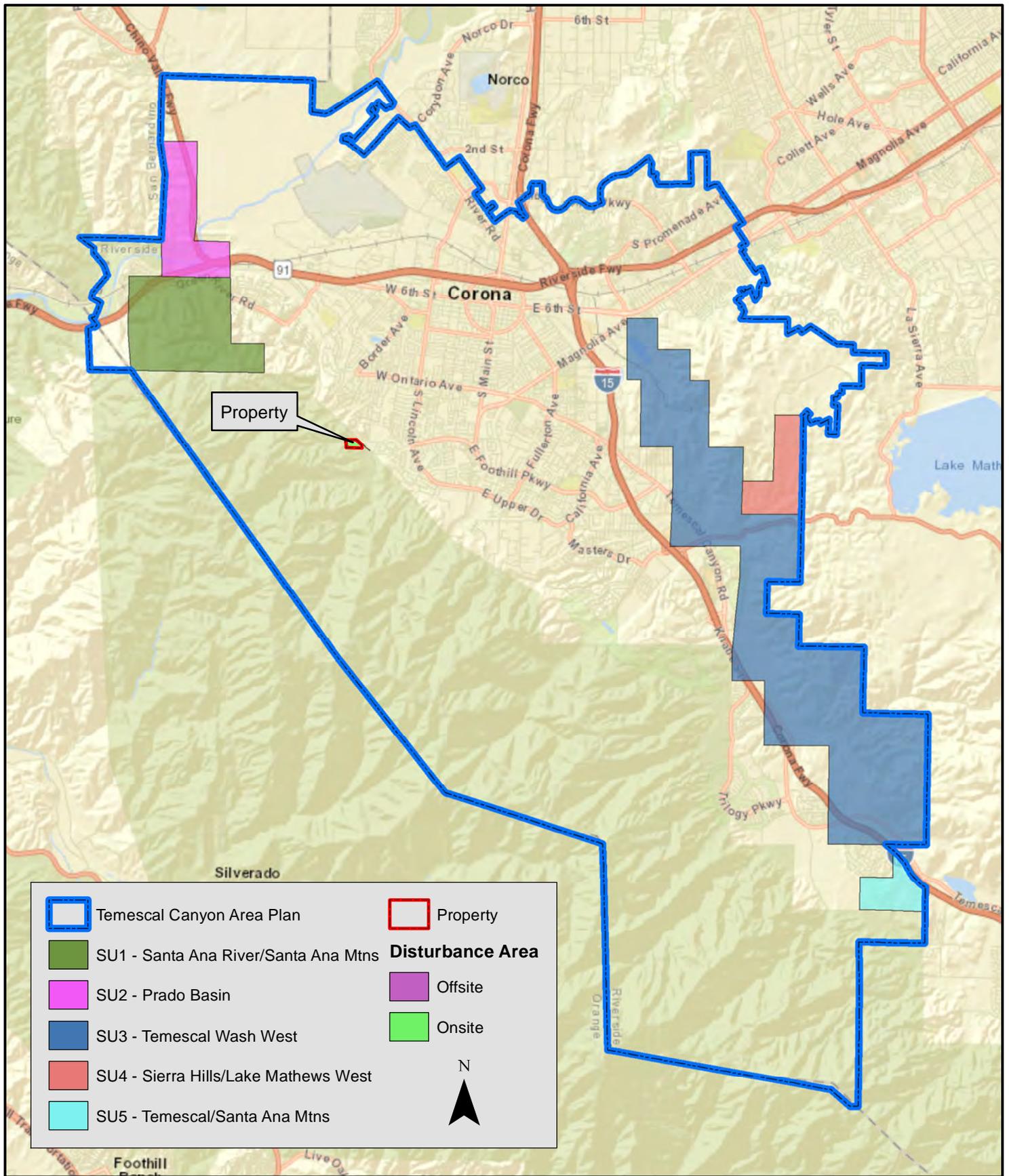
The Site was located near the central portion of the TCAP. The TCAP was approximately 68,830-acres (108-square miles). The target conservation acreage for the TCAP was between 29,555 and 31,870-acres (Dudek & Associates, Inc., 2003). The target acreage consisted of approximately 26,070-acres of existing PQP lands with a range of 3,485 to 5,800-acres of ARL with 330 to 610-acres of that being located within the City (Dudek & Associates, Inc., 2003).

The TCAP consisted of five Subunits. The Site was not located within a Subunit. *Figure 6 – Temescal Canyon Area Plan and Subunits* (Page 9) depicts the Site's location within the TCAP.

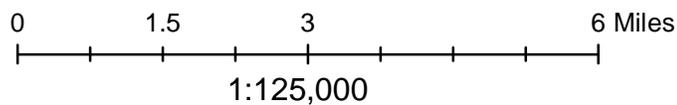
The Site was not located within a Criteria Cell and/or Criteria Cell Group, and therefore, was not targeted for ARL to be included within the MSHCP Reserve Assembly. A Reserve Assembly Analysis was not required for the Project. The Site was located approximately 1.61-miles southeast of Criteria Cell #1902, the majority of which has been acquired as ARL. *Figure 7 – MSHCP Criteria Areas/PQP Lands* (Page 10) depicts the Site's location relative to MSHCP Criteria Areas and PQP Lands.

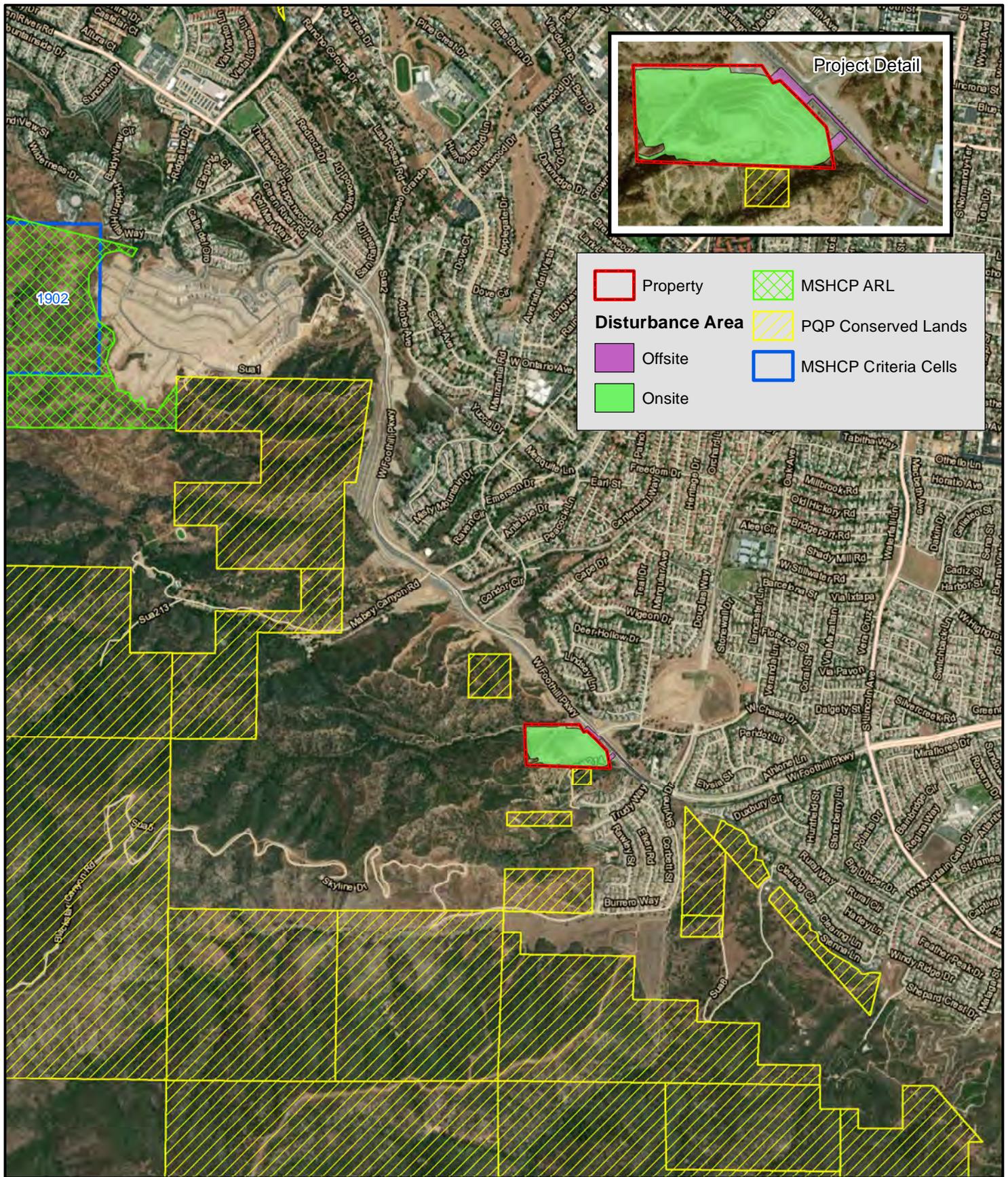
#### 3.1 Public Quasi-Public Lands

The Project will not directly or indirectly impact PQP Lands. Standard Best Management Practices (BMPs), which includes but is not limited to, construction silt fencing delineating the work area, Erosion Control Plan (ECP), Stormwater Pollution Prevention Plan (SWPPP), and a Water Quality Management Plan (WQMP) will be prepared. The nearest PQP Lands were located immediately adjacent south of the Property as depicted by the previously referenced Figure 7. These PQP Lands are part of the Cleveland National Forest and are managed by the U. S. Forest Service (USFS).



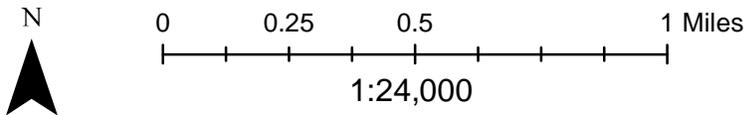
**FIGURE 6**  
**Temescal Canyon**  
**Area Plan and Subunits**





**Project Detail**

Property	MSHCP ARL
Disturbance Area	PQP Conserved Lands
Offsite	MSHCP Criteria Cells
Onsite	



**FIGURE 7**  
**MSHCP Criteria Areas/  
 PQP Lands**



## 4.0 VEGETATION MAPPING

Vegetation community classifications are typically conducted in accordance with the California Department of Fish and Wildlife’s (CDFW) Vegetation Classification and Mapping Program (VegCAMP) *List of Vegetation Alliances and Associations* (Natural Communities List) (California Department of Fish and Wildlife, 2019) and *A Manual of California Vegetation* (Sawyer, Keeler-Wolf, & Evens, 2009). Vegetation communities and land covers are mapped in the field utilizing both Collector for ArcGIS installed on an iPhone 8 connected to an iSxBlue2+ GNSS submeter GPS receiver (Collector) and paper maps (i.e., aerial photographs and USGS topographic maps).

Some land cover types are not classified in the above-referenced sources (i.e., developed, disturbed, agriculture, etc.); therefore, each land cover is designated with a common name for the purpose of this report. A description of the land cover types on the Property is presented in Table 1 (below). The distribution of vegetation communities and land covers on the Project are depicted on *Figure 8 – Land Covers* (Page 13). A complete list of the flora observed on the Property is provided in Appendix B, and a complete list of the fauna observed on, above, or near the Property is provided in Appendix C.

Table 1 – Land Covers

COMMON NAME/ VEGCAMP COMMUNITY	DESCRIPTION	PROPERTY ACRES	ONSITE PROJECT ACRES	OFFSITE PROJECT ACRES
Coast live oak woodland  71.060.00 Coast live oak woodland	The southwest corner of the Property supported coast live oak ( <i>Quercus agrifolia</i> ) woodland where two or more trees had an interconnected canopy. The majority of the woodland was located offsite with one tree onsite and the canopy of the other overhanging the Property. Three other individual oaks were also present on the Site, and one offsite with the canopy overhanging on the Property; however, these did not support an interconnected canopy and are not included in the acreage presented. Rather, these oaks were mapped as individual points and are depicted on the aforementioned Figure 8.	0.02	0	0
Coastal sage scrub  45.455.00 Laurel sumac scrub  45.455.12 <i>Malosma laurina</i> – <i>Artemisia californica</i> – <i>Eriogonum fasciculatum</i>	Coastal sage scrub, with Laurel sumac ( <i>Malosma laurina</i> ) dominant, was present in the western and southeastern portions of the Property. California sagebrush ( <i>Artemisia californica</i> ) and California buckwheat ( <i>Eriogonum fasciculatum</i> ) were common throughout these areas. Associate species included black sage ( <i>Salvia mellifera</i> ), chaparral-beard tongue ( <i>Keckiella antirrhinoides</i> ), chamise ( <i>Adenostoma fasciculatum</i> ), and toyon ( <i>Heteromeles arbutifolia</i> ).	2.13	1.84	0

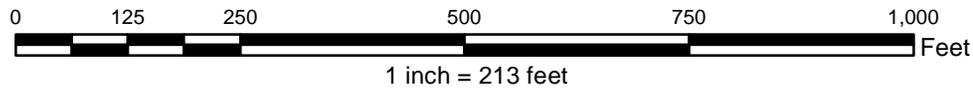
COMMON NAME/ VEGCAMP COMMUNITY	DESCRIPTION	PROPERTY ACRES	ONSITE PROJECT ACRES	OFFSITE PROJECT ACRES
Coastal sage scrub/Ruderal  42.011.00 Upland mustards and other ruderal forbs  42.042.00 Yellow star thistle fields 42.042.01 <i>Centaurea melitensis</i>  32.110.00 California sagebrush – California buckwheat scrub	This community was present on manufactured slopes and recently graded areas and consisted of weedy, non-native vegetation and early successional coastal sage scrub. Dominant species included tocalote ( <i>Centaurea melitensis</i> ), shortpod mustard ( <i>Hirschfeldia incana</i> ), black mustard ( <i>Brassica nigra</i> ), California buckwheat, California sagebrush, and deerweed ( <i>Acmispon glaber</i> ).	8.64	8.23	0.03
Developed	Developed areas consisted of paved, hardscaped and rip rap areas such as driveways, sidewalks, compacted areas, and flood control facilities.	0.45	0.26	1.14
Ornamental	A nursery was present south of the Property and the storage of ornamental plants was located in portions of the Property. These consisted of commonly sold container plants such as Mexican fan palm ( <i>Washingtonia robusta</i> ).	0.22	0.19	0
Ruderal  42.042.00 Yellow star thistle fields 42.042.01 <i>Centaurea melitensis</i>  42.011.00 Upland mustards and other ruderal forbs	Ruderal consisted of dirt roads, unimproved trails, and areas where weedy, non-native vegetation was dominant. Dominant naturalized plants included tocalote, shortpod mustard, black mustard. Non-native blue gum trees ( <i>Eucalyptus globulus</i> ) were present in these areas along the northern Property boundary. Only one tree appeared to be on the Property (along with two others in the coastal sage scrub area in the west).	5.56	5.10	0
<b>TOTAL</b>		<b>17.02</b>	<b>15.62</b>	<b>1.17</b>

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

Section 6.1.2 *Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools* (MSHCP Section 6.1.2) of the MSHCP requires all subject properties under the jurisdiction of the MSHCP that are proposing a land use change/applying for a discretionary permit to conduct a MSHCP Section 6.1.2 assessment. This includes a habitat assessment for Riparian/Riverine areas, Vernal Pools, three fairy shrimp



**FIGURE 8**  
**Land Covers**



species; 1) Riverside fairy shrimp (*Streptocephalus woottoni*) (RFS), 2) vernal pool fairy shrimp (*Branchinecta lynchi*) (VPFS), and 3) Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*) (SRPFS), and three bird species; 1) Least Bell's Vireo (*Vireo bellii pusillus*) (LBVI), 2) Southwestern Willow Flycatcher (*Empidonax traillii extimus*) (SWFL), and 3) Western Distinct Population Segment (DPS)<sup>3</sup> Yellow-billed Cuckoo (*Coccyzus americanus*) (YBCU). If the assessment identifies suitable habitat for any of the six-species associated with riparian/riverine areas and vernal pools listed above, and the proposed project design does not incorporate avoidance of the identified habitat, focused surveys would be required, and avoidance and minimization measures will be implemented in accordance with the MSHCP's species-specific objectives for these species.

According to Section 6.1.2 of the MSHCP:

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

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

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

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

## 5.1 Other Regulatory Requirements

MSHCP Section 6.1.2 habitats are often jurisdictional and regulated by other federal and state agencies through Section 404 of the Clean Water Act (U. S. Army Corps of Engineers [USACE]), Section 401 of

<sup>3</sup> Distinct Population Segment: In addition to the listing and delisting of species and subspecies, the ESA [Endangered Species Act] allows the listing/delisting of Distinct Population Segments of vertebrate species (i.e., animals with backbones, mammals, birds, fish, reptiles, and amphibians). A Distinct Population Segment is a portion of a species' or subspecies' population or range. The Distinct Population Segment is described geographically instead of biologically, such as "all members of XYZ that occur north of 40 north latitude" (U. S. Fish and Wildlife Service - Pacific Region, 2019)

the Clean Water Act and/or state Porter-Cologne Act (California Regional Water Quality Control Board [RWQCB]), and Section 1600 of the California Fish and Game Code (CDFW). The jurisdictional limits of MSHCP Section 6.1.2 habitats and CDFW/RWQCB Porter-Cologne Act (PCA) typically coincide. The MSHCP Section 6.1.2 field delineation was conducted concurrently with the CDFW/PCA delineation given the jurisdictional limits of those resources coincide. USACE and 401 RWQCB jurisdiction are generally of lesser extent and within the jurisdictional boundary of MSHCP Section 6.1.2/CDFW/PCA jurisdiction. Therefore, any potential MSHCP Section 6.1.2 resource mapped and described in this document provides for the greatest extent of the potential jurisdictional limits of any particular feature.

## 5.2 Riparian/Riverine Areas

### 5.2.1 Methods

#### 5.2.1.1 Office Review

Prior to initiating the MSHCP Section 6.1.2 field assessment, SBS conducted an office review and analysis of the Corona South 7.5 Minute USGS California Quadrangle, historic aerial photography from Historic Aerials online and Google Earth, the U. S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI), Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, and the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey. Also, SBS conducts a query of both the California Natural Diversity Database (CNDDDB) and the USFWS Carlsbad Fish and Wildlife Office (CFWO) “Species Occurrence Data” GIS data to determine if the three-targeted fairy shrimp and/or three-targeted bird species listed above in Section 5.0 have been reported to occur within five miles of the subject property.

#### 5.2.1.2 Riparian/Riverine Field Mapping Assessment

A potential Riparian/Riverine area is walked and mapped as either a polyline and/or polygon depending on the habitat type (i.e., Riparian vs. Riverine) and the width of the feature. The polyline and/or polygon are mapped in the field utilizing Collector. The jurisdictional extent of a Riparian/Riverine area is the dripline<sup>4</sup> of the riparian vegetation associated with the water feature if present or the top of the streambank if riparian vegetation is absent. Data collected while walking the potential Riparian/Riverine area includes characteristics and functions such as hydrology, soils/substrates, dominant plant species/vegetation community, biological functions and values, presence/absence regarding the species listed in MSHCP Section 6.1.2, habitat suitability for LBVI, SWFL, YBCU, RFS, VPFS, SRPFS, and whether or not the feature contributes to downstream resources for MSHCP Section 6.1.2 species and/or MSHCP Conservation Areas.

#### 5.2.1.3 Field Survey Date and Weather Conditions

The MSHCP Section 6.1.2 assessment was conducted by biologist Tim Searl, assisted by Garrett Searl, on July 17 and August 31, 2019. A brief follow-up visit was conducted by Tim Searl on November 21, 2020. Detailed survey information and conditions are presented in Table 2 (Page 16).

### 5.2.2 Existing Conditions and Results

#### 5.2.2.1 Historic Aerial Photography Analysis

A historic aerial photograph from 1948 was purchased from Netronline georeferenced for GIS use. Google Earth images from 1994, 2006, and 2015 were downloaded and georeferenced by SBS. An analysis of the Property and surrounding area from each of those years is presented below.

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<sup>4</sup> The area defined by the outermost circumference of a tree canopy where water drips from and onto the ground.

Table 2 – MSHCP Section 6.1.2 Assessment Conditions

DATE	FIELD PERSONNEL	SURVEY TIME	TEMPERATURE <sup>5</sup>	HUMIDITY	% CLOUD COVER	WIND SPEED	ANNUAL PRECIPITATION TO-DATE <sup>6</sup>	MOON PHASE
July 17, 2019	Tim Searl Garrett Searl	09:00- 15:00	79-91	58-38	0	0-8	0	Waning Gibbous
August 31, 2019	Tim Searl Garrett Searl	09:00- 15:00	79-97	52-26	0	3-10	0	Waxing Crescent
November 21, 2020	Tim Searl	09:00- 12:00	62-76	53-27	10	0-4	0.48	Waxing Crescent

*This portion of the document left blank intentionally*

<sup>5</sup> Temperature (Degrees Fahrenheit), Humidity (percent), and Wind Speed (mean miles per hour) were obtained in the field with a Kestrel 3500 weather meter.

<sup>6</sup> Annual Precipitation (July 01 to June 30) To-Date was obtained from the Riverside County Flood Control and Water Conservation District's Rain Gauge Map Website for Chase & Taylor – Station No. 035 (Riverside County Flood Control and Water Conservation District, 2019).

1948

The Property and the surrounding area in 1948 primarily consisted of open space and agricultural areas (likely citrus). Dirt roads/trails appear present on the Property but no structures or active agriculture appears present. An alluvial wash, consistent with the USGS blue line stream alignment depicted on the aforementioned Figure 3, was present in the northern portion of the Property. The wash appears to terminate, likely into some type of agricultural ditch aligned perpendicular to the wash, approximately 900-foot east of the Property where the land had been converted for agricultural use. *Figure 9 – 1948 Aerial Photograph* (Page 18) depicts the conditions described above.

1994

In 1994 much of the agricultural areas were still present east of the Site; however, areas northeast of the Property were being developed for residential lots and the Oak Street Reservoir had also been developed east of the Site, along with what appears to be a concrete channel to collect flows from the USGS blue line stream. Conditions on the Property were relatively similar to those present in 1946 with dirt roads/trails present and the USGS blue line stream present in the northern portion. *Figure 10 – 1994 Aerial Photograph* (Page 19) depicts the conditions described above.

2006

Agriculture was no longer present east of the Site in 2006 with those areas consisting of residential lots and active grading for what would become future residential lots. Much of the area within the proposed Project area was being actively graded as well as creating the north-facing manufactured slopes on the Site. The USGS blue line stream on the Property was not clearly evident due to the grading operations. *Figure 11 – 2006 Aerial Photograph* (Page 20) depicts the conditions described above.

2015

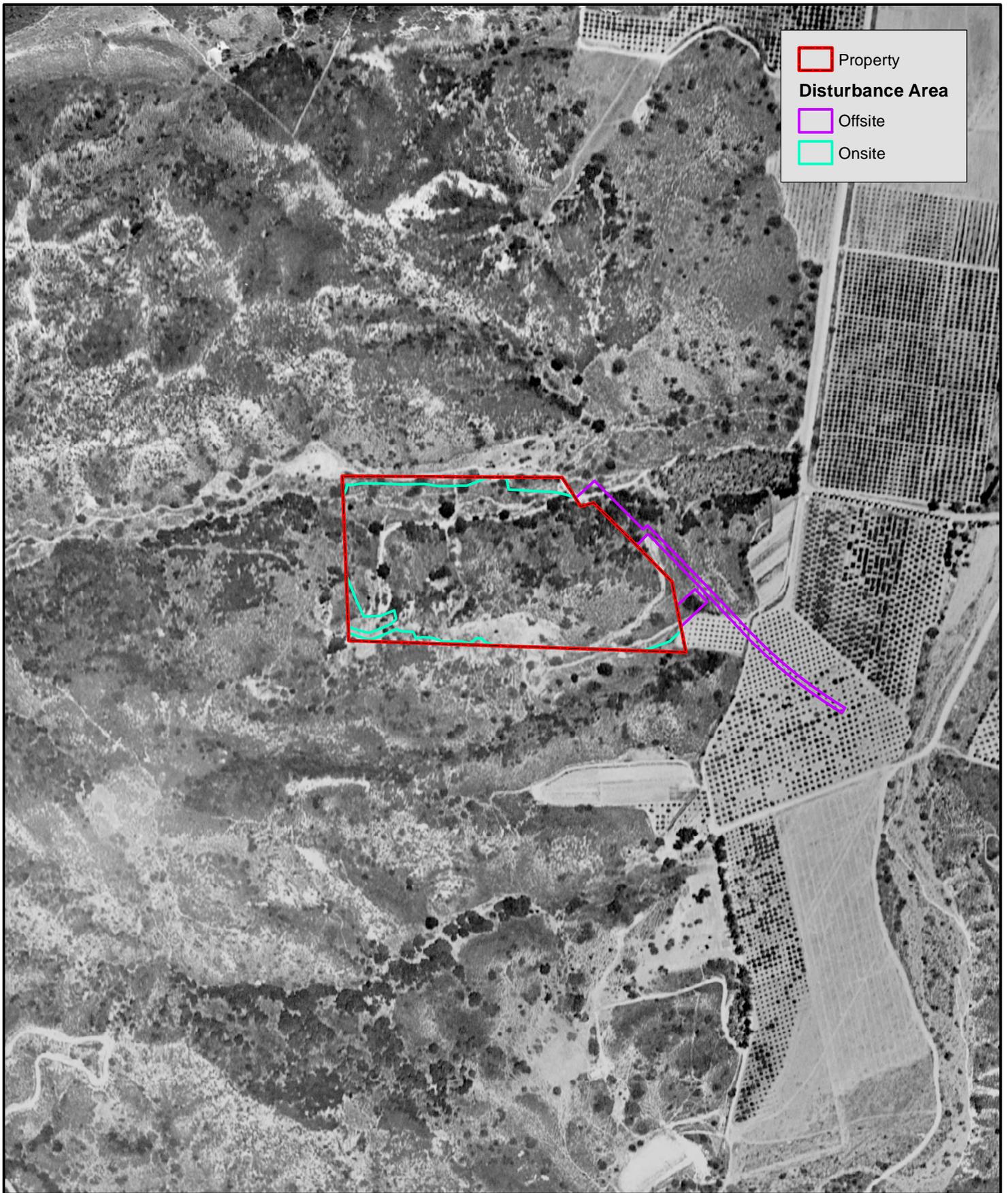
In 2015 the extension and future alignment of Foothill Parkway was actively being graded. This grading included much of the eastern portion of the Property that consisted of the additional manufactured slopes and the flood control rip rap and culvert that are present today. *Figure 12 – 2015 Aerial Photograph* (Page 21) depicts the conditions described above.

#### Query Results

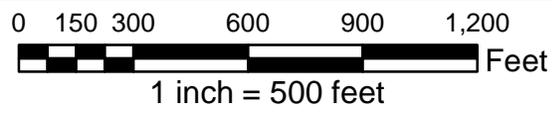
Though no suitable habitat for these species was present on the Property, LBVI, SWFL, and YBCU have been documented to occur within five miles of the Property. A total of 134 records (CFWO: 122 LBVI, 2 SWFL, 1 YBCU; CNDDDB: 5 LBVI, 3 SWFL, 1 YBCU) from 1990 to 2017 were reported. The majority of these records occur along the Santa Ana River and the Prado Basin. The nearest documented record was of LBVI in 2008 approximately 1.0-mile north of the Site. *Figure 13 – MSHCP Section 6.1.2 Targeted Species Query Results* (Page 22) depicts the query results.

#### Natural Resources Conservation Service Soils

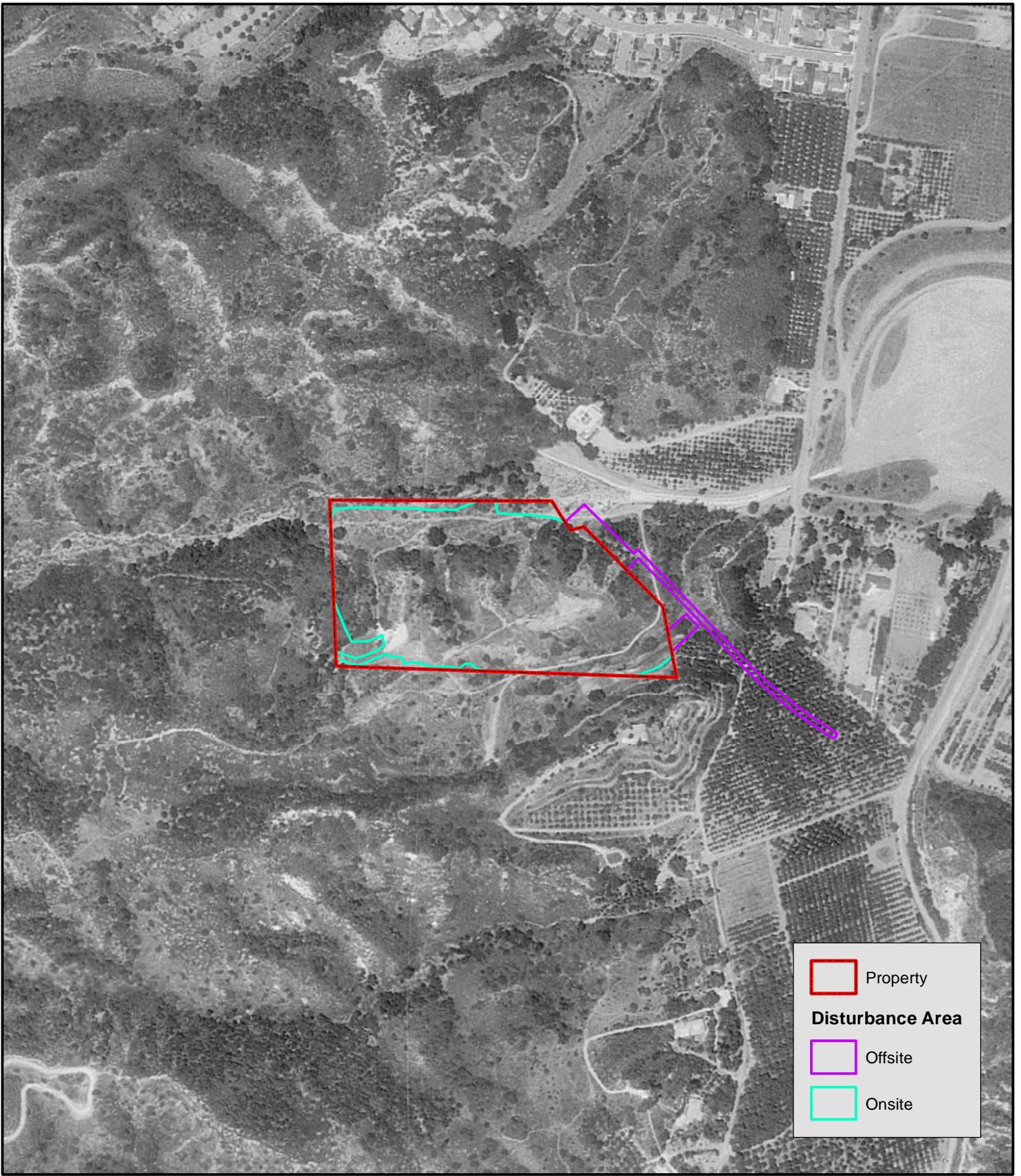
The Property/Project consisted of three soil series as depicted by *Figure 14 – NRCS Soils* (Page 23). A brief description, as described by the NRCS (United States Department of Agriculture Natural Resources Conservation Service, 2020) is presented in Table 3 (below). No hydric, clay, or saline-alkali soils were present on the Property/Project.



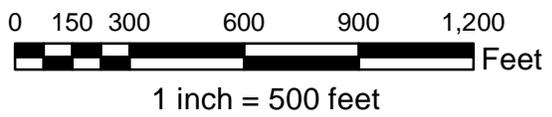
Property  
**Disturbance Area**  
 Onsite  
 Offsite



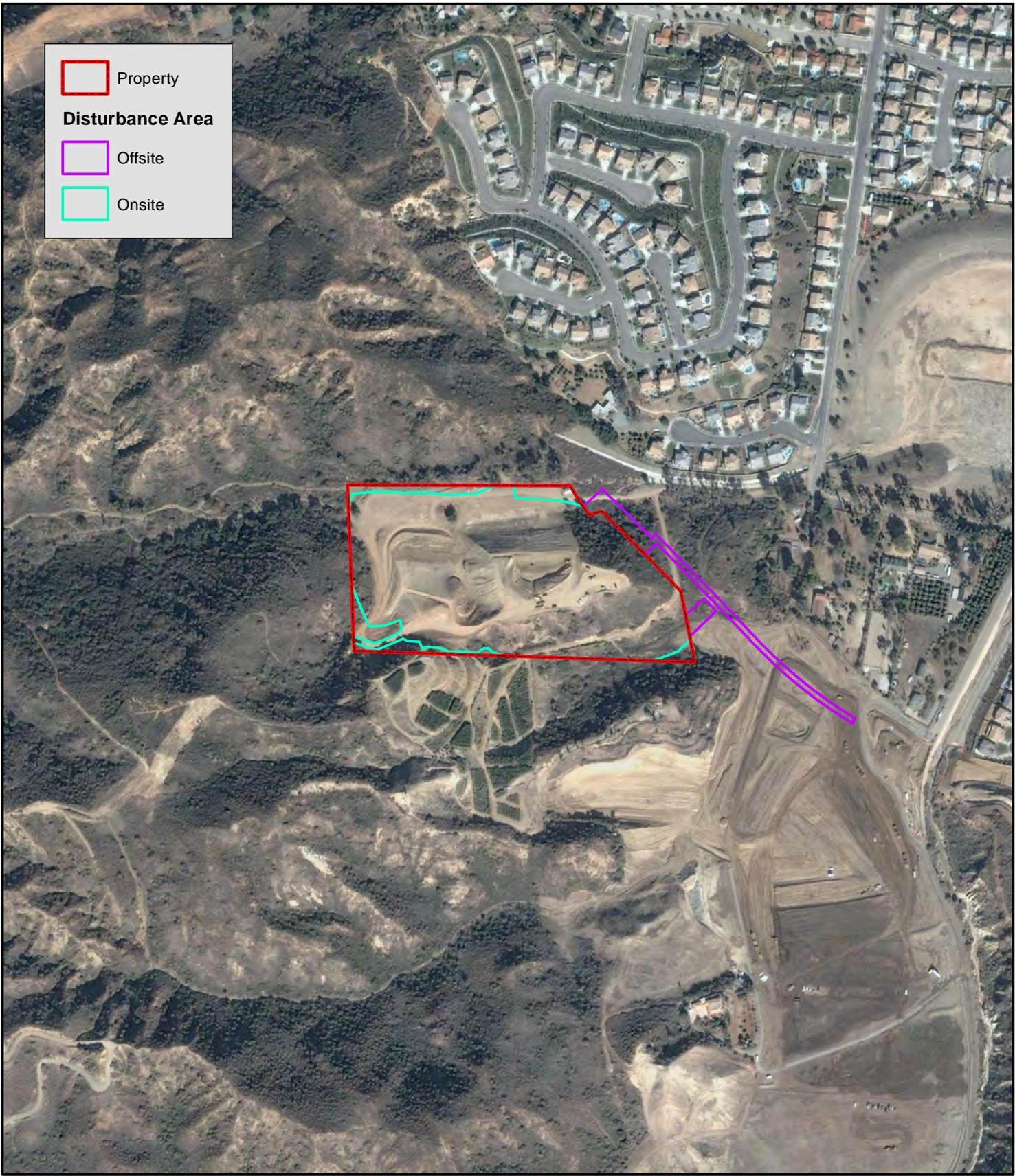
**FIGURE 9**  
**1948 Aerial**  
**Photograph**



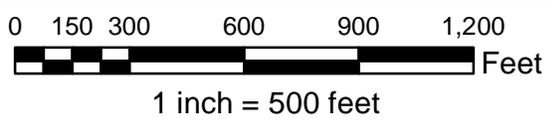
	Property
<b>Disturbance Area</b>	
	Offsite
	Onsite



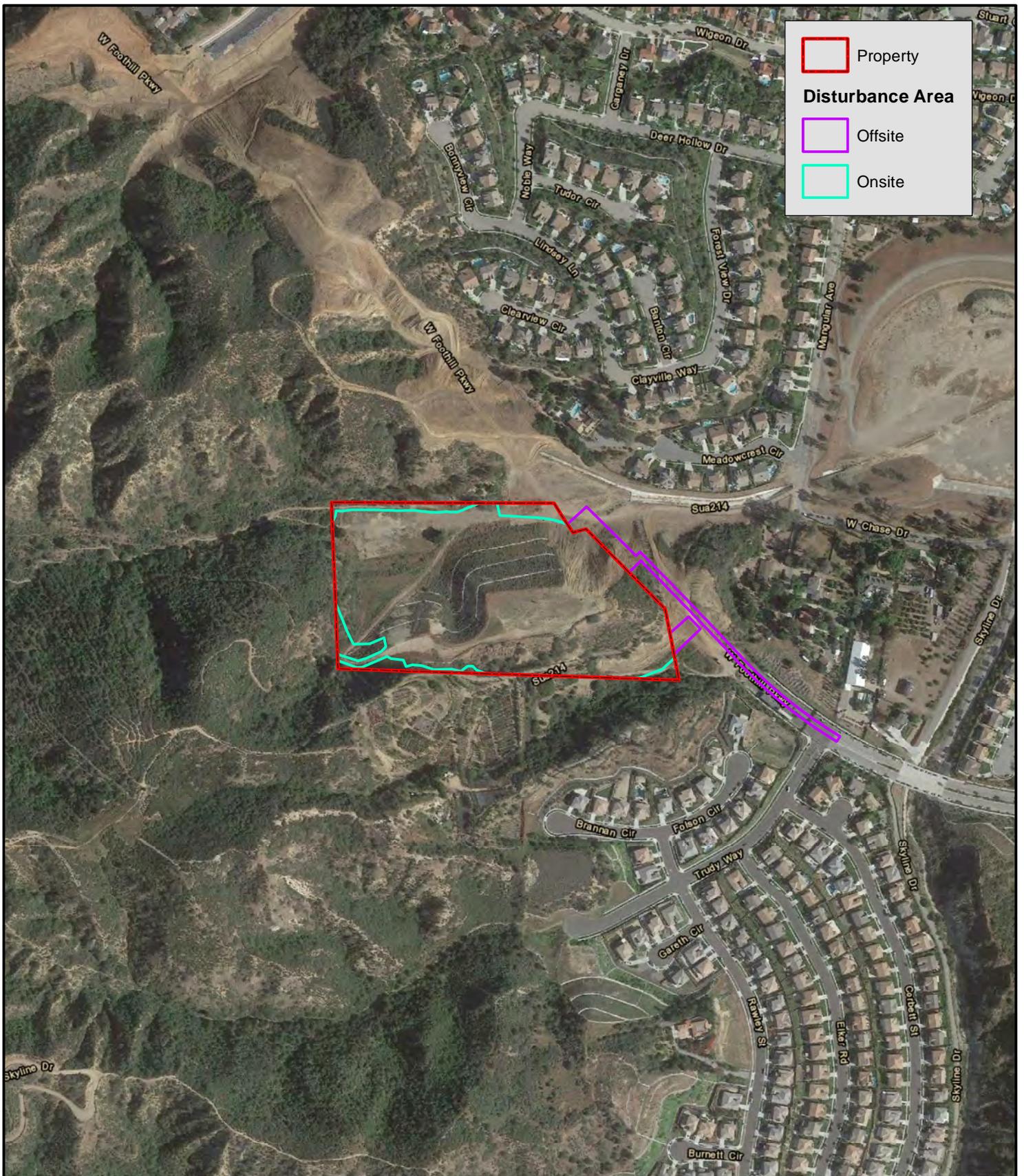
**FIGURE 10**  
**1994 Aerial**  
**Photograph**



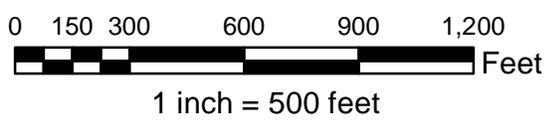
	Property
<b>Disturbance Area</b>	
	Offsite
	Onsite



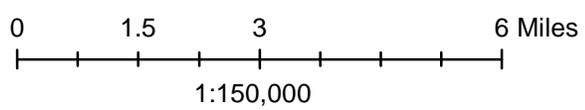
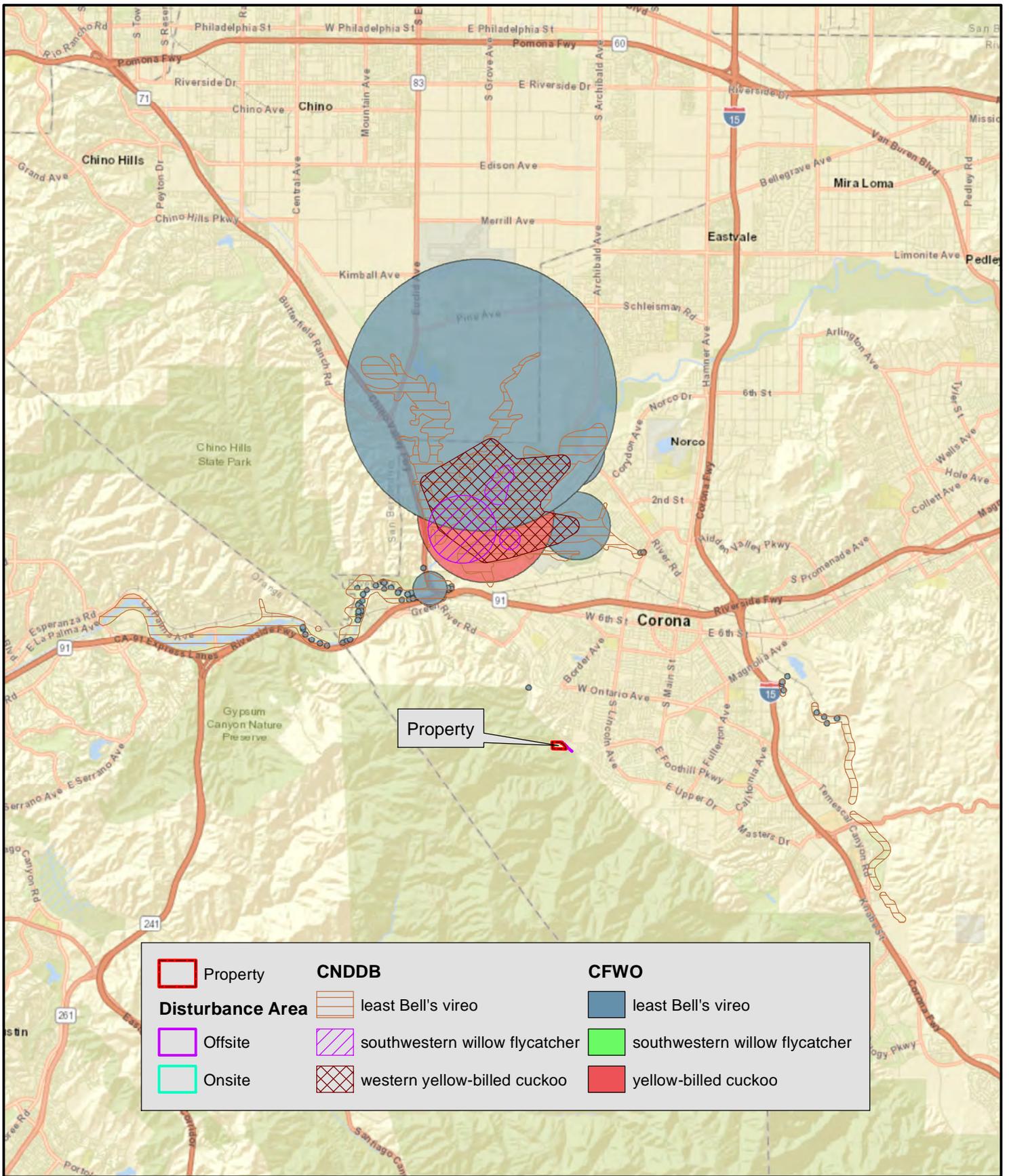
**FIGURE 11**  
**2006 Aerial**  
**Photograph**



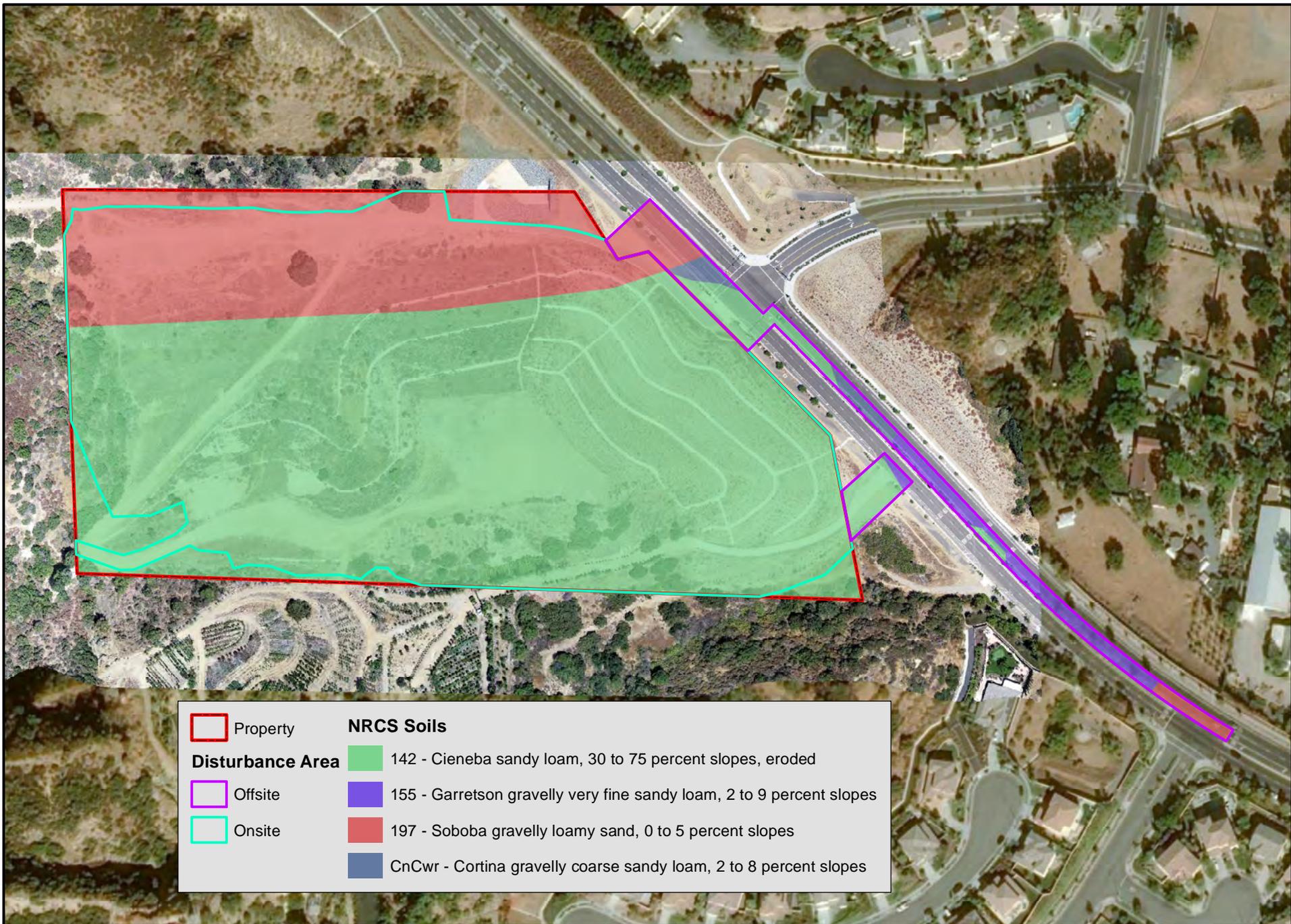
Property  
**Disturbance Area**  
 Offsite  
 Onsite



**FIGURE 12**  
**2015 Aerial**  
**Photograph**



**FIGURE 13**  
**MSHCP Section 6.1.2**  
**Targeted Species**  
**Query Results**



**FIGURE 14**  
**NRCS Soils**

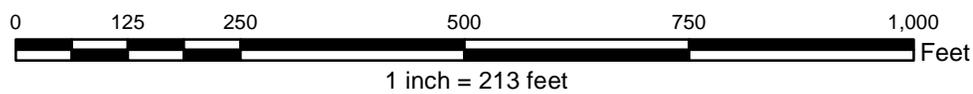


Table 3 – NRCS Soils

SOIL SYMBOL/NAME	SOIL DESCRIPTION	PROPERTY ACRES	ONSITE PROJECT ACRES	OFFSITE PROJECT ACRES
142 - Cieneba sandy loam, 30 to 75 percent slopes, eroded	A somewhat excessively drained residuum soil weathered from granite. The depth to paralithic bedrock is typically 4 to 20-inches.	12.85	12.13	0.44
155 - Garretson gravelly very fine sandy loam, 2 to 9 percent slopes	A well-drained alluvium soil derived from metasedimentary rock. The depth to the restrictive feature is typically more than 80-inches.	0	0	0.30
197 - Soboba gravelly loamy sand, 0 to 5 percent slopes	An excessively drained alluvium soil derived from mixed parent material sources. The depth to the restrictive feature is typically more than 80-inches.	4.17	3.49	0.29
CnCwr - Cortina gravelly coarse sandy loam, 2 to 8 percent slopes	A somewhat excessively drained alluvium soil derived from metasedimentary rock. The depth to the restrictive feature is typically more than 80-inches.	0	0	0.14
<b>Total</b>		<b>17.02</b>	<b>15.62</b>	<b>1.17</b>

5.2.2.2 Riparian/Riverine Areas Results

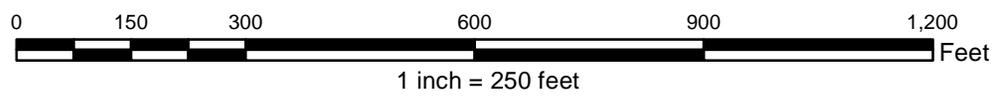
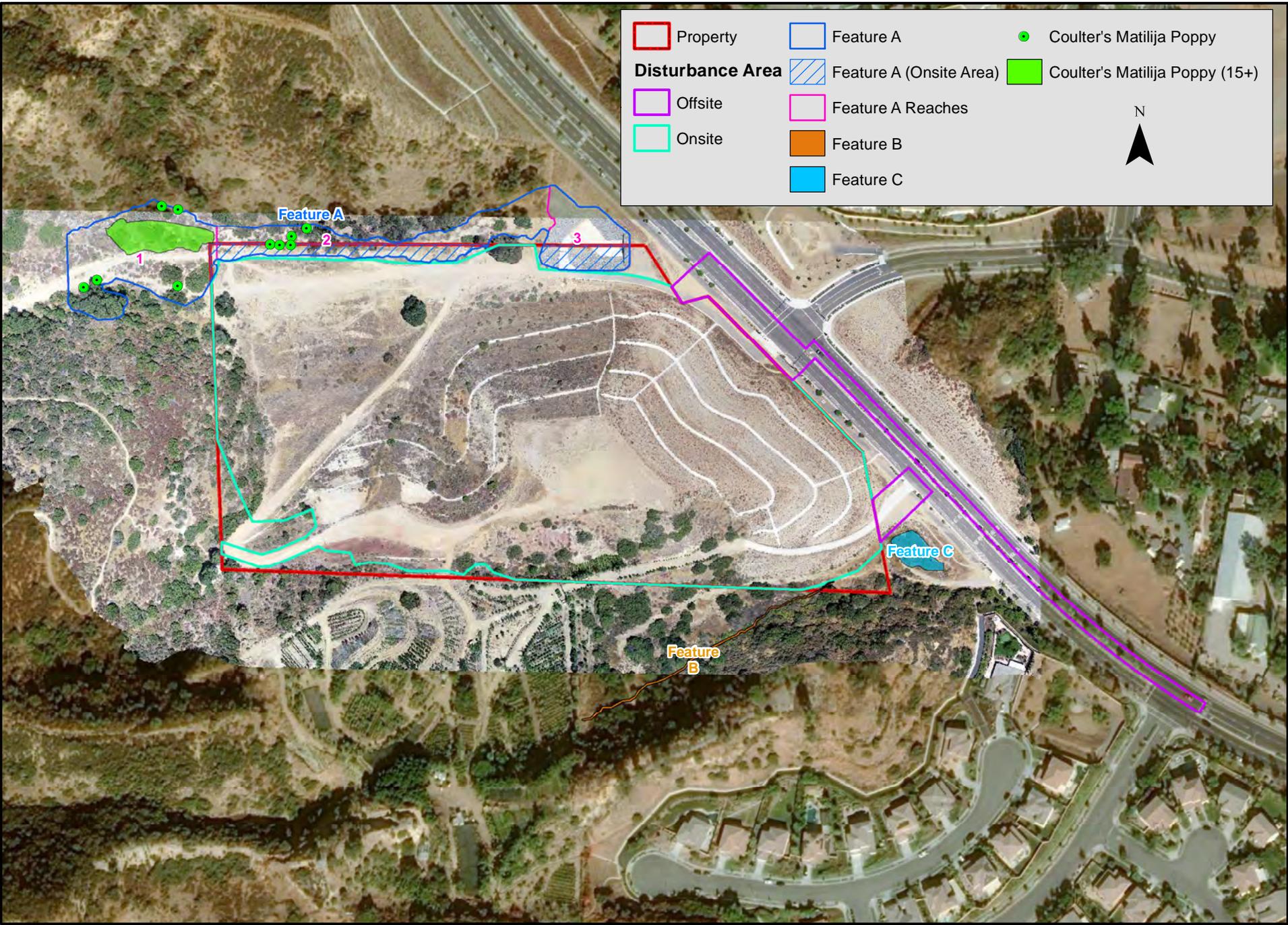
A USGS blueline stream was present along the northern portion of the Property; designated as Feature A, a small ephemeral drainage feature was present in the southeastern portion of the Property; designated as Feature B, and a City and/or homeowner’s association (HOA) maintained detention basin was present offsite near the southeastern corner of the Property; and has been designated as Feature C. *Figure 15 – Riparian/Riverine Assessment Results* (Page 25) depicts the location and extent of the potential Riparian/Riverine Areas. Figure 15 also depicts the location of Coulter’s matilija poppy (*Romneya coulteri*), a plant covered under MSHCP Section 6.1.2, that were detected within Feature A. Table 4 (below) provides the acreages for each feature. Appendix D depicts photographic key maps and a collection of assessment photographs. A detailed description of each feature is presented below.

Table 4 – Potential Riparian/Riverine Areas

FEATURE ID	ASSESSMENT AREA ACRES	PROPERTY ACRES	ONSITE PROJECT ACRES	OFFSITE PROJECT AREAS
A	2.37	0.49	0	0
B	0.05	0.002	0	0
C	0.11	0	0	0
<b>TOTAL</b>	<b>2.53</b>	<b>0.492</b>	<b>0</b>	<b>0</b>

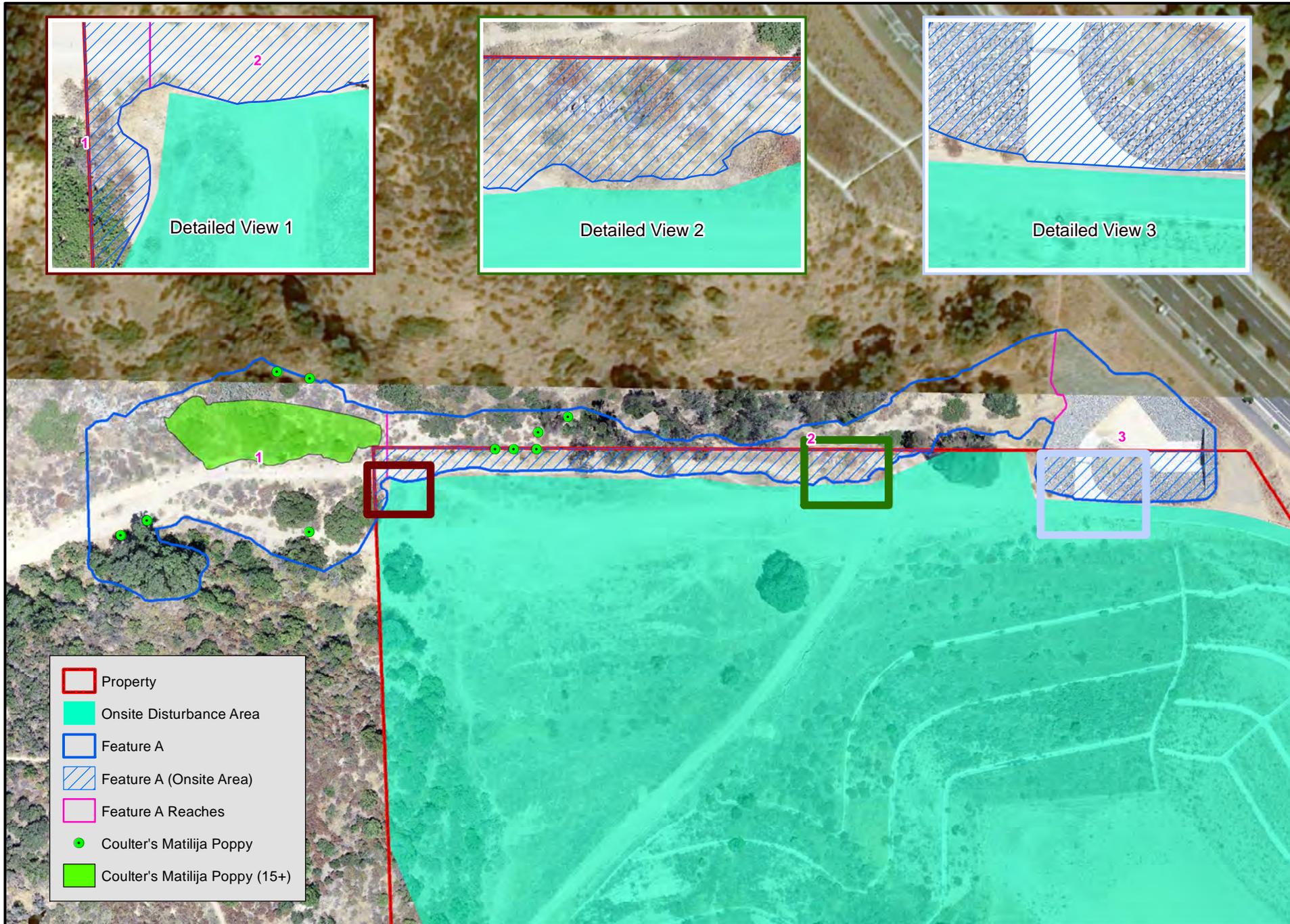
Feature A

Feature A has been divided into three drainage “reaches” to simplify the description below due to the drainage transitioning from a relatively natural alluvial wash (Reach 1), disturbed alluvial wash with a Eucalyptus woodland (Reach 2), and the developed rip rap/culvert collection area (Reach 3). *Figure 16 – Feature A* (Page 26) provides a detailed view of Feature A.

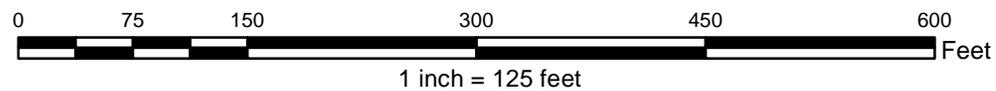


**FIGURE 15**  
Potential Riparian/Riverine Areas  
Assessment Results





**FIGURE 16**  
**Feature A**



Feature A was an alluvial wash that receives and conveys flow during storm events flowing from west to east. It was designated as a USGS-perennial stream (i.e., solid blue line on a USGS map); however, the wash is ephemeral in nature. The headwater of the wash was approximately 1.25-miles west of the Property with the watershed consisting of approximately 340-acres. Flow from Feature A was conveyed offsite through an underground culvert to Oak Street Reservoir. During high yield rain events or prolonged storms, flow from the Oak Street Reservoir is tributary to the Prado Basin within the Santa Ana River through a concrete flood control channel and underground culverts.

Offsite to the west, the wash occurred in a broad canyon bottom with vegetation consisting of alluvial sage scrub including species such as scalebroom (*Lepidospartum squamatum*), California buckwheat, Laurel sumac, California sagebrush, blue elderberry (*Sambucus nigra* subsp. *caerulea*) and prickly pear (*Opuntia littoralis*). Coulter's matilija poppy, an uncommon plant ranked by the California Native Plant Society (CNPS) as a “watchlist”<sup>7</sup> species, and a covered species under the MSHCP, was present in the wash. Coast live oak woodland was also present along portions of the wash within Reach 1 and further upstream. Non-natives, such as black mustard, shortpod mustard, and tocalote were present throughout the wash. Eucalyptus was present along portions of the wash. The wash bottom was utilized regularly and through illegal trespass by hikers and mountain bikers. The wash may also be utilized to a lesser extent by off-highway vehicles (OHV) such as quads and dirt bikes. Though the area is not public property or a designated recreational area, SBS personnel regularly observed hikers and mountain bikers in the wash. The Project will avoid impacts to Feature A.

The assessment area of Feature A consisted of 2.37-acres with 0.49-acre occurring on the Property. The assessment area has a history of disturbance as described in section 5.2.2.1 above, particularly reaches 2 and 3. A description of the assessment area by reach is presented below. Table 5 (below) provides the acreage of each reach in the assessment area and each reach’s acreage on the Property.

Table 5 – Feature A Reach Acreage

REACH ID	ASSESSMENT AREA ACRES	PROPERTY ACRES
1	1.09	0.01
2	0.83	0.29
3	0.45	0.19
<b>TOTAL</b>	<b>2.37</b>	<b>0.49</b>

### Reach 1

Reach 1 consisted of a broad, relatively natural alluvial wash. Anthropogenic impacts such as the introduction of non-native plants and recreational use reduced the biological functions; however, intact alluvial sage scrub was present. The substrates were typical of an alluvial wash ranging from sand to cobbles and rocks. Evidence of flow was present throughout the entire breadth of the wash and consisted of braided channels, surface relief, benches, drift and debris which together provided clear evidence of the bed of the channel. A small coast live oak woodland associated with the drainage was present approximately 150-feet west of the Project in the southwestern corner of the Reach.

### Reach 2

Reach 2 consisted of a narrower breadth than Reach 1, compacted soils from the dirt trail/road along the southern edge, supported less diverse alluvial sage scrub species, and transitioned to a Eucalyptus woodland in the eastern portion. As described in section 5.2.2.1 above and depicted on the previously referenced

<sup>7</sup> California Rare Plant Rank 4: Plants of Limited Distribution - A Watch List: Plants with a California Rare Plant Rank of 4 are of limited distribution or infrequent throughout a broader area in California, and their status should be monitored regularly (California Native Plant Society, 2020).

Figure 11, portions of Reach 2 were graded in 2006. This disturbance likely accounts for the conditions observed. Substrates consisted of cobbly sand in the upstream end then to a mix of cobbly sand along the southern edge and sandy loams along the northern portion. Reach 2 also supported evidence of flow throughout its breadth consisting of surface relief and drift and debris, but Reach 2 also contained a deeply incised low-flow channel in some areas unlike Reach 1 that consisted of several braided channels. Sage scrub species, which primarily consisted of Laurel sumac with a few scattered California sagebrush and California buckwheat, were in the upstream end with Reach 2 transitioning to a Eucalyptus woodland with non-native grasses and forbs, such as cheat grass (*Bromus tectorum*) and tocalote, in the understory of the downstream half.

### Reach 3

Reach 3 consisted entirely of the rock rip rap and concrete culvert area. This flood control facility was installed during the construction of the Foothill Parkway extension, which according to aerial imagery, began back in 2015. The rock rip rap was open and not sealed in with concrete. The culvert and access road consisted of concrete. The culvert opening was 12-feet across at the entrance then tapered down to five feet across as the culvert descended below ground.

### Feature B

Feature B was an upland ephemeral drainage that receives and conveys flow during storm events flowing from southwest to northeast. It was not mapped as a blueline on the Corona South USGS quadrangle. The headwater of Feature B was approximately 800-feet southwest of the Property with the watershed consisting of approximately 9.11-acres. Feature B was an incised channel that ranged from two feet wide in the downstream end and on the Property to three to four feet wide offsite in the upstream end. Flow from Feature B dissipated to overland sheetflow at its terminus on the Property depicted on *Figure 17 – Features B & C* (Page 29). No evidence of flow was observed beyond the terminus (i.e., incised channel, bed and bank, debris, etc.).

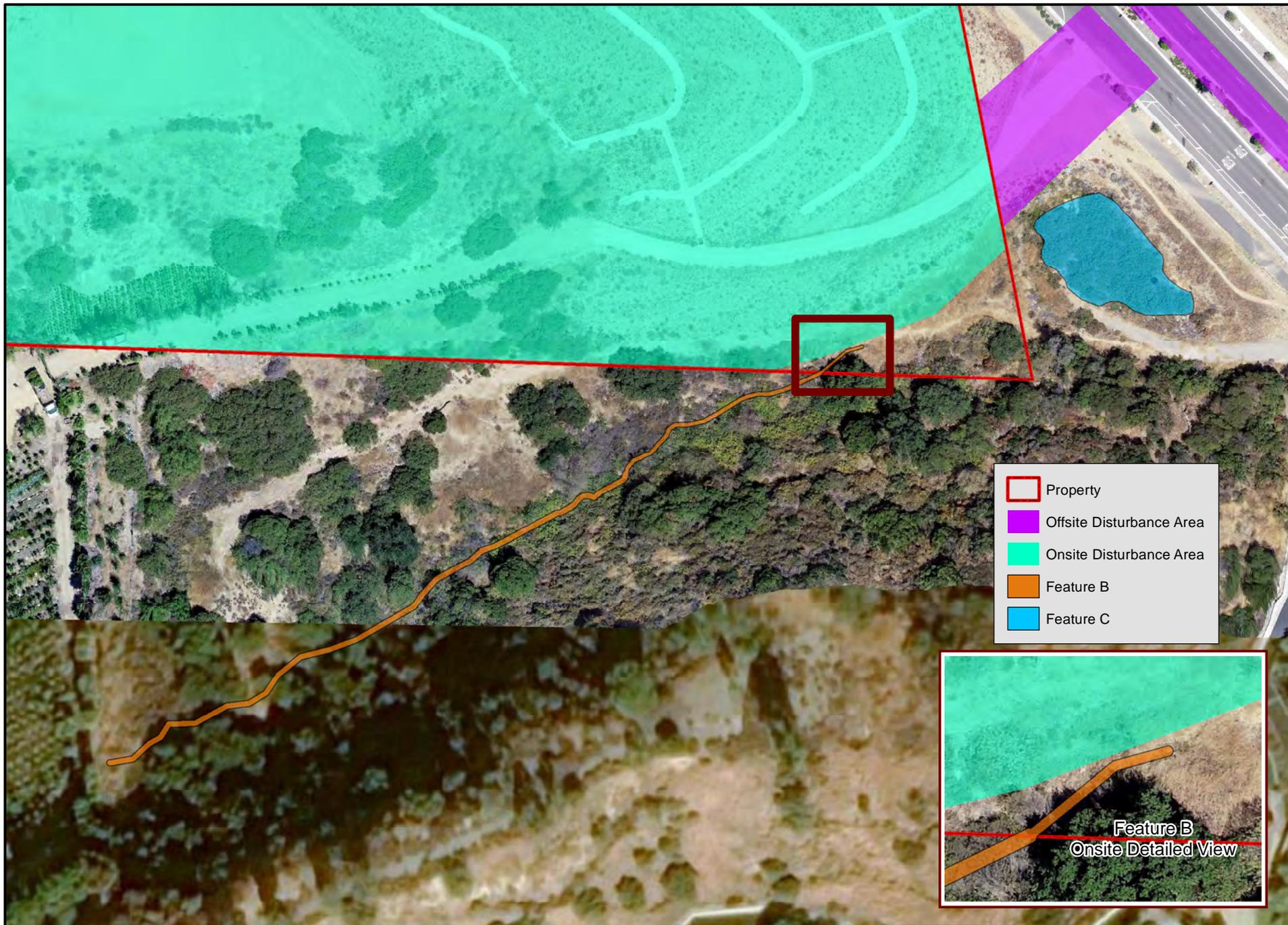
Vegetation associated with Feature B on the Property consisted of coastal sage scrub and ruderal species with the two dominants being California sagebrush and black mustard. Offsite habitats were similar though also consisting of laurel sumac, black sage, the occasional coast live oak and scattered mule fat. Further upstream and offsite beyond the area depicted on Figure 15b, Feature B flows through the nursery area. Soils substrates consisted of loam. A walking path/bike trail/old dirt road was present to the north of Feature B along the toe-of-slope then bending towards the south on USFS land. According to historic aerial photographs from Google Earth, this area was occasionally utilized to place bee boxes by beekeepers. SBS observed footprints and bike tracks along this path but did not directly observe people using the area. The Project will avoid impacts to Feature B.

### Feature C

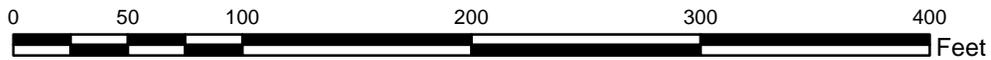
Feature C was a human-created detention basin that was constructed in 2006 in association with the housing tract located to the south. Feature C is a City and/or HOA maintained flood control facility that was connected to the Oak Street Channel via underground conveyance. The bed of the basin consisted almost entirely of a homogenous stand of mule fat with California sagebrush, Palmer's goldenbush, and black mustard along its banks. The Project will avoid impacts to Feature C as depicted by the previously referenced Figure 15b.

### 5.2.3 Impacts

No Project impacts will occur to Features A, B, C, or the Coulter's matilija poppy. The potential Riparian/Riverine features will be avoided by all Project elements; including grading, manufactured slopes, retaining walls, storm drain outlets and maintenance roads.



- Property
- Offsite Disturbance Area
- Onsite Disturbance Area
- Feature B
- Feature C



1 inch = 83 feet

**FIGURE 17**  
**Features B & C**



#### 5.2.4 Mitigation

No direct/indirect impacts will occur; therefore, replacement Riparian/Riverine mitigation is not required. This notwithstanding, BMPs, such as those described in Section 10.0 of this document shall be implemented to prevent direct and indirect impacts to these features. This includes, but is not limited to:

- Clearly delineating the “Disturbance Zone” boundary of the Project with orange silt construction fencing prior to the initiation of Project ground disturbance activities. Signs clearly stating “Do Not Enter” and/or “Environmentally Sensitive Area” shall be placed along the boundary near Features A, B, and C.
- A pre-construction survey conducted by a qualified biologist to confirm that the fencing and other BMPs are properly installed and visible prior to the initiation of Project ground disturbance activities.
- Use of erosion control and sedimentation prevention methods, such as fiber rolls, sand bags, etc. along the “Disturbance Zone” boundary to prevent construction runoff from entering Features A, B, and C.
- Spot-check biological monitoring (i.e., biweekly visit) conducted by a qualified biologist to monitor the integrity of the delineated boundaries and BMPs through the duration of Project construction.
- While not in use, equipment shall be staged at least 100-feet from the boundaries of Features A, B, and C to prevent pollution from leaks and spills.
- The proper disposal of gasoline and oil and other potentially toxic substances.
- The Applicant shall prepare and implement, if required by the Permittee, an ECP, SWPPP, and WQMP prior to the initiation of Project ground disturbance activities.

The Project is consistent with the Riparian/Riverine section of MSHCP Section 6.1.2 with the avoidance of Features A, B, and C, and with the implementation of the mitigation measures described above and those applicable in Section 10.0 of this document. Also, the Applicant, at the request of the Permittee through the Project’s Conditions of Approval (COA), will place a conservation easement, deed restriction, or other similar mechanism over the avoided areas of Features A and B that are located on the Property.

### 5.3 Vernal Pools

#### 5.3.1 Methods

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

#### 5.3.2 Existing Conditions and Results

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

### 5.3.3 Impacts

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

### 5.3.4 Mitigation

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

## 5.4 Fairy Shrimp

### 5.4.1 Methods

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

### 5.4.2 Existing Conditions and Results

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

### 5.4.3 Impacts

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

### 5.4.4 Mitigation

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

## 5.5 Riparian Birds

### 5.5.1 Methods

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

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

### 5.5.2 Existing Conditions and Results

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

### 5.5.3 Impacts

No impacts will occur to riparian bird habitat due to a lack thereof on the Project.

### 5.5.4 Mitigation

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

## 6.0 PROTECTION OF NARROW ENDEMIC PLANT SPECIES (SECTION 6.1.3)

The Property was not located within a designated assessment area for Narrow Endemic Plant Species (NEPS).

## 7.0 ADDITIONAL SURVEY NEEDS AND PROCEDURES (SECTION 6.3.2)

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

### 7.1 Criteria Area Plant Species

The Property was not located within a designated assessment area for Criteria Area Plant Species (CAPS).

### 7.2 Amphibians

The Property was not located within a designated assessment area for Amphibians.

### 7.3 Burrowing Owl

The Property/Project were located within a MSHCP-designated assessment area for BUOW as depicted by *Figure 18 – BUOW Assessment Area* (Page 33). A description of the MSHCP Objectives and BUOW assessment process are provided below.

#### 7.3.1 Background

##### 7.3.1.1 MSHCP Objectives

The MSHCP objectives for BUOW include the following:

##### **Objective 1**

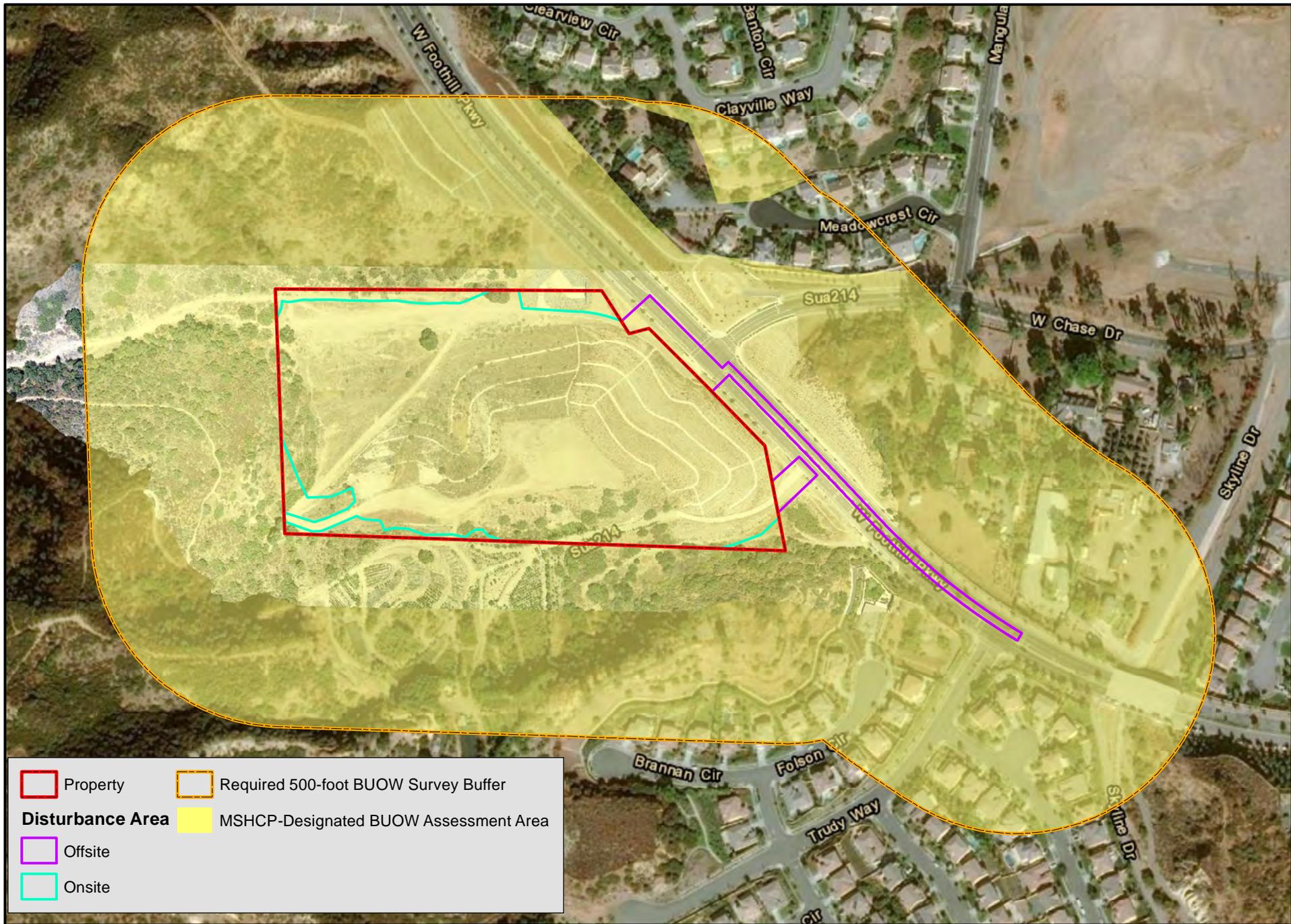
*Include within the MSHCP Conservation Area at least 27,470 acres of suitable primary habitat for the burrowing owl including grasslands.*

##### **Objective 2**

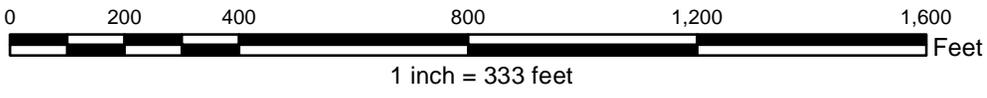
*Include within the MSHCP Conservation Area at least 5 Core Areas and interconnecting linkages. Core areas may include the following: (1) Lake Skinner/Diamond Valley Lake area (Existing Core C plus Proposed Extension of Existing Cores 5, 6, 7; 29,060 acres); (2) playa west of Hemet (Proposed Noncontiguous Habitat Block 7; 1,250 acres); (3) San Jacinto Wildlife Area/Mystic Lake area including Lake Perris area (Existing Core H; 17,470 acres); (4) Lake Mathews (Existing Core C plus Proposed Extension of Existing Cores 2; 23,710 acres); and (5) along the Santa Ana River (9,670 acres). The Core Areas should support a combined total breeding population of approximately 120 burrowing owls with no fewer than five pairs in any one Core area.*

##### **Objective 3**

*Include within the MSHCP Conservation Area at least 22,120 acres of suitable secondary habitat for the burrowing owl including playas and vernal pools, and agriculture outside of the Core Areas identified above. Areas where additional suitable habitat could be conserved include west of the Jurupa Mountains, near Temescal Wash (i.e., vicinity of*



	Property		Required 500-foot BUOW Survey Buffer
<b>Disturbance Area</b>		MSHCP-Designated BUOW Assessment Area	
	Offsite		
	Onsite		



**FIGURE 18**  
BUOW Assessment Area

DATE: December 16, 2020  
 COORDINATE SYSTEM: NAD 1983 State Plane California Zone VI FIPS 0406 Feet  
 SOURCE: 2019 Drone Imagery, ESRI World Imagery Basemap, KWC Engineers,  
 Riverside County GIS Data, SBS

PROJECT:  
Skyline Village

*Alberhill), near Temecula Creek, within the Lakeview Mountains, Banning, the Badlands, Gavilan Hills, and Quail Valley.*

**Objective 4**

*Include within the MSHCP Conservation Area the known nesting locations of the burrowing owl at Lake Perris, Mystic Lake/San Jacinto Wildlife area, Lake Skinner area, the area around Diamond Valley Lake, playa west of Hemet, Lakeview Mountains, Lake Mathews/Estelle Mountain Reserve and Sycamore Canyon Regional Park.*

**Objective 5**

*Surveys for burrowing owl will be conducted as part of the project review process for public and private projects within the burrowing owl survey area where suitable habitat is present (see Burrowing Owl Survey Area Map, Figure 6-4 of the MSHCP, Volume I). The locations of this species determined as a result of survey efforts shall be conserved in accordance with procedures described within Section 6.3.2, MSHCP, Volume I and the guidance provided below:*

*Burrowing owl surveys shall be conducted utilizing accepted protocols as follows. If burrowing owls are detected on the project site then the action(s) taken will be as follows:*

*If the site is within the Criteria Area, then at least 90 percent of the area with long-term conservation value will be included in the MSHCP Conservation Area. Otherwise:*

- 1. If the site contains, or is part of an area supporting less than 35 acres of suitable habitat or the survey reveals that the site and the surrounding area supports fewer than 3 pairs of burrowing owls, then the on-site burrowing owls will be passively or actively relocated following accepted protocols.*
- 2. If the site (including adjacent areas) supports three or more pairs of burrowing owls, supports greater than 35 acres of suitable habitat and is non-contiguous with MSHCP Conservation Area lands, at least 90 percent of the area with long-term conservation value and burrowing owl pairs will be conserved onsite.*

*The survey and conservation requirements stated in this objective will be eliminated when it is demonstrated that Objectives 1 – 4 have been met.*

**Objective 6**

*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. Passive relocation (use of one-way doors and collapse of burrows) will occur when owls are present outside the nesting season.*

**Objective 7**

*Translocation sites for the burrowing owl will be created in the MSHCP Conservation Area for the establishment of new colonies. Translocation sites will be identified, taking into consideration unoccupied habitat areas, presence of burrowing mammals to provide suitable burrow sites, existing colonies and effects to other Covered Species. Reserve Managers will consult with the Wildlife Agencies regarding site selection prior to translocation site development.*

### 7.3.1.2 Life History

The BUOW is a priority 2 California Species of Special Concern (SSC) (Gervais, 2008), and is a Covered species under the MSHCP. In California, the BUOW is a year-round resident throughout much of the state (Gervais, 2008); however, migrants from other regions of western North America may augment resident lowland populations in winter (Gervais, 2008). Habitat for the BUOW primarily consists of open grasslands, but it also occurs in some human-altered landscapes such as agricultural environments (Gervais, 2008). Nest and roost burrows of the BUOW are most commonly dug by the California ground squirrel in California, but it will also utilize burrows and dens constructed by the American badger (*Taxidea taxus*), coyote (*Canis latrans*), and fox (*Urocyon cinereoargenteus* and *Vulpes* spp.) (Gervais, 2008).

The diet of the BUOW consists primarily of insects (i.e., centipedes, spiders, beetles, crickets, and grasshoppers) (Gervais, 2008), but it will also take small mammals, reptiles, birds, and carrion (i.e., dead flesh) (Polite, 1999). BUOW hunt from a perch, hover, hawk, dive, and hop after prey on the ground (Polite, 1999). Although insects dominate the BUOW diet numerically, recent research has suggested that in California, rodent populations, particularly those of the California vole (*Microtus californicus*), may greatly influence BUOW survival and reproductive success (Gervais, 2008).

The BUOW breeding season is typically March through August with peak breeding activity occurring in April and May (Polite, 1999). Male BUOW give courtship displays and notes in front of the burrow (Polite, 1999). Clutch size is relatively large with a range of two to ten eggs and a mean of five to six eggs per clutch (Polite, 1999). Young BUOW emerge from the burrow at about two weeks old and are able to fly by about four weeks old (Polite, 1999).

### 7.3.1.3 Burrowing Owl Survey Protocols

Habitat assessments and focused surveys for BUOW in the MSHCP Plan Area are conducted in accordance with the *Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area* (Environmental Programs Department, 2006) (BUOW Survey Instructions). The MSHCP references the California Burrowing Owl Consortium's *Burrowing Owl Survey Protocol and Mitigation Guidelines* (California Burrowing Owl Consortium, 1993), which was adopted by CDFW in 1995. On March 7, 2012, CDFW provided a revised *Staff Report on Burrowing Owl Mitigation* (California Department of Fish and Wildlife, 2012) that provides more current scientific methods. The survey methods described in the BUOW Survey Instructions and CDFW's revised staff report are similar. However, the BUOW Survey Instructions provide additional detail to ensure consistency with specific conservation requirements of the MSHCP. Surveys were conducted with an attempt to incorporate CDFW guidance, where appropriate such as the *Time of Day* specifically stating that surveys shall be conducted until 10:00 AM. The BUOW Survey Instructions are detailed below.

The BUOW Survey Instructions describe Step I as follows:

*"The first step in the assessment process is to walk the property to identify the presence of burrowing owl habitat on the project site. If habitat is found on the site, then walk a 150-meter (approximately 500 feet) buffer zone around the project boundary. If permission to access the buffer area cannot be obtained, do not trespass on adjacent property but visually inspect the adjacent habitat areas with binoculars and/or spotting scopes."*

If a habitat assessment reveals that BUOW habitat occurs on a site, then, in the least, a *Step II Part A: Focused Burrow Surveys* and *Pre-construction Survey* are required. If BUOW habitat is not present, then no further surveys are required.

Step II surveys consist of two parts; *Part A: Focused Burrow Surveys* and *Part B: Focused Burrowing Owl Surveys*. All Step II surveys must be conducted during the BUOW breeding season (March 1 to August 31), generally between the hours of one hour before sunrise and two hours after sunrise, and/or two hours before sunset and one hour after sunset. Further, Step II surveys cannot be conducted within five days of rain, during rain, high winds (>20mph), dense fog, or temperatures exceeding 90 °F.

Part A surveys are conducted in an effort to detect natural potential BUOW burrows (i.e., California ground squirrel burrows), suitable human-created structures (i.e., culverts), and/or occupied BUOW burrows. The BUOW Survey Instructions describe the methods for conducting a Part A survey and those are presented below.

*"1. A systematic survey for burrows including burrowing owl sign should be conducted by walking through suitable habitat over the entire survey area (i.e., the project site and within 150 meters). Pedestrian survey transects need to be spaced to allow 100% visual coverage of the ground surface. The distance between transect center lines should be no more than 30 meters (approximately 100 ft.) and should be reduced to account for differences in terrain, vegetation density, and ground surface visibility. To efficiently survey projects larger than 100 acres, it is recommended that two or more qualified surveyors conduct concurrent surveys."*

*"2. The location of all suitable burrowing owl habitat, potential owl burrows, burrowing owl sign, and any owls observed should be recorded and mapped, including GPS coordinates. If the survey area contains natural or man-made structures that could potentially support burrowing owls, or owls are observed during the burrow surveys, the systematic surveys should continue as prescribed in Part B. If no potential burrows are detected, no further surveys are required. A written report including photographs of the project site, location of burrowing owl habitat surveyed, location of transects, and burrow survey methods should be prepared. If the report indicates further surveys are not required, then the report should state the reason(s) why further focused burrowing owl surveys are not necessary."*

Part B surveys are conducted on four separate field survey dates, and the first survey may be conducted concurrent with the Part A survey. These four focused surveys are conducted to adequately determine the presence or absence of BUOW when those structures or features it inhabits, as described above, are present on a subject property. The BUOW Survey Instructions describe the methods for conducting Part B surveys and those are presented below.

*"1. Upon arrival at the survey area and prior to initiating the walking surveys, surveyors using binoculars and/or spotting scopes should scan all suitable habitat, location of mapped burrows, owl sign, and owls, including perch locations to ascertain owl presence. This is particularly important if access has not been granted for adjacent areas with suitable habitat."*

*"2. A survey for owls and owl sign should then be conducted by walking through suitable habitat over the entire project site and within the adjacent 150 m (approx. 500 feet). These "pedestrian surveys" should follow transects (i.e., Survey transects that are spaced to allow 100% visual coverage of the ground surface. The distance between transect center lines should be no more than 30 meters (approx 100 feet.) and should be reduced to account for differences in terrain, vegetation density, and ground surface visibility. To efficiently survey projects larger than 100 acres, it is recommended that two or more qualified*

*surveyors conduct concurrent surveys.) It is important to minimize disturbance near occupied burrows during all seasons."*

*"3. If access is not obtained, then the area adjacent to the project site shall also be surveyed using binoculars and/or spotting scopes to determine if owls are present in areas adjacent to project site. This 150-meter buffer zone is included to fully characterize the population. If the site is determined not to be occupied, no further surveys are required until 30 days prior to grading (see Pre-construction Surveys below)."*

Subsequent to the completion of the proper surveys, a final report shall be submitted to the appropriate Lead Agency (i.e., City or County). The final report shall contain and discuss the necessary information (i.e., survey methods, transect widths, duration, conditions, results, etc.), and the appropriate maps (i.e., transect location map, burrow location map, etc.).

All subject properties containing suitable habitat and/or potential BUOW burrows must conduct a Pre-Construction Survey within 30 days prior to ground disturbance. This includes sites where BUOW were determined to be absent.

### 7.3.2 Methods

#### 7.3.2.1 CNDDDB Query

SBS conducted a query of the CNDDDB GIS data to determine if any BUOW have been reported to occur within five miles of the Property. The results of the query are presented in section 7.3.3.1 below.

#### 7.3.2.2 Field Survey Date and Weather Conditions

The Step I: Habitat Assessment was conducted by biologist Tim Searl and field technician Garrett Searl on July 17, 2019. The Step II Part A: Focused Burrow Survey and Step II Part B: Focused Burrowing Owl Surveys were conducted by Tim Searl and Garrett Searl on July 17, July 31, August 21, and August 31, 2019. A follow-up visit was conducted by Tim Searl on November 21, 2020. Detailed survey information and conditions are presented in Table 6 (Page 38).

#### 7.3.2.3 Field Assessment

The protocol BUOW surveys were performed according to the BUOW Survey Instructions described above. Prior to initiating field surveys, SBS produced a GIS BUOW assessment area map by generating a 500-foot buffer using the Property boundary and offsite Project areas, then clipping the County's "Burrowing Owl Survey" GIS Feature Class to the 500-foot area.

#### Step I: Habitat Assessment

Initially, those areas visible from onsite and nearby roads were observed from a vehicle while driving and making frequent stops (i.e., windshield survey) to observe general habitat conditions. Subsequent to performing the "windshield survey," a pedestrian survey of the Site and Project was conducted. Transects were spaced at no more than 60-feet to allow for 100% visual coverage. Field observations such as plant communities, vegetation height and density, topography, and soil suitability were noted.

#### The Step II Part A: Focused Burrow Survey

Potential BUOW burrows (i.e., California ground squirrel burrows) and burrow surrogates (i.e., earthen berms, cement culverts, asphalt piles, rock piles, and openings underneath cement or asphalt pavement) detected as part of a focused burrow survey were mapped in the field utilizing Collector. Data collected for each burrow location included type of burrow or burrow surrogate, a range of the number of burrows (i.e., single burrow vs. burrow complex), presence or absence of BUOW sign (i.e., feathers, wash, pellets, etc.), and pertinent ecological notes.

Table 6 – BUOW Assessment Conditions

DATE	FIELD PERSONNEL	SURVEY TYPE <sup>8</sup>	SURVEY TIME	SUNRISE <sup>9</sup>	TEMPERATURE <sup>10</sup>	HUMIDITY	% CLOUD COVER	WIND SPEED	ANNUAL PRECIPITATION TO-DATE <sup>11</sup>	MOON PHASE
July 17, 2019	Tim Searl Garrett Searl	HA, BS, FS	05:30-09:00	05:52	69-79	90-58	0-0	0-0	0	Waning Gibbous
July 31, 2019	Tim Searl Garrett Searl	BS, FS	05:30-08:30	06:02	66-77	87-62	10-10	0-0	0	Waning Crescent
August 21, 2019	Tim Searl Garrett Searl	BS, FS	05:45-09:30	06:17	69-80	61-39	20-10	0-5	0	Waning Gibbous
August 31, 2019	Tim Searl Garrett Searl	BS, FS	06:00-09:00	06:24	56-79	92-52	0-0	1-3	0	Waxing Crescent
November 21, 2020	Tim Searl	Follow-Up	09:00-12:00	06:27	62-76	53-27	0-4	0-4	0.48	Waxing Crescent

*This portion of the document left black intentionally*

<sup>8</sup> HA: Habitat Assessment, BS: Focused Burrow Survey, FS: Focused BUOW Survey.

<sup>9</sup> Sunrise and Moon Phase was obtained from the Nuevo, California Weather Underground Website (Weather Underground, 2019).

<sup>10</sup> Temperature (Degrees Fahrenheit), Humidity (percent), and Wind Speed (mean miles per hour) were obtained in the field with a Kestrel 3500 weather meter.

<sup>11</sup> Annual Precipitation (July 01 to June 30) To-Date was obtained from the Riverside County Flood Control and Water Conservation District's Rain Gauge Map Website for Chase & Taylor – Station No. 035 (Riverside County Flood Control and Water Conservation District, 2019).

## Step II Part B: Focused Burrowing Owl Surveys

If BUOW was detected the location was recorded using Collector. Additional data recorded included the number of adults and juveniles, detection location (i.e., burrow site, perch, etc.), and any pertinent ecological and/or behavioral observations.

### 7.3.3 Existing Conditions and Results

#### 7.3.3.1 CNDDDB Query

A total of four records of BUOW from 1986 and 2007 have been reported within five miles of the Property/Project. The nearest documented occurrence was approximately 2.80-miles north of the Property in 1986 at the Corona Municipal Airport. The most recent record was from 2007 and occurred approximately 3.75-miles northeast of the Property/Project. Two adults and one juvenile were found on a bank of the concrete lined Temescal Wash at River Road. The burrow site was located beneath a chain link fence. *Figure 19 - BUOW Query Results* (Page 40) depicts the locations for the four records.

#### 7.3.3.2 Assessment Results

The results of the BUOW assessment are detailed below. The suitable habitat, transect locations, and potential owl burrows are depicted on *Figure 20 – BUOW Assessment Results* (Page 41).

### Step I: Habitat Assessment

The MSHCP-designated BUOW Assessment Area supported 3.88-acres of “structurally” suitable habitat for BUOW. Essentially all areas with natural substrates and low-growing vegetation are considered “structurally” suitable habitat for BUOW. Though structurally suitable habitat was present, the habitat was of low- suitability due to the surrounding natural area consisting of shrubs and trees, and the remaining areas highly urbanized with major roadways and development. BUOW prefer open habitats. Open habitats allow for BUOW to detect approaching predators. The shrubs and trees not only block views of the surrounding area, but also provide cover and perch locations for predators such as hawks. The nearby development produces consistent and regular disturbance such as vehicular and foot traffic. Other potential impacts from the nearby development could be the introduction of non-native, feral predators such as the domestic cat. All of these factors together, reduce the habitat quality to low-suitability. Areas not suitable for BUOW consisted of development, compacted soils preventing burrowing animals to excavate burrows, steep slopes, and densely vegetated areas.

### The Step II Part A: Focused Burrow Survey

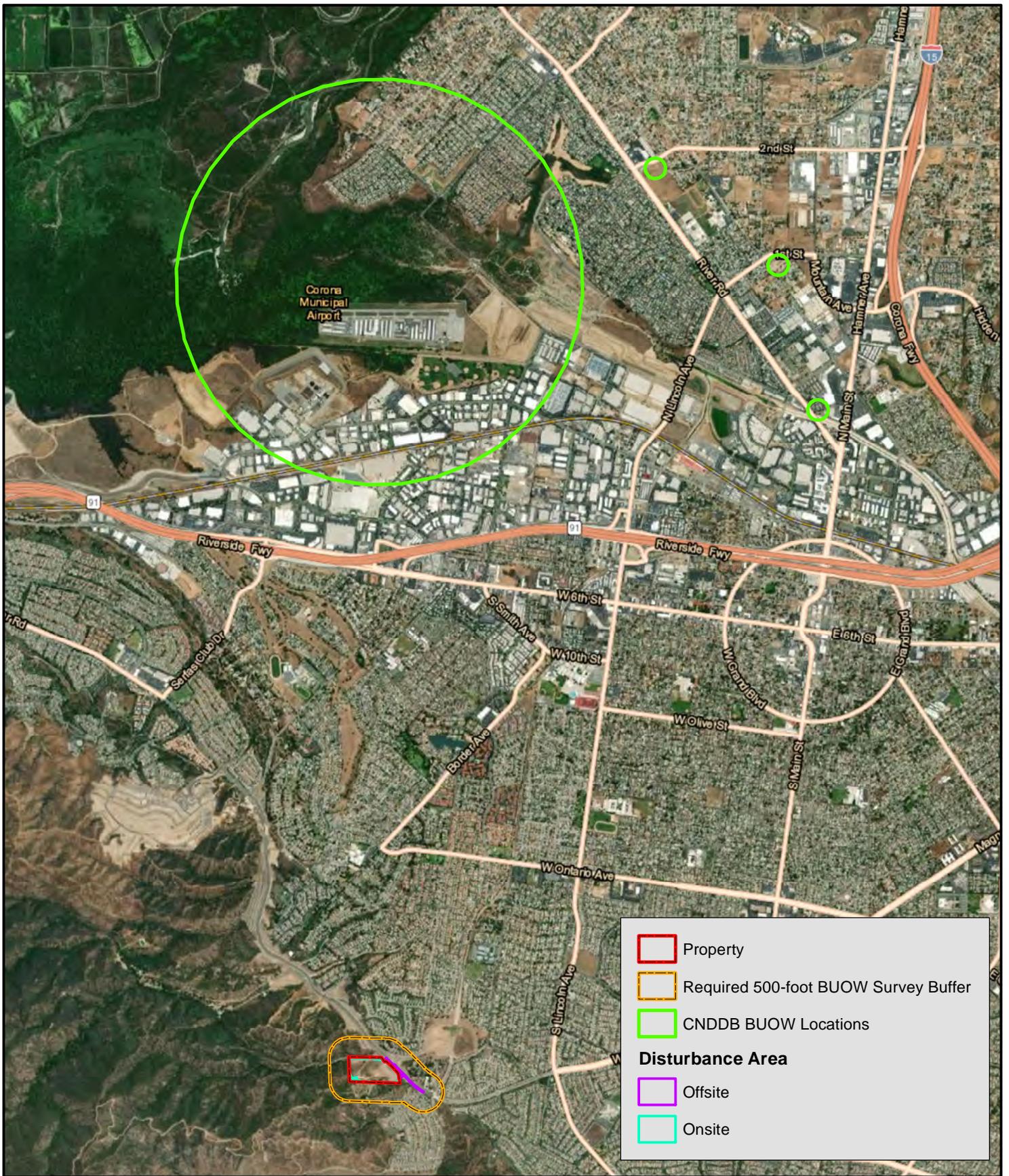
Potential owl burrows and suitable burrow surrogates are the key habitat component and requirement for BUOW. Potential owl burrows detected within suitable BUOW habitat consisted entirely of California ground squirrel burrows/burrow complexes at 10 locations. No burrow surrogates or other human-created features suitable for BUOW occupation were detected. No BUOW sign was observed at any of the potential owl burrow locations, including the entrances, or suitable perch locations nearby (i.e., fence posts, stakes, etc.).

## Step II Part B: Focused Burrowing Owl Surveys

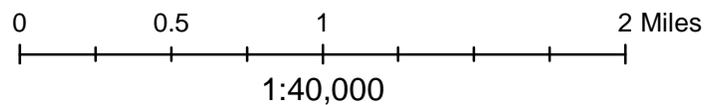
No BUOW were detected on or within 500-feet of the Property/Project over the course of the four protocol-level focused BUOW surveys.

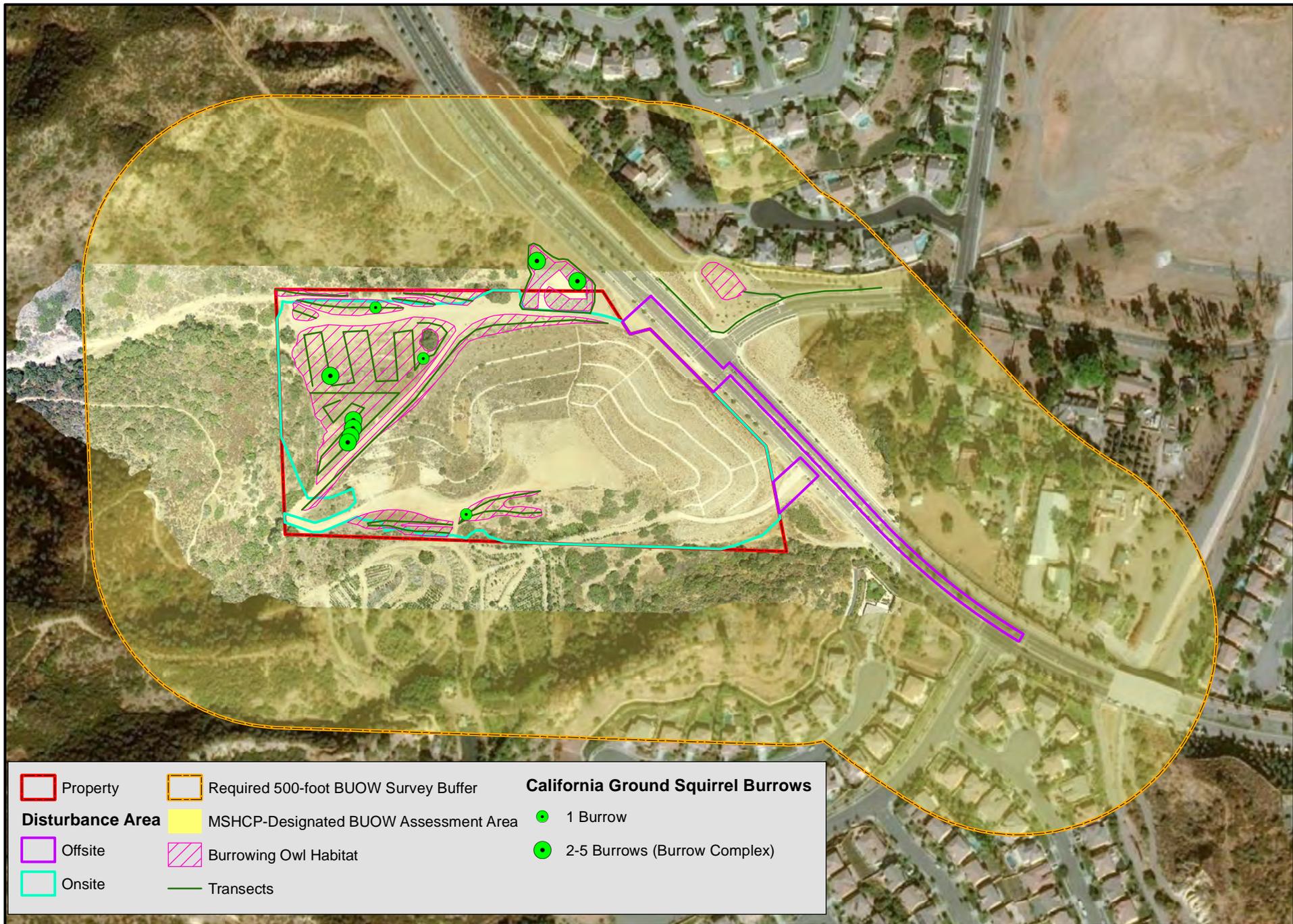
### 7.3.4 Impacts

No Project impacts will occur to BUOW with the implementation of the required 30-Day BUOW Pre-Construction Survey.

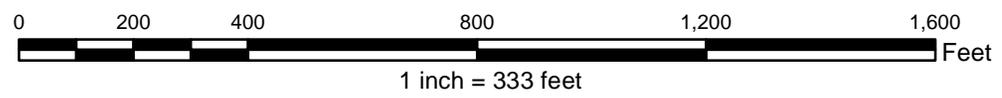


**FIGURE 19**  
**BUOW Query**  
**Results**





Property	Required 500-foot BUOW Survey Buffer	<b>California Ground Squirrel Burrows</b>
<b>Disturbance Area</b>	MSHCP-Designated BUOW Assessment Area	1 Burrow
Offsite	Burrowing Owl Habitat	2-5 Burrows (Burrow Complex)
Onsite	Transects	



**FIGURE 20**  
**BUOW Assessment**  
**Results**

### 7.3.5 Mitigation

Although BUOW were absent, a 30-Day BUOW Pre-Construction Survey will be required prior to any Project-related ground disturbance activities due to the presence of suitable habitat and potential owl burrows. If BUOW have colonized the Property prior to the initiation of Project-related construction, the Applicant should immediately inform the City, RCA, and Wildlife Agencies (i.e., CDFW and USFWS), and would need to coordinate further with the City, RCA, and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance.

The Project is consistent with MSHCP Section 6.3.2 with the implementation of the mitigation.

### 7.4 Mammals

The Property was not located within a designated assessment area for Mammals.

## 8.0 INFORMATION ON OTHER SPECIES

### 8.1 Delhi Sands Flower Loving Fly

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

### 8.2 Species Not Adequately Conserved

Coulter's matilija poppy, a species listed in MSHCP Table 9-3 (Dudek & Associates, Inc., 2003), was present within Feature A. The Project will avoid impacts to Feature A and the Coulter's matilija poppy. Long-term conservation as ARL was not targeted for the area where the detection occurred due to the lack of Criteria Cells/Cell Groups, and according to MSHCP Table 9-3, conservation will focus on:

*Species Specific Conservation Objective: In order for this species to become a Covered Species Adequately Conserved, the following conservation must be demonstrated: Within the MSHCP Conservation Area, confirm 30 localities (locality in this sense is not smaller than one quarter section).*

According to the RCA (Regional Conservation Authority, 2019), the Species-Specific Conservation Objective has been met for Coulter's matilija poppy.

### 8.3 Coast Live Oak

Two coast live oak trees were within the Project area and are proposed for removal. Native oak trees are not specifically addressed in the MSHCP; however, the City's General Plan states in Goal ER-8.5 "Conserve the oak tree resources in the City to the extent feasible." Leaving the two isolated oak trees in place is not feasible for the Project.

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

MSHCP Section 6.1.4 provides recommendations and guidelines to minimize potential "edge effects"<sup>12</sup> resulting from locating development projects in close proximity to the MSHCP Reserve Assembly or

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<sup>12</sup> Edge effects are defined by the MSHCP as "Adverse direct and indirect effects to species, Habitats and Vegetation Communities along the natural urban/wildlands interface. May include predation by mesopredators (including native and non-native predators), invasion by exotic species, noise, lighting, urban runoff and other anthropogenic impacts (trampling of vegetation, trash and toxic materials dumping, etc.)."

MSHCP conserved resources. Measures, such as buffers and/or barriers, are typically put in place to control drainage, toxics, lighting, noise, and invasives.

The Site was located approximately 1.61-miles southeast of Criteria Cell #1902. The Project will not have adverse edge effects on the ARL at this distance. This notwithstanding, Features A, B, and C<sup>13</sup> will be avoided by the Project, and the portions of Features A and B that are present on the Property will remain as-is; therefore, the avoidance area will require compliance with the guidelines of MSHCP Section 6.1.4.

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

- Drainage: The Project will implement the BMPs described above in section 5.2.4 and those applicable to drainage described below in section 10.0. Any runoff originating from the Site subsequent to Project completion will be collected in a WQMP BMP Treatment underground storage. Any runoff from the southern watershed and the Site subsequent to Project completion during high-yield rain events will be dissipated in two proposed riprap areas prior to entering Feature A.
- Toxics: The Project will implement the BMPs described above in section 5.2.4 and those applicable to toxics described above in section 10.0.
- Lighting: Any Project lighting installed near Features A and B shall be shielded or directed as to not shine directly into or towards those areas.
- Noise: The Project will not produce any amount of noise that would be considered an impact to wildlife utilizing the habitats within Features A and B.
- Invasives: Any Project landscaping should avoid those listed in Table 6-2 of the MSHCP (Dudek & Associates, Inc., 2003) provided in Appendix E of this document. The 2:1 slopes and areas adjacent to Features A and B shall be landscaped with the appropriate native species such as coast live oak, California buckwheat, brittle bush, deerweed, and goldenbush.
- Barriers: The Project proposes a 35-foot-tall retaining wall between the residential/commercial areas of the Project and Feature A for the majority of its length, and an eight-foot-tall retaining wall near the offsite portion of Feature B. Those areas where a wall is not present shall install signage stating “Environmentally Sensitive Area.”
- Grading/Land Development: No grading or land development will extend into any avoidance areas.

## 10.0 BEST MANAGEMENT PRACTICES (VOLUME I, APPENDIX C)

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

1. A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.

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<sup>13</sup> Feature C is an offsite flood control facility maintained by an entity not affiliated with the Project, and therefore, does not require long-term edge effect treatments.

2. Water pollution and erosion control plans shall be developed and implemented in accordance with [Regional Water Quality Control Board] RWQCB requirements.
3. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.
4. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.
5. Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.
6. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7.
7. When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing of other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments offsite. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.
8. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS [USFWS], and CDFG [CDFW], RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.
9. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.
10. The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.
11. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.
12. Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.
13. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).
14. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.
15. The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.

## 11.0 REFERENCES

- California Bird Records Committee. (2020, January 21). *Official California Checklist*. Retrieved 2020, from <https://www.californiabirds.org/checklist.asp>
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## 12.0 CERTIFICATION

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

Signed: Tim Searl Date: December 17, 2020  
Tim Searl, Owner/Biologist, Searl Biological Services  
Permit Number: TE02351A-1

### FIGURE DISCLAIMER

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

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# APPENDIX A

Grading and Site Plan

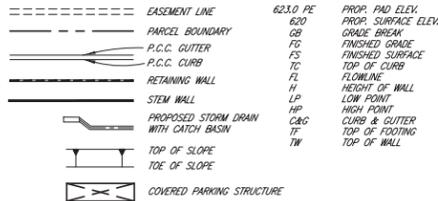
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# PRECISE PLAN SKYLINE VILLAGE - TENTATIVE TRACT MAP 37691 IN THE CITY OF CORONA

**GENERAL NOTES:**

1. PREPARED: AUGUST 2020
2. TOTAL PROJECT GROSS AVERAGE: 17.02 AC.
3. EXISTING GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3-6 DU/AC)
4. PROPOSED GENERAL PLAN DESIGNATION: MDR (6-15 DU/AC), GC
5. EXISTING LAND USE: AGRICULTURE
6. PROPOSED LAND USE: MDR (6-15 DU/AC), GC
7. EXISTING ZONING: AGRICULTURE
8. PROPOSED ZONING: R-3 MF RES., C-3 CC
9. PROPOSED DENSITY (LOT 2): 9.66 DU/AC
10. ADJACENT LAND USE:
  - NORTH: GENERAL PLAN - LDR ZONING - R1-7.2 (7,200 SF MIN) EXISTING USE - VACANT
  - EAST: GENERAL PLAN - LDR ZONING - R1-7.2, R1-8.4, R1-9.6 EXISTING USE - RESIDENTIAL
  - SOUTH: GENERAL PLAN - LDR ZONING - AGRICULTURE EXISTING USE - VACANT
  - WEST: GENERAL PLAN - LDR ZONING - AGRICULTURE EXISTING USE - VACANT
11. THOMAS BROTHERS GUIDE: RIVERSIDE COUNTY, PAGE 772, GRID J3
12. ALL EXISTING EASEMENTS AND IRREVOCABLE OFFERS OF DEDICATION THAT AFFECT THE PROPERTY BEING SUBDIVIDED ARE SHOWN ON THIS TENTATIVE TRACT MAP.
13. ALL EXISTING EASEMENTS ARE TO REMAIN IN THEIR DESIGNATED LOCATIONS UNLESS NOTED OTHERWISE.
14. THE SUBJECT PROPERTY IS WITHIN A SANTA ANA RIVER WATERSHED.
15. THE SUBJECT PROPERTY IS WITHIN AN UNMAPPED FLOOD ZONE X.
16. ALL PARTIES HAVING A BENEFICIARY INTEREST IN THE PROPERTY BEING SUBDIVIDED ARE AWARE OF AND CONSENT TO THE FILING OF THIS TENTATIVE TRACT MAP.

**LEGEND:**



**FIRE DEPARTMENT GENERAL NOTES:**

1. THE DEVELOPER WILL OBTAIN PLANTING PLAN APPROVAL FROM CFD PRIOR TO RECEIVING FINAL APPROVAL FROM ALL OTHER PERMITTING AGENCIES WITHIN 180 DAYS OF COMMON AREA LANDSCAPING, SMA AND RPZ.
2. FMS, SMA AND RPZ LAND AREAS WERE PURCHASED AND DEDICATED FOR THE PURPOSES OF WILDFIRE MAINTENANCE ACTIVITIES, BEAUTIFICATION, AND EROSION CONTROL. PROTECTED PLANTS AND HABITAT IDENTIFIED AFTER FUEL MODIFICATION PLAN APPROVAL THROUGH SURVEYS OR OTHER BIOLOGICAL PROGRAMS CANNOT BE RETROFITTED BACK WITHIN THE LIMITS OF THESE AREAS.
3. THE DEVELOPER IS RESPONSIBLE TO ENSURE THE CALCULATED REVENUE FROM HOMEOWNERS DUES IS SUFFICIENT TO COVER THE COST OF FUTURE MAINTENANCE BASED ON THE ORIGINALLY APPROVED DESIGN. CHANGES TO THE FUEL MODIFICATION AREAS OR INTERRUPTED MAINTENANCE ACTIVITIES BY THE FINAL LANDOWNER, AFTER THE FINAL LANDOWNER HAS ACCEPTED THE LONG-TERM MAINTENANCE RESPONSIBILITY, BECOME THE RESPONSIBILITY OF THE FINAL LANDOWNER.
4. WHEN A REQUIRED MAINTENANCE AREA IS LOCATED ON COMMONLY OWNED LAND, WHILE THE REQUIRED ZONE "A" IS LOCATED ON HOMEOWNER LAND, A WRITTEN DISCLOSURE REGARDING THE ZONE "A" AND VEGETATION REQUIREMENT IS REQUIRED TO BE SIGNED BY THE HOMEOWNER AND THE LOT NUMBER REFERENCED IN THE CC AND R'S.
5. THE FMS, SMA AND RPZ SHALL BE MAINTAINED IN PERPETUITY FOR FIRE SAFETY PURPOSES, IN ACCORDANCE WITH RECORDED COVENANTS AND CC AND R'S, AND PROPERTY TITLE RESTRICTIONS.
6. PRIOR TO DROPPING OF LUMBER, CALL FOR A VEGETATION CLEARANCE INSPECTION. PRIOR TO DROPPING LUMBER, THE DEVELOPER/BUILDER SHALL PROVIDE A SEPARATION OF COMBUSTIBLE VEGETATION FOR A MINIMUM DISTANCE OF 100 FEET FROM THE LOCATION OF THE STRUCTURES AND LUMBER STOCK-PILE. AN INSPECTION SIGN-OFF AND/OR RELEASE LETTER TO THE BUILDING DEPARTMENT IS REQUIRED.
7. ANY REVISED SITE PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR SCREEN CHECK APPROVAL PRIOR TO BUILDING PLAN SUBMITTAL.
8. AN ELECTRONIC SITE PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT PRIOR TO C.O.D. THIS PLAN SHALL BE REVISIONS BUT NOT LIMITED TO: BUILDING FOOTPRINTS, EXISTING FIRE LINES, HYDRANT LOCATIONS, RISER LOCATIONS, ALL UTILITY SHUT-OFFS, ETC.
9. PLANS SHALL SHOW A MINIMUM DRIVE WIDTH OF 28 FEET.
10. SHOW TWO (2) ALL WEATHER STORM ACCESS WAYS TO BE APPROVED BY THE FIRE MARSHAL AND CONSTRUCT THE ACCESS WAYS TO ACCOMMODATE 70,000 LBS. GROSS VEHICLE WEIGHT DURING ALL PHASES OF CONSTRUCTION.
11. ALL PROJECTS SHALL COMPLY WITH THE CITY OF CORONA FIRE DEPARTMENT SITE CONSTRUCTION STANDARD. A COPY OF WHICH IS AVAILABLE AT THE CORONACADA.ORG. PROJECTS SHALL HAVE APPROVED ALL WEATHER ACCESS FROM TWO (2) DIRECTIONS AND FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW TESTED AND ACCEPTED PRIOR TO COMBUSTIBLE CONSTRUCTION.
12. PROVIDE A MINIMUM TWENTY-FIVE (25) FOOT INSIDE AND FIFTY (50) FOOT OUTSIDE MARGIN FOR ACCESS DRIVES).
13. STREET AND DRIVE GRADES SHALL NOT EXCEED 10% UNLESS APPROVED BY THE FIRE CHIEF AND CITY ENGINEER.
14. MODIFY THE SITE PLAN TO PROVIDE AN ALL-WEATHER ACCESS WITHIN 150 FEET OF PORTIONS OF EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN UNOBSTRUCTED ROUTE AROUND THE EXTERIOR OF THE BUILDING.
15. MEET WITH CORONA FIRE DEPARTMENT TO DETERMINE LOCATIONS OF RED CURBING AND SIGNAGE BY FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, AND DESIGNATED FIRE LINES ON SITE.
16. A KNOX PADLOCK SHALL BE PROVIDED FOR GATE(S) IN THIS PROJECT. TO APPLY FOR A KNOX PRODUCT VISIT [HTTPS://WWW.KNOXINC.COM/](https://www.knoxinc.com/).
17. A KNOX BOX SHALL BE PROVIDED FOR THIS BUSINESS. TO APPLY FOR A KNOX PRODUCT VISIT [HTTPS://WWW.KNOXINC.COM/](https://www.knoxinc.com/).
18. A MINIMUM FIRE FLOW OF 2500 GALLONS PER MINUTE AT 20 PSI SHALL BE PROVIDED FOR MULTI-FAMILY DWELLINGS.
19. A MINIMUM FIRE FLOW OF 3000 GALLONS PER MINUTE AT 20 PSI SHALL BE PROVIDED FOR COMMERCIAL STRUCTURES.
20. IF OVER 500 LINEAL FEET THE FIRE SERVICE WATERLINE SHALL BE LOOPED AND PROVIDED WITH TWO (2) SEPARATE POINTS OF CONNECTION.
21. FIRE HYDRANTS ARE TO BE SPACED A MAXIMUM 250 FEET APART.
22. PROVIDE ONE-HOUR CONSTRUCTED EAVES FOR ALL HOMES LOCATED WITHIN TWO HUNDRED (200) FEET OF WILDLAND AREAS. ENTIRE HOUSE PERIMETER SHALL COMPLY.
23. A FIRE PROTECTION PLAN IS REQUIRED FOR THIS SITE. CONSULT WITH A QUALIFIED FIRM TO PROVIDE A SUBMITTAL TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL. PROVIDE AT A MINIMUM BUT NOT LIMITED TO, FUEL MANAGEMENT, INGRESS AND EGRESS, STREET WIDTHS, TURN-OFFS, HYDRANT LOCATIONS ETC. IF ANY MODIFICATION IS PROPOSED PROVIDE AN OFFICIAL ALTERNATIVE MATERIALS AND METHODS (AM & M) TO THE FIRE MARSHAL FOR REVIEW AND APPROVAL.
24. PROVIDE CLASS A ROOFING MATERIAL ON ALL STRUCTURES PER THE CORONA MUNICIPAL CODE.
25. THE DEVELOPER SHALL MEET WITH CORONA FIRE DEPARTMENT PRIOR TO CONSTRUCTION TO DETERMINE THE LOCATION OF FIRE DEPARTMENT CONNECTIONS FOR SPRINKLER SYSTEMS, POST INDICATOR VALVES, ETC.
26. THIS DEVELOPMENT IS LOCATED IN AN AREA THAT REQUIRES A FIRE FACILITY FEE OF \$231 AND ACRE PER THE CORONA MUNICIPAL CODE. THIS FEE IS DUE PRIOR TO BUILDING PERMIT ISSUANCE.
27. A PUBLIC SAFETY RADIO COMMUNICATION STUDY IS REQUIRED FOR THIS PROJECT. CONSULT WITH THE FIRE DEPARTMENT FOR SPECIFIC REQUIREMENTS FOR THIS STUDY OR OUR GUIDELINE IS AVAILABLE ONLINE AT [CORONACADA.ORG/FIRE](http://CORONACADA.ORG/FIRE).
28. GROVES AND WEED ABATEMENT SHALL BE MAINTAINED SO AS NOT TO POSE A FIRE HAZARD UNTIL TIME OF DEVELOPMENT.
29. FIRE EXTINGUISHERS SHALL BE PROVIDED PRIOR TO OCCUPANCY. FIRE EXTINGUISHERS SHALL BEAR A CALIFORNIA STATE FIRE MARSHAL'S SERVICE TAG. IT SHALL BE APPROPRIATELY SIZED FOR THE HAZARD. IT SHALL BE MOUNTED SO THAT THE TOP OF THE EXTINGUISHER IS NO HIGHER THAN FIVE (5) FEET ABOVE FLOOR LEVEL AND SHALL BE LOCATED SUCH THAT THE TRAVEL DISTANCE TO AN EXTINGUISHER DOES NOT EXCEED SEVENTY-FIVE (75) FEET.
30. REQUIRED FIRE CODE PERMITS WILL BE APPLIED FOR AND PROCESSED PRIOR TO FINAL INSPECTION AND/OR CERTIFICATE OF OCCUPANCY. FIRE CODE PERMIT APPLICATION AND ALL OTHER GUIDELINES ARE AVAILABLE AT [CORONACADA.ORG](http://CORONACADA.ORG).
31. STORAGE, USE AND DISPOSING OF HAZARDOUS MATERIALS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING AND FIRE CODE.
32. SCHEDULE CERTIFICATE OF OCCUPANCY INSPECTION/BUILDING FINAL INSPECTION PRIOR TO OCCUPANCY OF THIS STRUCTURE/IMPROVEMENT AREA.
33. AT NO TIME SHALL FIRE HYDRANTS OR FIRE LINES BE BLOCKED BY BUILDING MATERIALS, STORAGE, EQUIPMENT, AND/OR VEHICLES.
34. MULTIPLE UNIT BUILDINGS SHALL HAVE SUITE NUMBER IDENTIFICATION ASSIGNED BY THE FIRE DEPARTMENT. SUBMIT AN EXHIBIT FOR REVIEW AND APPROVAL TO THE FIRE DEPARTMENT. A COPY OF THE PREMISE IDENTIFICATION STANDARD IS AVAILABLE AT [CORONACADA.ORG/FIRE](http://CORONACADA.ORG/FIRE).
35. THIS PROJECT IS LOCATED WITHIN THE CITY'S VERY-HIGH FIRE HAZARD SEVERITY ZONE. SHOW CALIFORNIA BUILDING CODE CHAPTER 7A COMPLIANCE ON BUILDING PLAN SUBMITTAL. REFERENCE CAN BE MADE TO WILDLAND URBAN INTERFACE PRODUCTS AT THE OFFICE OF THE STATE FIRE MARSHAL AT [WWW.CSDFM.FIRE.CA.GOV](http://WWW.CSDFM.FIRE.CA.GOV)
36. A SIGN SHOWING THE OCCUPANT LOAD LIMIT(S) SHALL BE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT FROM THE ROOM.
37. A DETAILED SEATING PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL.
38. OBTAIN A PLACE OF ASSEMBLY PERMIT WITH THE CORONA FIRE DEPARTMENT. YOU CAN OBTAIN A PERMIT APPLICATION AT [CORONACADA.ORG](http://CORONACADA.ORG). ALONG WITH THE APPLICATION, PROVIDE A COMPLETE FLOOR/SEATING PLAN AND SUBMIT IT TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL.

**EASEMENTS:**

- ITEMS SHOWN HEREON WERE PLOTTED FROM RECORD DATA BASED ON SCHEDULE "B" DOCUMENTS FROM THE WESTERN RESOURCES TITLE COMPANY, REPORT NO. 157300, DATED AUGUST 21, 2018.
- PLOTTABLE EASEMENTS ARE INDICATED BY A "△": NON-PLOTTABLE EASEMENTS ARE INDICATED BY A "□".
- △ AN EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF CORONA, RECORDED JUNE 8, 2010 AS INSTRUMENT NO. 262207. (TO BE ABANDONED & REDIRECTED)
  - △ AN EASEMENT FOR SLOPE, DRAINAGE, AND TEMPORARY CONSTRUCTION AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF CORONA, RECORDED JUNE 8, 2010 AS INSTRUMENT NO. 262208. (TO BE WICATED/ABANDONED)
  - △ VACATION OF A PORTION OF THE ACCESS EASEMENT (INSTRUMENT NO. 262207) IN FAVOR OF THE PROPERTY OWNER, RECORDED JUNE 8, 2010 AS INSTRUMENT NO. 487787. (REMOVED)
  - △ AN EASEMENT FOR SLOPE PURPOSES, WHICH INCLUDE THE RIGHT TO FOREVER CONSTRUCT, MAINTAIN, IMPROVE, ALTER, RELOCATE, INSPECT, OCCUPY AND USE A SLOPE OVER, UNDER AND ACROSS THE EASEMENT PROPERTY, IN FAVOR OF THE CITY OF CORONA, RECORDED MARCH 9, 2015 AS INSTRUMENT NO. 93403. (TO BE WICATED/ABANDONED)
  - △ AN EASEMENT FOR DRAINAGE PURPOSES, WHICH INCLUDE THE RIGHT TO LOCATE AND MAINTAIN ON THE DRAINAGE EASEMENT PROPERTY BOTH SUBTERRANEAN AND ABOVE-GROUND DRAINAGE IMPROVEMENTS AS MAY BE REQUIRED BY THE FOOTHILL PARKWAY WESTERLY EXTENSION PROJECT PLANS, IN FAVOR OF THE CITY OF CORONA, RECORDED MARCH 9, 2015 AS INSTRUMENT NO. 93404. (TO REMAIN)
  - △ AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, WHICH INCLUDE THE RIGHT TO ENGAGE IN CONSTRUCTION, MAINTENANCE, AND RELATED ACTIVITIES OVER, UNDER, ALONG, AND ACROSS THE EASEMENT PROPERTY, IN FAVOR OF THE CITY OF CORONA, RECORDED MARCH 9, 2015 AS INSTRUMENT NO. 93405. (REMOVED)
  - △ A PROPOSED EASEMENT FOR PUBLIC UTILITY AND EMERGENCY INGRESS/EGRESS IN FAVOR OF CITY AND LOT 1 (PLOTTED HEREON)
  - △ A PROPOSED EASEMENT FOR PUBLIC UTILITY AND EMERGENCY INGRESS/EGRESS IN FAVOR OF LOT 2 (PLOTTED HEREON)
  - △ A PROPOSED EASEMENT FOR HOA MAINTENANCE IN FAVOR OF LOT 2 (PLOTTED HEREON)
  - △ A PROPOSED EASEMENT FOR PRIVATE ACCESS IN FAVOR OF APN 275-050-009, 275-070-004, & 275-080-020 (PLOTTED HEREON)
  - △ A PROPOSED EASEMENT FOR PUBLIC UTILITY AND INGRESS/EGRESS IN FAVOR OF APN 275-080-021 (PLOTTED HEREON)
  - △ A PROPOSED EASEMENT FOR PUBLIC TRAIL ACCESS IN FAVOR OF CITY OF CORONA
  - △ A PROPOSED EASEMENT FOR ACCESS AND FUEL MGD MAINTENANCE IN FAVOR OF LOT 1
  - △ A PROPOSED EASEMENT FOR TRAIL ACCESS IN FAVOR OF LOT 1.
  - △ CITY R/W PROPERTY TO BE ACQUIRED VIA A FUTURE LOT LINE ADJUSTMENT BY DEVELOPER PER AGREEMENT WITH CITY OF CORONA

**LEGAL DESCRIPTION:**

THAT PATENTED PLACER MINING CLAIM KNOWN AS LOT NO. 4045, KNOWN AS THE MC KNIGHT CONSOLIDATED CLAY PLACER MINING CLAIM, CONSISTING OF THE MC KNIGHT LUCKEY AND TROD PLACER CLAIMS, AND LYING IN SECTIONS 3 AND 10 OF TOWNSHIP 4 SOUTH, RANGE WEST, SAN BERNARDINO BASIN AND MICHIGAN AND SHOWN BY MINERAL SURVEY NO. 4045, ON FILE IN THE GENERAL LAND OFFICE, WASHINGTON, D.C., DESCRIBED AS FOLLOWS:

BEGINNING FOR THE DESCRIPTION OF THE MC KNIGHT PLACER CLAIM AT CORNER NO. 1, A PINE POST 4 INCHES SQUARE, MARKED K 1, S. 4045, WITH MOUND OF STONE, FROM WHICH STATION NO. 15 OF THE RANCHO LA SIERRA BEARS SOUTH 73° 16' EAST, 923.5 FEET DISTANT;

THENCE FIRST COURSE, NORTH 80° 05' WEST, 1299 FEET TO CORNER NO. 2, A PINE POST 4 INCHES SQUARE, MARKED K 2, S. 4045, WITH MOUND OF ROCKS; THENCE SECOND COURSE, NORTH 02° 57' WEST, 633.5 FEET TO CORNER NO. 3, A PINE POST 4 INCHES SQUARE, MARKED K 3, S. 4045, WITH MOUND OF ROCKS; THENCE THIRD COURSE, NORTH 89° 27' EAST, 1189 FEET TO CORNER NO. 4, A PINE POST 4 INCHES SQUARE, MARKED K 4, S. 4045, WITH MOUND OF ROCKS; THENCE FOURTH COURSE, SOUTH 12° 06' EAST, 679.7 FEET TO CORNER NO. 1, THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY VEINS OF LODES OF QUARTZ, OR OTHER ROCK IN PLACE BEARING GOLD, SILVER, CINNABAR, LEAD, TIN, COPPER OR OTHER VALUABLE DEPOSITS WITHIN THE LAND ABOVE DESCRIBED, WHICH MAY HAVE BEEN DISCOVERED OR KNOWN TO EXIST ON OR PRIOR TO THE 2ND DAY OF FEBRUARY, 1903.

ALSO EXCEPTING THEREFROM PARCEL 2070-105 AS SHOWN BY RECORD OF SURVEY RECORDED OCTOBER 23, 1978 IN BOOK 64, PAGES 75 TO 79, INCLUSIVE, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING SAID PORTION GRANTED TO THE CITY OF CORONA, A CALIFORNIA MUNICIPAL CORPORATION AS DESCRIBED IN DEED RECORDED JUNE 8, 2010 AS INSTRUMENT NO. 262206 OF OFFICIAL RECORDS.

**ASSESSOR'S PARCEL NUMBERS**

275-050-014-6 AND 275-080-041-3

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE CITY OF CORONA GPS MONUMENTS NO. 1183 OAK DAM (N: 2254578.060, E: 6152638.939 AND NO. 3039 LINDSON 2 1953 (N: 2249760.701, E: 6154940.535), BEING N 27°12'10" W.

**TOTAL SITE ESTIMATED CUT/FILL VOLUMES**

CUT VOLUME	545,800 CY
FILL VOLUME	91,000 CY
RAW TOTAL	454,800 CY CUT

NOTES:  
1) EARTHWORK VOLUMES ARE ESTIMATED BASED ON-SITE AND OFF-SITE GRADING BOUNDARIES.  
2) EARTHWORK VOLUMES BASED ON COMPARISON TO EXISTING TOPD DATED OCT. 2018.

**STREET FRONTAGE LENGTH**

FOOTHILL PARKWAY = 560 LF

**PROJECT AREA SUMMARY**

PARCEL 1 GROSS AREA	= 351,800 SF (8.05 AC)
PARCEL 2 GROSS AREA	= 389,736 SF (8.97 AC)
TOTAL GROSS AREA	= 741,536 SF (17.02 AC)
BUILDING AREA	= 1.54 AC 9.08
PAVEMENT AREA	= 5.50 AC 32.38
LANDSCAPE AREA	= 5.50 AC 32.38
OPEN SPACE AREA	= 4.48 AC 26.48
TOTAL GRASS AREA	= 17.02 AC 100.0%

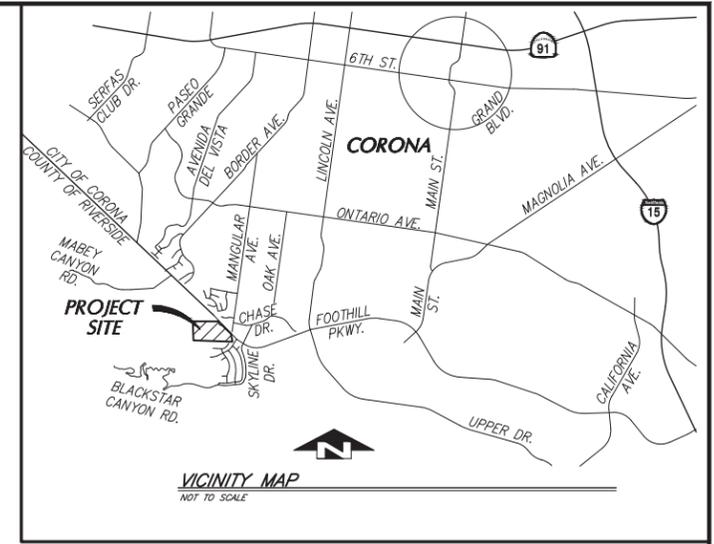
**BUILDING & PARKING SUMMARY**

BUILDING	USES	GROSS FLOOR AREA (IN SQ. FT.)	REQUIRED PARKING RATIO	REQUIRED PARKING
BLDG. A1	COFFEE SHOP	1,568	1/100	16 STALLS
BLDG. A2	RETAIL SHOPS/BIKE SHOP	1,837	1/250	8 STALLS
BLDG. A3	FOOD/RESTAURANT	955	1/100	10 STALLS
BLDG. B	FOODHALL-RETAIL/PRODUCE	1,500	1/250	6 STALLS
BLDG. B	FOODHALL-FOOD/BREK BAR	7,650	1/100	78 STALLS
BLDG. B	FOODHALL-RELI	1,000	1/250	4 STALLS
BLDG. B	FOODHALL-RETAIL/MECHANIC	1,250	1/250	5 STALLS
BLDG. B	FOODHALL-RETAIL/MECHANIC	1,000	1/250	4 STALLS
BLDG. B	FOODHALL-DATL SPA/NAIL SALON	4,820	1/100	48 STALLS
BLDG. B	FOODHALL-OFFICE	5,820	1/250	18 STALLS
TOTAL:		25,900		193 STALLS
		PARKING PROVIDED (STANDARD STALLS):		198 STALLS
		PARKING PROVIDED (ADA STALLS):		8 STALLS
		PARKING PROVIDED (EVS/CPV):		27 STALLS
		TOTAL PARKING PROVIDED:		233 STALLS

**BUILDING & PARKING SUMMARY**

BUILDING	USES	LINEABLE SPACE (IN SQ. FT.)	PROPOSED PARKING UNIT	RECD COVERED PARKING RATIO	RECD UNCOVERED PARKING RATIO	RECD COVERED PARKING PATIO	RECD UNCOVERED PARKING PATIO
BLDG. C1-C6	1 BDRM - 3-STORY RES. CONDO	659 PER UNIT	39	1.5 STALL/1 UNIT	1 STALL/1 UNIT	58.5 STALLS	2.8 STALLS
BLDG. C1-C6	3 BDRM - 3-STORY RES. TOWNHOME	2,828 PER UNIT	39	2.5 STALL/1 UNIT	1 STALL/1 UNIT	97.5 STALLS	7.8 STALLS
BLDG. C7	POOL/RECREATION CENTER (1-STORY)	1,400	1	-	-	156 STALLS	15.6 STALLS
TOTAL:		-	78	-	-	252 STALLS	26.2 STALLS
		PARKING PROVIDED (COVERED STALLS):		79 STALLS			
		PARKING PROVIDED (GARAGE SPACES):		78 STALLS			
		PARKING PROVIDED (UNCOVERED STALLS):		24 STALLS			
		PARKING PROVIDED (ADA STALLS):		4 STALLS			
		PARKING PROVIDED (UNCOVERED EVS STALLS):		6 STALLS			
		TOTAL PARKING PROVIDED:		191 STALLS*			

\*NOTE: EXCLUDES 78 ADDITIONAL DRIVEWAY SPACES FOR HOMEOWNER USE



**VICINITY MAP**

**UTILITY NOTES:**

- WATER: CITY OF CORONA DEPARTMENT OF WATER AND POWER  
915 W. 6th STREET  
CORONA, CA 91720  
(909) 736-2321
- SEWER: CITY OF CORONA DEPARTMENT OF WATER AND POWER  
915 W. 6th STREET  
CORONA, CA 91720  
(909) 736-2321
- POWER: SOUTHERN CALIFORNIA EDISON CO.  
1351 E. FRANCES  
ONTARIO, CA 91761  
(800) 930-8591
- GAS: SOUTHERN CALIFORNIA GAS CO.  
P.O. BOX 3003  
REDFORDS, CA 92373  
(800) 427-2200
- PHONE: AT&T 1265 N. VAN BUREN ST., #180  
ANAHEIM, CA 92807  
(714) 666-5423
- CABLE TV: TIME WARNER CABLE  
1500 AUTO CENTER DRIVE  
ONTARIO, CA 91761  
(909) 975-3396

**OWNER**

COREY A. ADDISON LIVING TRUST  
10206 ELM AVE  
FONTANA, CA 92335  
ATTN: COREY ADDISON

**APPLICANT/DEVELOPER:**

GF INVESTMENTS, LLC  
110 N. LINCOLN AVE #202  
CORONA, CA 92882  
(951) 603-5042  
ATTN: CHRIS BOWEN

**ENGINEER:**

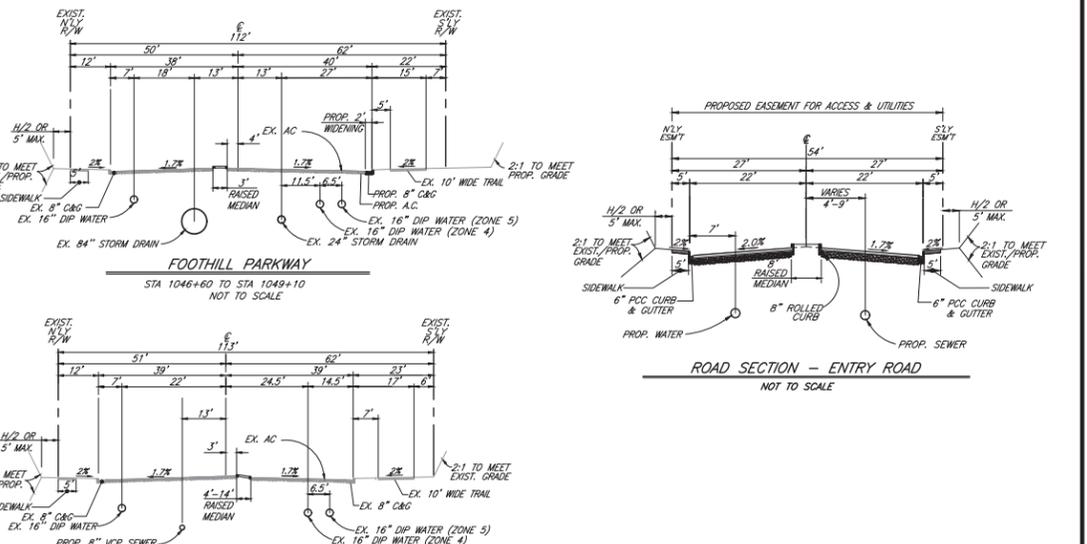
KWC ENGINEERS  
1880 COMPTON AVENUE, SUITE 100  
CORONA, CA 92881-3370  
(951) 734-2130  
ATTN: MIKE C. TAING, P.E.

**SOILS ENGINEER:**

LGC GEO-ENVIRONMENTAL, INC.  
27570 COMMERCE CENTER DR, SUITE 128  
MERCEDUCA, CA 92550  
(951) 734-2130  
ATTN: MARK BERGMANN, CEG

**ARCHITECT:**

DETAILS  
370 W. GRAND BLVD., 205  
CORONA, CA 92882  
(951) 452-9467  
ATTN: NORMAN PEREZ



REGISTERED PROFESSIONAL ENGINEER  
MIKE C. TAING, P.E.  
No. 64263  
Exp. 6/30/21  
STATE OF CALIFORNIA

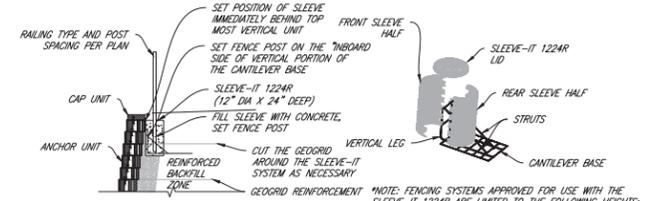
**STATEMENT OF PREPARER**

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

MIKE C. TAING, P.E.

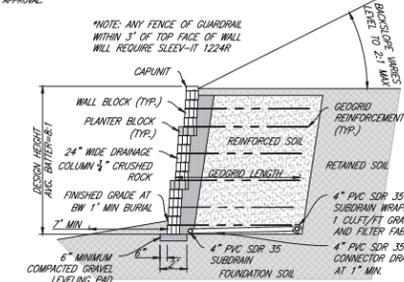
DATE

DATE OF LATEST REVISION: 12/28/2020



DETAIL OF FENCE POST INSTALLATION USING SLEEVE-IT 1224R

NOT TO SCALE



PLANTABLE GEOGRID REINFORCED WALL SECTION

NOT TO SCALE

DATE: 12/28/2020 11:11 AM (PAC) PRELIM MAPS (PREC. PLAN) 1847 PRECISE PLANING



SEE SHEET 4

ENVIRONMENTALLY SENSITIVE/JURISDICTIONAL DRAINAGE AREA PER MSHRP CONSISTENCY ANALYSIS PREPARED BY SEAN BIOLOGICAL SERVICES DATED MAY 2020

ELEVATION=1124.0  
1.0100=758.88 CFS  
1.0100=476.62 CFS

APPROX. 100-YEAR STORM WATER SURFACE FLOOD LIMITS  
EXISTING STORM DRAIN INLET PER PERCAWCD DWG. 2-0433

APN 275-050-005

APN 275-050-007

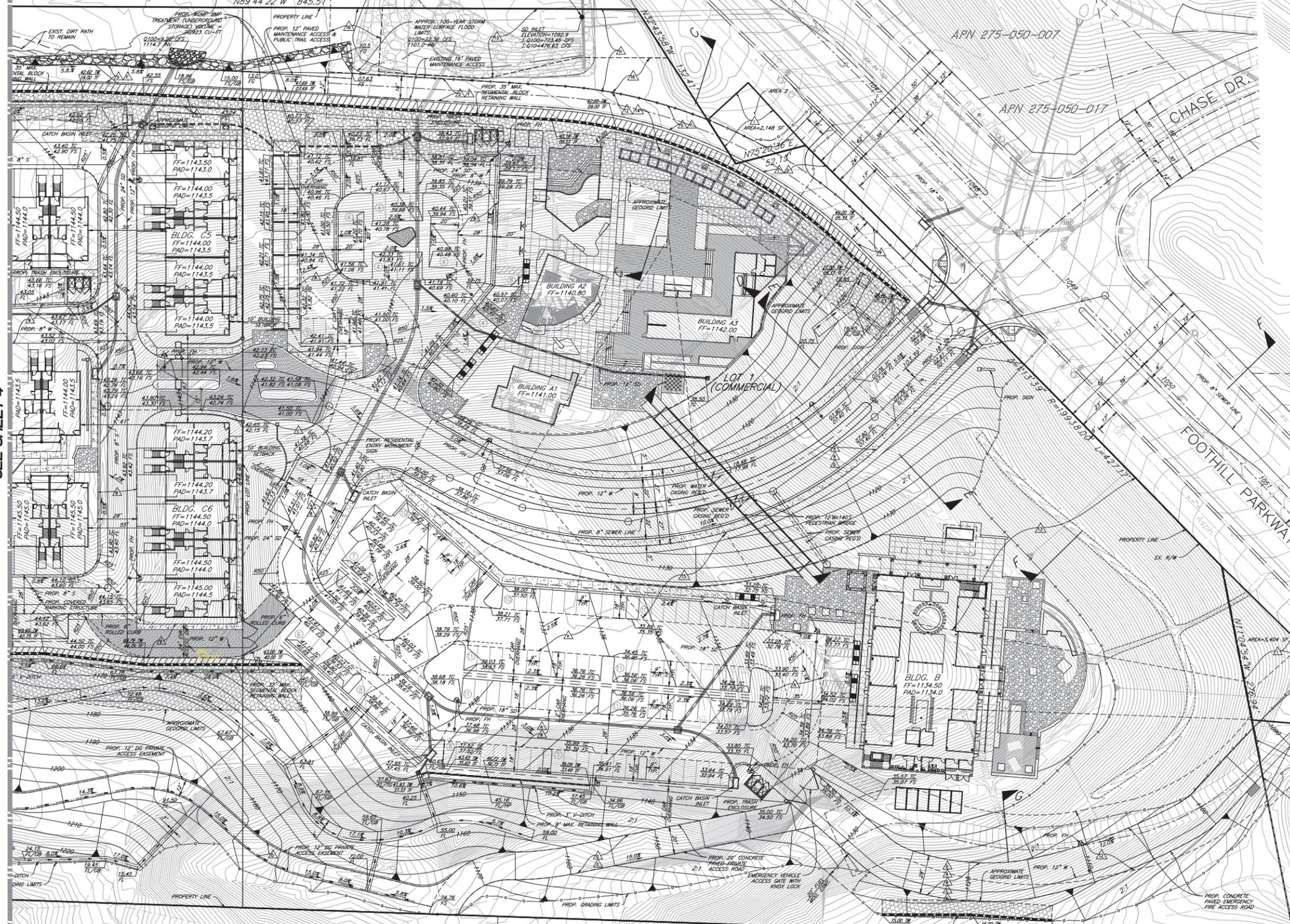
APN 275-050-017

FOOTHILL PARKWAY

CHASE DR.

TRUDY WAY

OFFSITE SEWER CONNECTION DETAIL AT FOOTHILL PKWY/TRUDY WAY  
SCALE: 1"=30'



SEE ABOVE FOR SEWER CONNECTION LOCATION AT FOOTHILL PARKWAY/TRUDY WAY



APN 275-080-021  
VACANT (AGRICULTURE)  
LOW DENSITY RES.  
AGRICULTURE

APN 275-080-013  
VACANT OPEN SPACE  
AGRICULTURE  
OPEN SPACE

TRACT 31955  
EX. SINGLE FAMILY RES  
LOW DENSITY RES

**PRECISE PLAN**  
**SKYLINE VILLAGE - TTM 37691**  
**CITY OF CORONA**

PREPARED FOR: GF INVESTMENTS, LLC.  
110 N. LINCOLN AVE #202  
CORONA, CA 92882  
(951) 603-5042

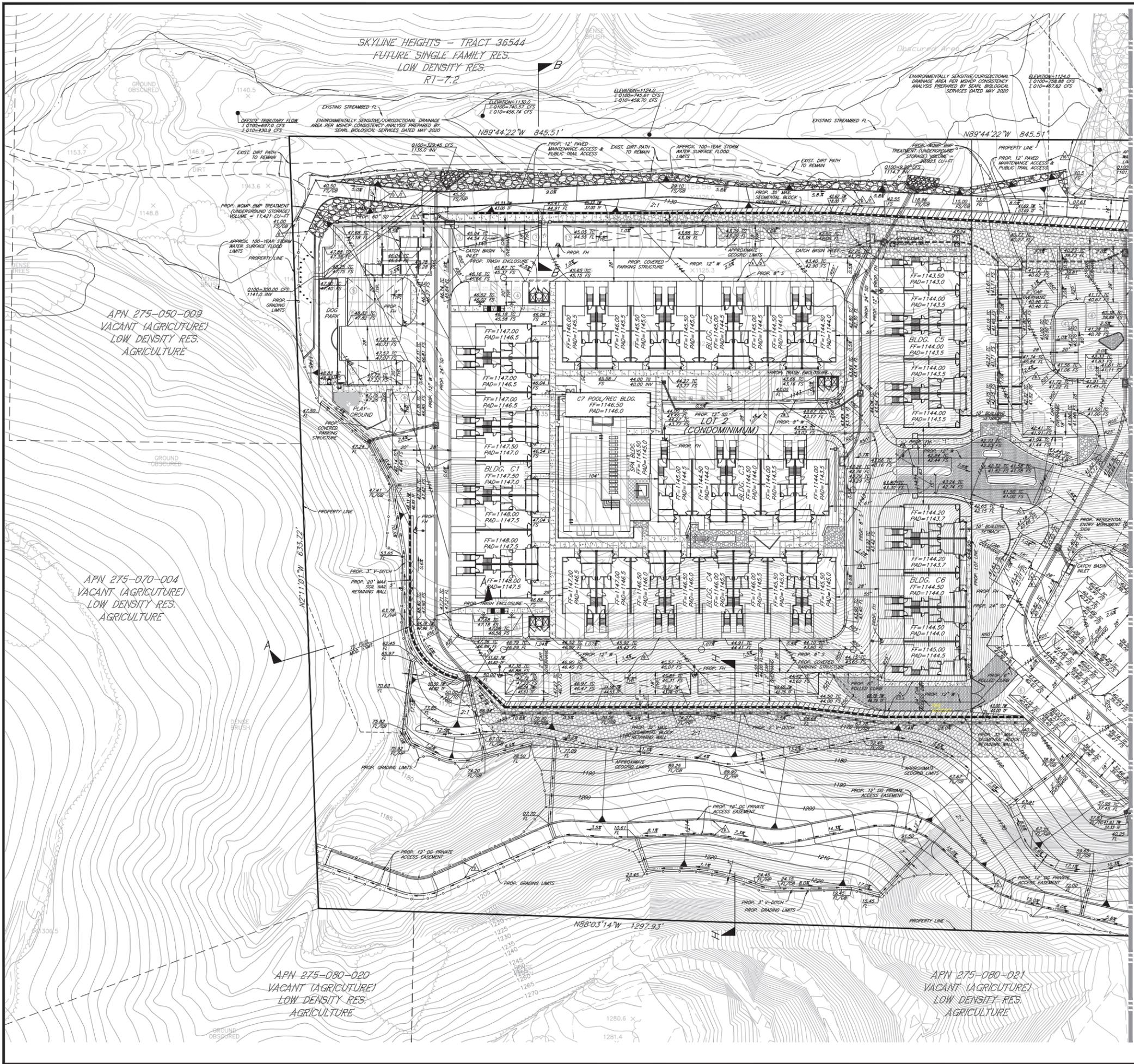
PREPARED BY: **KUC ENGINEERS**

SHEET 3 OF 4 SHEET

CIVIL ENGINEERS + PLANNERS + SURVEYORS  
1880 COMPTON AVENUE, SUITE 100 CORONA, CA 92681-3370 951-734-2130

18.1847.1.08 R:1/81 P:1817 PRELIM IMASS PREC. PLAN 1847 PRECISE PLANNING

SKYLINE HEIGHTS - TRACT 36544  
 FUTURE SINGLE FAMILY RES.  
 LOW DENSITY RES.  
 R1-7.2

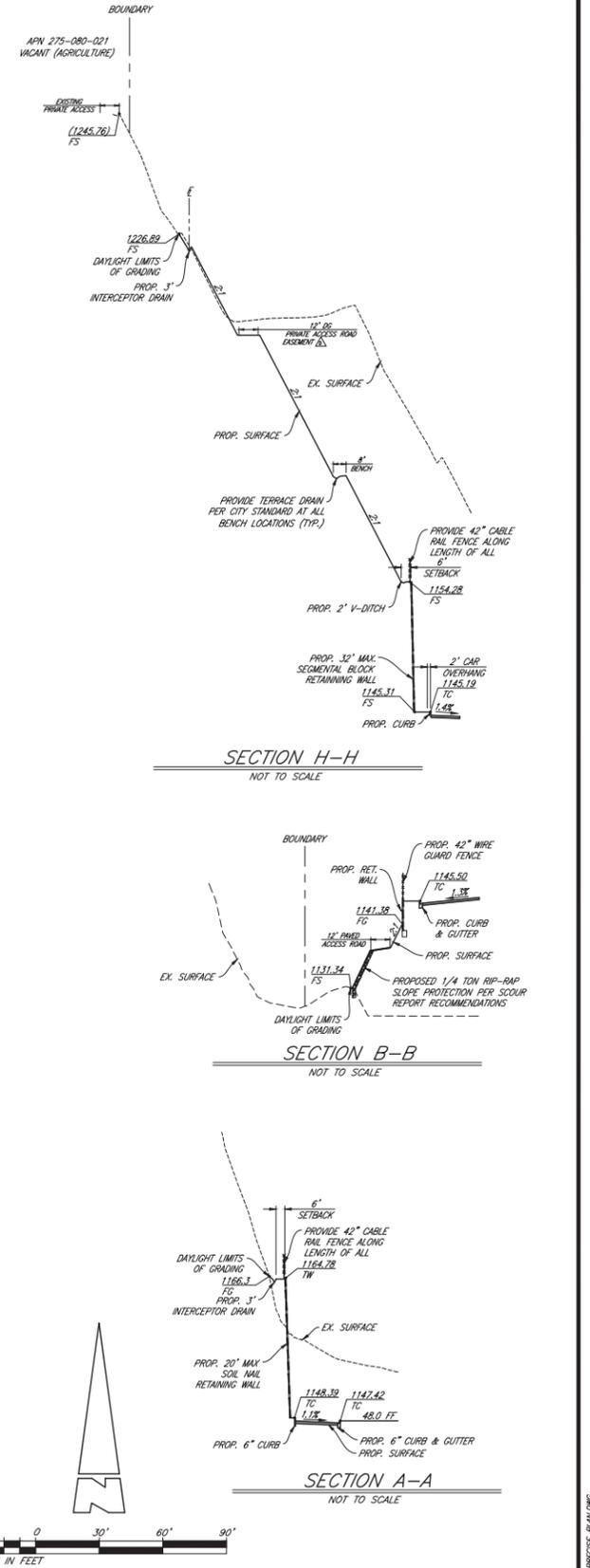


APN 275-050-000  
 VACANT (AGRICULTURE)  
 LOW DENSITY RES.  
 AGRICULTURE

APN 275-070-004  
 VACANT (AGRICULTURE)  
 LOW DENSITY RES.  
 AGRICULTURE

APN 275-080-020  
 VACANT (AGRICULTURE)  
 LOW DENSITY RES.  
 AGRICULTURE

APN 275-080-021  
 VACANT (AGRICULTURE)  
 LOW DENSITY RES.  
 AGRICULTURE



SEE SHEET 3

**PRECISE PLAN**  
**SKYLINE VILLAGE - TTM 37691**  
**CITY OF CORONA**

PREPARED FOR: GF INVESTMENTS, LLC.  
 110 N. LINCOLN AVE #202  
 CORONA, CA 92882  
 (951) 603-5042

PREPARED BY: **HWC ENGINEERS**

SHEET 4 OF 4 SHEET

1880 COMPTON AVENUE, SUITE 100 CORONA, CA 92881-3370 951-734-1130

**PROJECT SUMMARY**

LOT 1 GROSS AREA =	351,800 SF (8.95 AC)
LOT 2 GROSS AREA =	389,736 SF (8.07 AC)
TOTAL GROSS AREA =	741,536 SF (17.02 AC)
BUILDING AREA =	1.54 AC
PAVEMENT AREA =	5.50 AC
LANDSCAPE/OPEN SPACE AREA =	9.98 AC
TOTAL GROSS AREA =	17.02 AC

**LAND USE SUMMARY**

BUILDING A1 (COFFEE SHOP)	1,568 SF
BUILDING A2 (RETAIL SHOPS/ BIKE SHOP)	1,837 SF
BUILDING A3 (FOOD/ RESTAURANT)	955 SF
BUILDING A3 (RETAIL SHOPS)	1,500 SF
BUILDING B (FOODHALL- FOOD/BAR/PRODUCE)	10,800 SF
BUILDING B (FOODHALL- SALON/SPA/OFFICE)	9,240 SF
BUILDING C1-C6 (1 BDRM- 3-STORY RES. CONDO)	39 UNITS
BUILDING C1-C6 (3 BDRM- 3-STORY RES. CONDO)	39 UNITS
BUILDING C7 (POOL/RECREATION CENTER)	1,400 SF
<b>TOTAL:</b>	<b>27,300 SF</b>

**BUILDING INFO / LAND USE 01**

**LEGAL DESCRIPTION:**

THAT PATENTED PLACER MINING CLAIM KNOWN AS LOT NO. 4045, KNOWN AS THE MC KNIGHT CONSOLIDATED CLAY PLACER MINING CLAIM, CONSISTING OF THE MC KNIGHT LUCKY AND TRO PLACER CLAIMS, AND LYING IN SECTIONS 3 AND 10 OF TOWNSHIP 4 SOUTH, RANGE WEST, SAN BERNARDINO BASE AND MERIDIAN AND SHOWN BY MINERAL SURVEY NO. 4045, ON FILE IN THE GENERAL LAND OFFICE, WASHINGTON, DC, DESCRIBED AS FOLLOWS:

BEGINNING FOR THE DESCRIPTION OF THE MC KNIGHT PLACER CLAIM AT CORNER NO. 1, A PINE POST 4 INCHES SQUARE, MARKED K-1 S. 4045, WITH MOUND OF STONE, FROM WHICH STATION NO. 15 OF THE RANCHO LA SIERRA BEARS SOUTH 73° 16' EAST, 923.5 FEET DISTANT;

THENCE FIRST COURSE, NORTH 89° 05' WEST, 1299 FEET TO CORNER NO. 2, A PINE POST 4 INCHES SQUARE, MARKED K-2 S. 4045, WITH MOUND OF ROCKS; THENCE SECOND COURSE, NORTH 02° 57' WEST, 633.5 FEET TO CORNER NO. 3, A PINE POST 4 INCHES SQUARE, MARKED K-3 S. 4045, WITH MOUND OF ROCKS; THENCE THIRD COURSE, NORTH 89° 27' EAST, 1189 FEET TO CORNER NO. 4, A PINE POST 4 INCHES SQUARE MARKED K-4 S. 4045, WITH MOUND OF ROCKS; THENCE FOURTH COURSE, SOUTH 12° 06' EAST 6797 FEET TO CORNER NO. 1, THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY VEINS OF LOSES OF QUARTZ, OR OTHER ROCK IN PLACE BEARING GOLD, SILVER, COPPER, LEAD, TIN, COPPER OR OTHER VALUABLE DEPOSITS WITHIN THE LAND ABOVE DESCRIBED, WHICH MAY HAVE BEEN DISCOVERED OR KNOWN TO EXIST ON OR PRIOR TO THE 2ND DAY OF FEBRUARY, 1903.

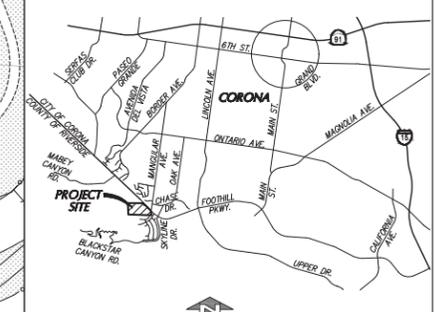
ALSO EXCEPTING THEREFROM PARCEL 2070-105 AS SHOWN BY RECORD OF SURVEY RECORDED OCTOBER 23, 1978 IN BOOK 64, PAGES 75 TO 79, INCLUSIVE, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING SAID PORTION GRANTED TO THE CITY OF CORONA, A CALIFORNIA MUNICIPAL CORPORATION AS DESCRIBED IN DEED RECORDED JUNE 6, 2010 AS INSTRUMENT NO. 262206 OF OFFICIAL RECORDS.

**ASSESSOR'S PARCEL NUMBERS**

275-050-014-6 AND 275-080-041-3

**SITE INFO 03**



**VICINITY MAP 04**

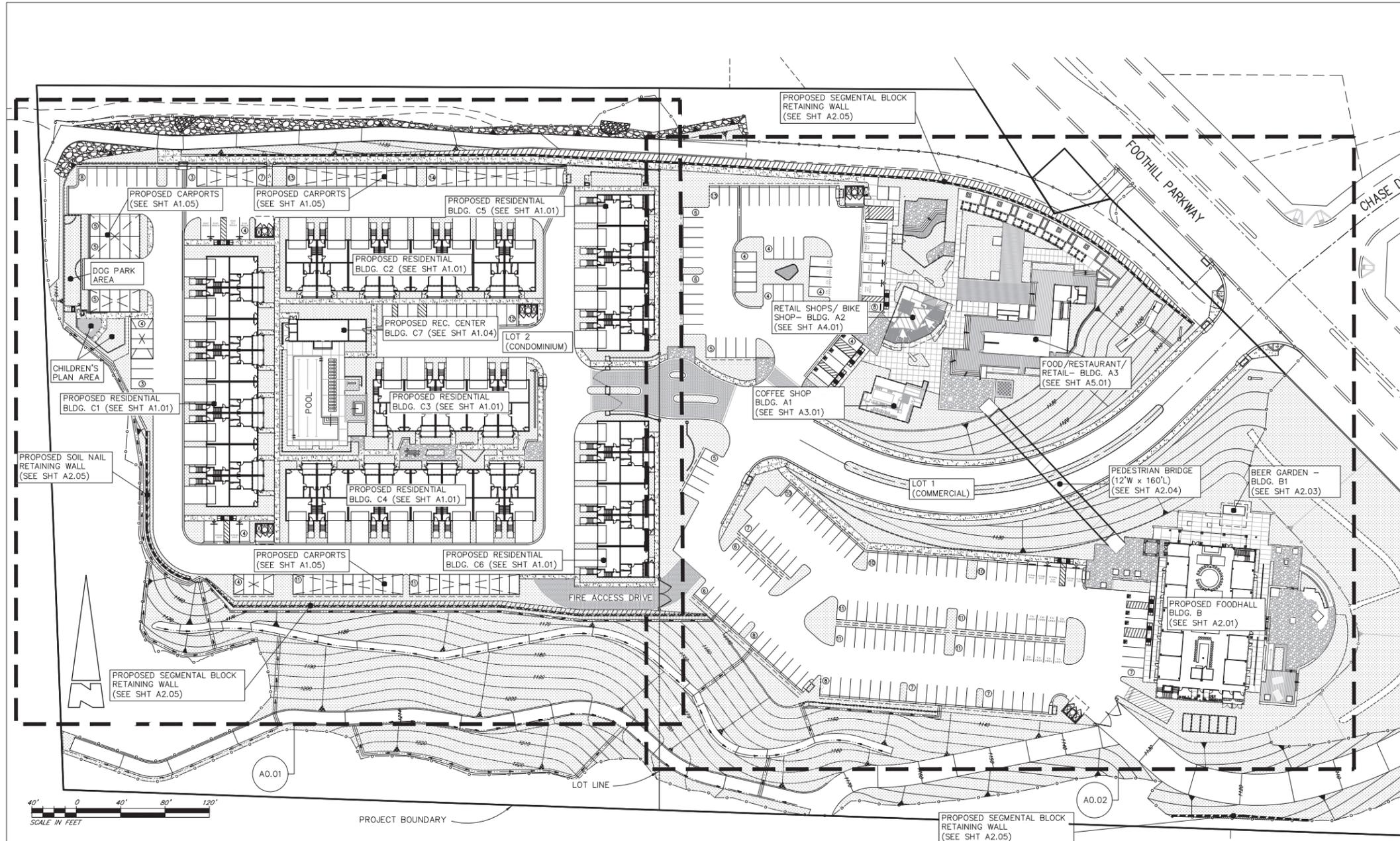
**LEGEND 09**

- ADA ACCESSIBLE PATHS OF TRAVEL
- PROPOSED BUILDING LOCATIONS
- PLANTED LANDSCAPED AREAS
- PAVED AREAS
- CONCRETE SIDEWALKS (REFER TO CIVIL FOR CURB CUTS)
- STRIPING AT CROSS WALKS
- LOCATION OF BUILDING AND RESIDENTIAL UNIT ENTRANCES
- TUBULAR STEEL AND STONE VENEER PLASTER FENCING - PAINTED
- TUBULAR STEEL SECURITY FENCING AT POOL - PAINTED
- RETAINING WALL - REFER TO CIVIL DRAWINGS

**ARCHITECT:**

DETAILS  
370 W. GRAND BLVD., 205  
CORONA, CA. 92882  
(951) 452-9467  
ATTN: NORMAN PEREZ

**ARCHITECT: 10**



**OVERALL SITE PLAN**

**BUILDING TABULATIONS - MULTI-FAMILY RESIDENTIAL**

1-UNIT BUILDING	5-UNIT BUILDING (C2, C3, C5, C6)	8-UNIT BUILDING (C1 & C4)	POOL/REC. CENTER BUILDING (C7)
ROOF TERRACE - MAIN UNIT DECK FLOOR SPACE	1,157 SF	5,785 SF	9,256 SF
THIRD FLOOR - MAIN UNIT LIVING FLOOR SPACE	1,253 SF	6,365 SF	10,024 SF
SECOND FLOOR - MAIN UNIT LIVING FLOOR SPACE	1,094 SF	5,470 SF	8,752 SF
FIRST FLOOR - MAIN UNIT GARAGE & CLOSET SPACE	501 SF	2,505 SF	4,008 SF
FIRST FLOOR - STUDIO UNIT LIVING FLOOR SPACE	659 SF	3,295 SF	5,272 SF
TOTAL FLOOR AREA	5,587 SF	17,935 SF	28,696 SF
TOTAL PATIO/DECK AREA	1,288 SF	6,840 SF	10,304 SF
TOTAL GROSS BLDG. AREA	4,875 SF	24,375 SF	39,000 SF

**BUILDING TABULATIONS - COMMERCIAL**

BUILDING	UNIT	TOTAL BUILDING AREA	TOTAL BUILDING FOOTPRINT AREA	TOTAL LIVEABLE FLOOR AREA
BUILDING C1	8 UNIT	39,000 SF	9,971 SF	28,696 SF
BUILDING C2	8 UNIT	39,000 SF	9,971 SF	28,696 SF
BUILDING C3	5 UNIT	24,375 SF	6,229 SF	17,935 SF
BUILDING C4	8 UNIT	39,000 SF	9,971 SF	28,696 SF
BUILDING C5	5 UNIT	24,375 SF	6,229 SF	17,935 SF
BUILDING C6	5 UNIT	24,375 SF	6,229 SF	17,935 SF
BUILDING C7	0 UNIT	1,400 SF	1,400 SF	1,400 SF
<b>TOTAL:</b>	<b>78 UNITS</b>	<b>191,525 SF</b>	<b>50,000 SF</b>	<b>141,293 SF</b>

**LOT COVERAGE CALCULATION - LOT 2 - RESIDENTIAL**

LOT 2 AREA	351,800 SF
BUILDING FOOTPRINTS	50,000 SF
LOT COVERAGE %	14.21 %

**PRIVATE OUTDOOR LIVING SPACE CALCULATION - LOT 2 - RESIDENTIAL**

AREA PROVIDED	MIN. REQ'D AREA
STUDIO UNIT - PRIVATE OPEN OUTDOOR LIVING SPACE <sup>(1)</sup> (133 SF/OU)	5,309 SF
MAIN UNIT - PRIVATE OPEN OUTDOOR LIVING SPACE <sup>(1)</sup> (1157 SF/OU)	45,123 SF
TOTAL PRIVATE OUTDOOR LIVING SPACE	50,432 SF

**COMMON OPEN SPACE CALCULATION - LOT 2 - RESIDENTIAL**

AREA PROVIDED	MIN. REQ'D AREA
RECREATION FACILITIES - DOG PARK	1,305 SF
RECREATION FACILITIES - ACTIVE CHILD PLAY AREA	1,752 SF
RECREATION FACILITIES - POOL/REC. CENTER AREA	51,939 SF
COMMON OUTDOOR SPACE <sup>(2)</sup>	4,780 SF
TOTAL COMMON OPEN SPACE	59,776 SF

**PRIVATE & COMMON OPEN SPACE CALCULATION - LOT 2 - RESIDENTIAL**

AREA PROVIDED	MIN. REQ'D AREA
TOTAL PRIVATE OUTDOOR LIVING SPACE	50,432 SF
TOTAL COMMON OPEN SPACE	59,776 SF
TOTAL PRIVATE/COMMON OPEN LIVING SPACE	110,208 SF

**COMMON OPEN SPACE LANDSCAPE CALCULATION - LOT 2 - RESIDENTIAL**

AREA PROVIDED	MIN. REQ'D AREA
REC. FACILITIES - DOG PARK (LANDSCAPE)	1,305 SF
REC. FACILITIES - CHILD PLAY AREA (LANDSCAPE)	1,752 SF
REC. FACILITIES - POOL/REC. CENTER AREA (LANDSCAPE)	3,758 SF
COMMON OUTDOOR SPACE	3,030 SF
TOTAL COMMON OPEN SPACE <sup>(3)</sup>	9,133 SF

**FOOTNOTE:**  
1) 200 SF/OU MIN OUTDOOR LIVING SPACE PER SECTION 17.21.220 WITH NOT LESS THAN 25% OF THE TOTAL REQUIRED SPACE IS PROVIDED IN OUTDOOR LIVING SPACE CONTIGUOUS TO A DWELLING UNIT (I.E. 50 SF/OU)  
2) 2,000 SF/OU MIN OUTDOOR LIVING SPACE PER SECTION 17.21.220 AND NOT LESS THAN 50% OF THE REQUIRED SPACE SHALL BE PROVIDED IN A SINGLE COMMON AREA WITH A MINIMUM DIMENSION OF 15 FEET AT ANY POINT  
3) NOT LESS THAN 30% OF THE REQUIRED COMMON SPACE SHALL BE IN PERMANENT LANDSCAPE

**LOT COVERAGE CALCULATION - LOT 1 - COMMERCIAL**

LOT 2 AREA	389,737 SF
BUILDING FOOTPRINTS	18,258 SF
LOT COVERAGE %	4.68 %

**FLOOR AREA CALCULATION - LOT 1 - COMMERCIAL**

LOT 1 AREA	389,737 SF
BUILDING FLOOR AREA	21,100 SF
F.A.R.	5.41 %

**COMMERCIAL**

BUILDING	USES	GROSS FLOOR AREA (IN SQ. FT.)	REQUIRED PARKING RATIO	REQUIRED PARKING
BLDG. A1	COFFEE SHOP	1,568	1/100	16 STALLS
BLDG. A2	RETAIL SHOPS/BIKE SHOP	1,837	1/250	8 STALLS
BLDG. A3	FOOD/RESTAURANT	955	1/100	10 STALLS
BLDG. A3	RETAIL SHOPS	1,500	1/250	6 STALLS
BLDG. B	FOODHALL-FOOD/BEER BAR	7,550	1/100	76 STALLS
BLDG. B	FOODHALL-DELI	1,000	1/250	4 STALLS
BLDG. B	FOODHALL-RETAIL/PRODUCE	1,250	1/250	5 STALLS
BLDG. B	FOODHALL-RETAIL/MECHANIC	3,758	1/250	4 STALLS
BLDG. B	FOODHALL-DAY SPA/NAIL SALON	4,620	1/100	46 STALLS
BLDG. B	FOODHALL-OFFICE	4,620	1/250	18 STALLS
<b>TOTAL:</b>		<b>25,900</b>		<b>193 STALLS</b>

**PARKING PROVIDED (STANDARD STALLS):** 158 STALLS  
**PARKING PROVIDED (ADA STALLS):** 8 STALLS  
**PARKING PROVIDED (E/CVS/EV/CP):** 27 STALLS  
**TOTAL PARKING PROVIDED:** 193 STALLS

**MULTIFAMILY**

BUILDING	USES	LIVEABLE SPACE IN SQ. FT.	PROPOSED UNIT COUNT	REQ'D COVERED PARKING RATIO	REQ'D UNCOVERED PARKING RATIO	REQ'D COVERED PARKING	REQ'D UNCOVERED PARKING
BLDG. C1-C6	1 BDRM- 3-STORY RES. CONDO	659 PER UNIT	39	1.5 STALL/1 UNIT	1 STALL/1 UNIT	58.5 STALLS	7.8 STALLS
BLDG. C1-C6	3 BDRM- 3-STORY RES. TOWNHOME	2,928 PER UNIT	39	2.5 STALL/1 UNIT	1 STALL/1 UNIT	97.5 STALLS	7.8 STALLS
BLDG. C7	POOL/RECREATION CENTER (1-STORY)	1,400	-	-	-	-	-
<b>TOTAL:</b>						<b>156 STALLS</b>	<b>15.6 STALLS</b>

**PARKING PROVIDED (COVERED STALLS):** 79 STALLS  
**PARKING PROVIDED (GARAGE SPACES):** 78 STALLS  
**PARKING PROVIDED (UNCOVERED STALLS):** 24 STALLS  
**PARKING PROVIDED (UNCOVERED ADA STALLS):** 4 STALLS  
**PARKING PROVIDED (UNCOVERED E/CVS STALLS):** 6 STALLS  
**TOTAL PARKING PROVIDED:** 191 STALLS

\*NOTE: EXCLUDES 78 ADDITIONAL DRIVEWAY SPACES FOR HOMEOWNER USE

**OWNER**

COREY A. ADDISON LIVING TRUST  
10206 ELM AVE  
FONTANA, CA 92335  
ATTN.: COREY ADDISON

**APPLICANT/DEVELOPER:**

GF INVESTMENTS, LLC  
110 N. LINCOLN AVE #202  
CORONA, CA 92882  
(951) 603-5042  
ATTN.: CHRIS BOWEN

**ENGINEER:**

KWC ENGINEERS  
1880 COMPTON AVENUE, SUITE 100  
CORONA, CA. 92881-3370  
(951) 734-2130  
ATTN: MIKE C. TAING, P.E.

**SOILS ENGINEER:**

LGC GEO-ENVIRONMENTAL, INC.  
27570 COMMERCE CENTER DR.  
SUITE 128 TEMECULA, CA. 92590  
(951) 297-2450  
ATTN: MARK BERGMANN CEG

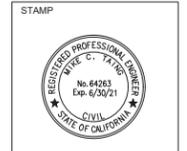
**PROJECT STATISTICS AND BUILDING TABULATIONS**

**20**

**PARKING SUMMARY 15**

**DIRECTORY 10**

**LEGEND 05**



PROJECT NAME:  
**Skyline Village**  
Tentative Tract Map 37691  
City of Corona

**SKETCH PLAN**

NO. 181847.1

LAST ISSUE DATE:

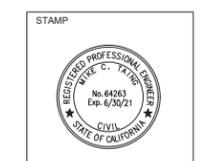
BY: \_\_\_\_\_ CHKD: \_\_\_\_\_

FILE: TOTAL-DWD.DWG

**OVERALL SITE PLAN**

**A0.00**



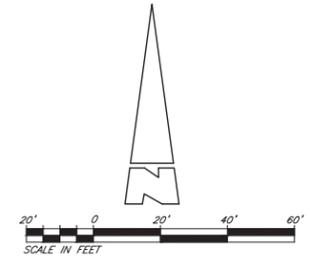


PROJECT NAME:  
**Skyline Village**  
 Tentative Tract Map 37691  
 City of Corona

- KEYNOTES**
- 1 COVERED TRASH ENCLOSURE PER CITY OF CORONA STANDARDS
  - 2 LOADING AREA
  - 5 BACK OF HOUSE/ STORAGE
  - 9 LOCKED FIRE ACCESS GATE TURF BLOCK DRIVING SURFACE
  - 10 PAVED/UNPAVED PRIVATE ACCESS OR MAINTENANCE ROAD
  - 11 CONTAINER STORAGE AREA
  - 12 PEDESTRIAN ENTRY PLAZA
  - 13 FESTOON LIGHTING
  - 14 SEATING GARDEN WITH FIRE PIT
  - 15 CHESS COURT
  - 16 SITE DRAINAGE FEATURES - REFER TO CIVIL DRAWINGS
  - 17 MSE 20 FT. MAX. RETAINING WALL LOCATIONS
  - 19 CORNER ENTRY MONUMENT SIGN
  - 21 RAISED SEATING TERRACE W/ FESTOON LIGHTS
  - 22 LAWN W/ SEATING AND DISCOVERY PLAN
  - 23 ELEVATED DINING TERRACE
  - 25 ADA ACCESSIBLE RAMP
  - 26 ADA PARKING LOCATIONS
  - 27 12 FT. WIDE PEDESTRIAN BRIDGE
  - 28 BEER GARDEN
  - 29 DINING COURT
  - 30 BIKE PARKING
  - 31 GAME COURT
  - 32 FIRE TERRACE
  - 33 OVERLOOK LAWN
  - 35 RESIDENTIAL ENTRY MONUMENT
  - 36 EMERGENCY ACCESS GATE

NOTES 01

- LEGEND**
- ADA ACCESSIBLE PATHS OF TRAVEL
  - ▨ PLANTED LANDSCAPED AREAS
  - PAVED AREAS
  - ▤ CONCRETE SIDEWALKS (REFER TO CIVIL FOR CURB CUTS)
  - ▧ STRIPING AT CROSS WALKS
  - ↑ LOCATION OF BUILDING AND RESIDENTIAL UNIT ENTRANCES
  - ▧ TUBULAR STEEL AND STONE VENEER PILASTER FENCING - PAINTED
  - ▧ TUBULAR STEEL SECURITY FENCING AT POOL - PAINTED
  - ▬ RETAINING WALL - REFER TO CIVIL DRAWINGS

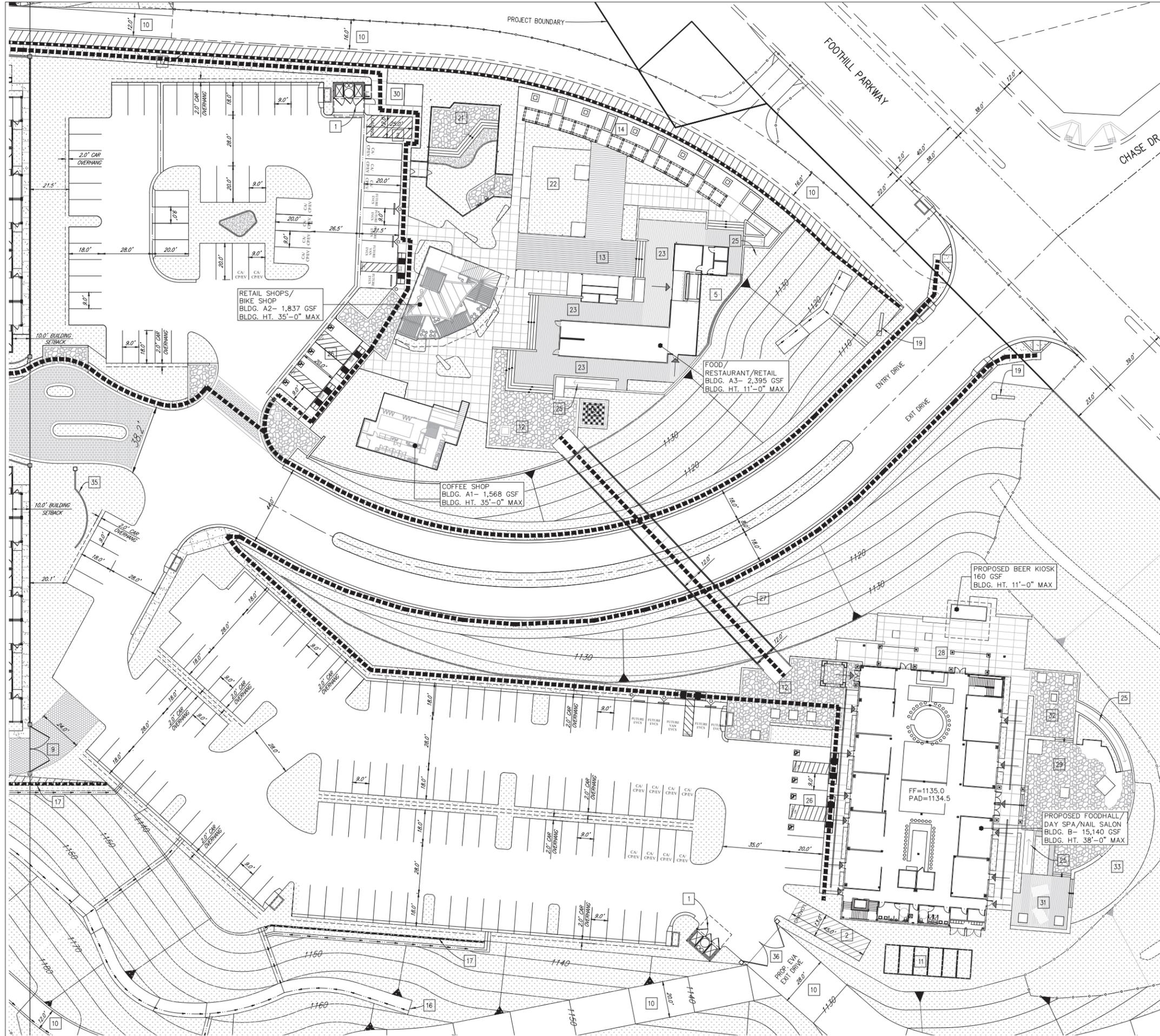


SHEET TITLE  
**ENLARGED SITE PLAN AT COMMERCIAL BLOCK**

NOTES: THE DESIGN SHOWN AND DESCRIBED HEREIN IS FOR INFORMATION ONLY. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.

PROJECT NO.: 181847.1  
 LAST ISSUE DATE:  
 BY: \_\_\_\_\_ CHKD: \_\_\_\_\_

SHEET  
**A0.02**



ENLARGED PLAN AT FOOD HALL / RETAIL BLDG

1"=20'-0" 03

LEGEND 02

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# APPENDIX B

Plants Observed

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The plants listed below were detected on and near the Property during field surveys conducted on July 17, July 31, August 21, August 31, 2019, and November 21, 2020. Nomenclature follows *The Jepson Online Interchange*. Introduced/Naturalized species are indicated with an (I).

COMMON NAME	SCIENTIFIC NAME
<b>Borage Family</b>	<b>Boraginaceae</b>
caterpillar phacelia	<i>Phacelia cicutaria</i> var. <i>hispida</i>
thick-leaved yerba santa	<i>Eriodictyon crassifolium</i> var. <i>crassifolium</i>
<b>Buckthorn Family</b>	<b>Rhamnaceae</b>
hollyleaf redberry	<i>Rhamnus ilicifolia</i>
<b>Buckwheat Family</b>	<b>Polygonaceae</b>
California buckwheat	<i>Eriogonum fasciculatum</i>
<b>Cactus Family</b>	<b>Cactaceae</b>
littoral prickly pear	<i>Opuntia littoralis</i>
<b>Dogbane Family</b>	<b>Apocynaceae</b>
climbing milkweed	<i>Funastrum cynanchoides</i> var. <i>hartwegii</i>
<b>Evening-Primrose Family</b>	<b>Onagraceae</b>
California false-mustard	<i>Eulobus californicus</i>
<b>Gooseberry Family</b>	<b>Grossulariaceae</b>
fuchsia-flowered gooseberry	<i>Ribes speciosum</i>
<b>Goosefoot Family</b>	<b>Chenopodiaceae</b>
lamb's quarters (I)	<i>Chenopodium album</i>
tumbleweed (I)	<i>Salsola tragus</i>
<b>Gourd Family</b>	<b>Cucurbitaceae</b>
chilicothe	<i>Marah macrocarpa</i>
<b>Grass Family</b>	<b>Poaceae</b>
cheatgrass (I)	<i>Bromus tectorum</i>
common Mediterranean grass (I)	<i>Schismus barbatus</i>
giant wild-rye	<i>Elymus condensatus</i>
rattail sixweeks grass (I)	<i>Festuca myuros</i>
red brome (I)	<i>Bromus madritensis</i> subsp. <i>rubens</i>
ripgut grass (I)	<i>Bromus diandrus</i>
slender wild oat (I)	<i>Avena barbata</i>
<b>Legume Family</b>	<b>Fabaceae</b>
deerweed	<i>Acmispon glaber</i> var. <i>brevialatus</i>
Spanish clover	<i>Acmispon americanus</i> var. <i>americanus</i>
<b>Mint Family</b>	<b>Lamiaceae</b>
black sage	<i>Salvia mellifera</i>
<b>Morning-Glory Family</b>	<b>Convolvulaceae</b>
chaparral dodder	<i>Cuscuta californica</i>
<b>Muskroot Family</b>	<b>Adoxaceae</b>
blue elderberry	<i>Sambucus nigra</i> subsp. <i>caerulea</i>
<b>Mustard Family</b>	<b>Brassicaceae</b>
black mustard (I)	<i>Brassica nigra</i>
shortpod mustard (I)	<i>Hirschfeldia incana</i>
<b>Myrtle Family</b>	<b>Myrtaceae</b>
blue gum (I)	<i>Eucalyptus globulus</i>
<b>Nightshade Family</b>	<b>Solanaceae</b>
Douglas's nightshade	<i>Solanum douglasii</i>

COMMON NAME	SCIENTIFIC NAME
tree tobacco (I)	<i>Nicotiana glauca</i>
<b>Oak Family</b>	<b>Fagaceae</b>
coast live oak	<i>Quercus agrifolia</i>
<b>Plantain Family</b>	<b>Plantaginaceae</b>
chaparral beardtongue	<i>Keckiella antirrhinoides</i>
<b>Poppy Family</b>	<b>Papaveraceae</b>
Coulter's matilija poppy	<i>Romneya coulteri</i>
<b>Rose Family</b>	<b>Rosaceae</b>
birch-leaf mountain-mahogany	<i>Cercocarpus betuloides</i> var. <i>betuloides</i>
chamise	<i>Adenostoma fasciculatum</i>
toyon	<i>Heteromeles arbutifolia</i>
<b>Sumac Family</b>	<b>Anacardiaceae</b>
laurel sumac	<i>Malosma laurina</i>
lemonade berry	<i>Rhus integrifolia</i>
sugar bush	<i>Rhus ovata</i>
western poison oak	<i>Toxicodendron diversilobum</i>
<b>Sunflower Family</b>	<b>Asteraceae</b>
brittlebush	<i>Encelia farinosa</i>
California everlasting	<i>Pseudognaphalium californicum</i>
California sagebrush	<i>Artemisia californica</i>
California thistle	<i>Cirsium occidentale</i> var. <i>californicum</i>
Canada horseweed	<i>Erigeron canadensis</i>
coastal goldenbush	<i>Isocoma menziesii</i>
Deane's wirelettuce	<i>Stephanomeria exigua</i> subsp. <i>deanei</i>
fascicled tarplant	<i>Deinandra fasciculata</i>
hairy cotton-thorn	<i>Tetradymia comosa</i>
interior goldenbush	<i>Ericameria linearifolia</i>
mulefat	<i>Baccharis salicifolia</i> subsp. <i>salicifolia</i>
Palmer's goldenbush	<i>Ericameria palmeri</i>
pine-bush	<i>Ericameria pinifolia</i>
prickly lettuce (I)	<i>Lactuca serriola</i>
saw-toothed hazardia	<i>Hazardia squarrosa</i> var. <i>grindelioides</i>
scalebroom	<i>Lepidospartum squamatum</i>
slender sunflower	<i>Helianthus gracilentus</i>
telegraph weed	<i>Heterotheca grandiflora</i>
tocalote (I)	<i>Centaurea melitensis</i>
western ragweed	<i>Ambrosia psilostachya</i>
Wright's cudweed	<i>Pseudognaphalium canescens</i>

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# APPENDIX C

Wildlife Observed

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## Birds

The bird species listed below were detected visually or aurally either on, above, or near the Site during field surveys conducted on July 17, July 31, August 21, August 31, 2019, and November 21, 2020. The list below is presented in alphabetic order. Nomenclature for the Family (i.e., Icteridae), Common Name, and Scientific Name follow the American Ornithological Society *Checklist of North and Middle American Birds*. Introduced species are indicated with an (I).

COMMON NAME	SCIENTIFIC NAME
<b>Blackbirds</b>	<b>Icteridae</b>
Hooded Oriole	<i>Icterus cucullatus</i>
<b>Crows and Jays</b>	<b>Corvidae</b>
Common Raven	<i>Corvus corax</i>
<b>Finches and Allies</b>	<b>Fringillidae</b>
House Finch	<i>Haemorhous mexicanus</i>
Lesser Goldfinch	<i>Spinus psaltria</i>
<b>Hawks, Kites, Eagles, and Allies</b>	<b>Accipitridae</b>
Red-tailed Hawk	<i>Buteo jamaicensis</i>
<b>Hummingbirds</b>	<b>Trochilidae</b>
Anna's Hummingbird	<i>Calypte anna</i>
<b>Long-tailed Tits and Bushtits</b>	<b>Aegithalidae</b>
Bushtit	<i>Psaltriparus minimus</i>
<b>Mockingbirds and Thrashers</b>	<b>Mimidae</b>
California Thrasher	<i>Toxostoma redivivum</i>
Northern Mockingbird	<i>Mimus polyglottos</i>
<b>New World Quail</b>	<b>Odontophoridae</b>
California Quail	<i>Callipepla californica</i>
<b>New World Sparrows</b>	<b>Passerellidae</b>
California Towhee	<i>Melospiza crissalis</i>
<b>New World Vultures</b>	<b>Cathartidae</b>
Turkey Vulture	<i>Cathartes aura</i>
<b>Old World Sparrows</b>	<b>Passeridae</b>
House Sparrow (I)	<i>Passer domesticus</i>
<b>Pigeons and Doves</b>	<b>Columbidae</b>
Mourning Dove	<i>Zenaidura macroura</i>
<b>Silky-Flycatchers</b>	<b>Ptilionotidae</b>
Phainopepla	<i>Phainopepla nitens</i>
<b>Sylviid Warblers</b>	<b>Sylviidae</b>
Wrentit	<i>Chamaea fasciata</i>
<b>Woodpeckers and Allies</b>	<b>Picidae</b>
Nuttall's Woodpecker	<i>Dryobates nuttallii</i>
<b>Wrens</b>	<b>Troglodytidae</b>
Bewick's Wren	<i>Thryomanes bewickii</i>

## Mammals

The mammals listed below were observed on or near the Site through sign and/or physical sightings during field surveys conducted on July 17, July 31, August 21, August 31, 2019, and November 21, 2020. The list below is presented in alphabetic order. Nomenclature for the Family (i.e., Geomyidae), Common Name, and Scientific Name follow *Wilson & Reeder's Mammal Species of the World*.

COMMON NAME	SCIENTIFIC NAME
<b>Pocket Gophers</b>	<b>Geomyidae</b>
Botta's pocket gopher	<i>Thomomys bottae</i>
<b>Squirrels</b>	<b>Sciuridae</b>
California ground squirrel	<i>Spermophilus beecheyi</i>

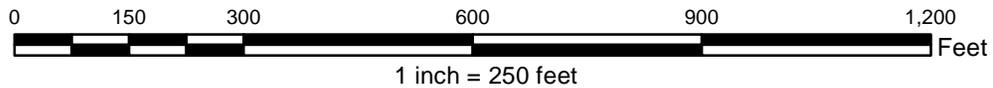
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# APPENDIX D

Assessment Photographs

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## MSHCP Section 6.1.2



**MSHCP Section 6.1.2  
Assessment Photographs  
Key Map**



**PHOTOGRAPH 1:** A downstream view of Reach 1 in a braided channel/trail area.



**PHOTOGRAPH 2:** Evidence of broad surface flow near the terminus of Reach 1 and the beginning of Reach 2.



**PHOTOGRAPH 3:** The understory of Reach 2. A deeply incised channel/erosional gully was present in portions of Reach 2.



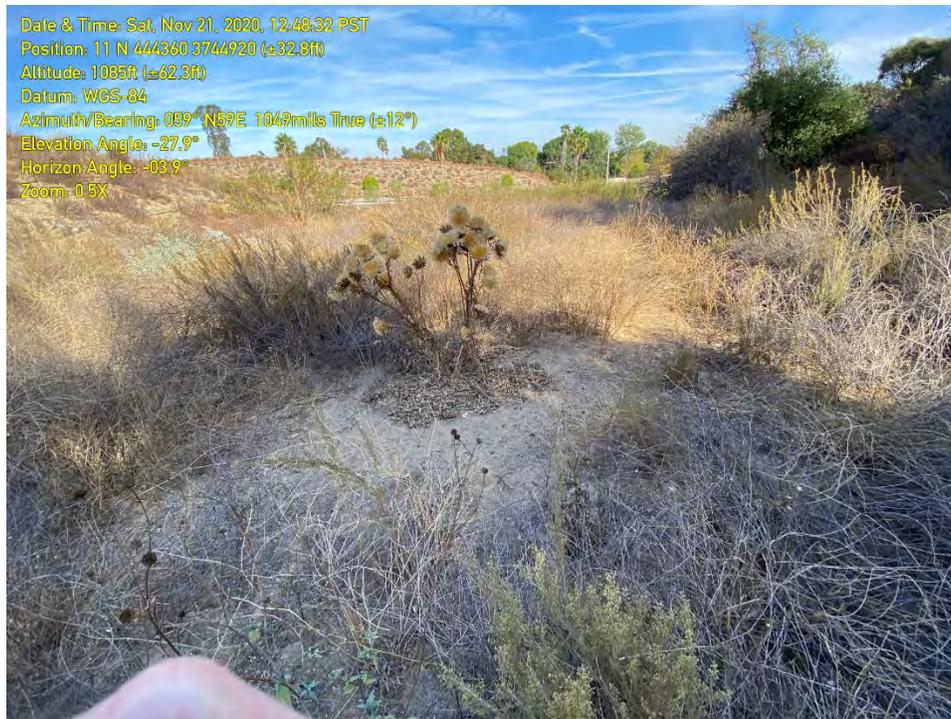
**PHOTOGRAPH 4:** A view of the Eucalyptus woodland in Reach 2.



**PHOTOGRAPH 5:** The culvert in Reach 3.



**PHOTOGRAPH 6:** The small incised channel of Feature B on the Property.



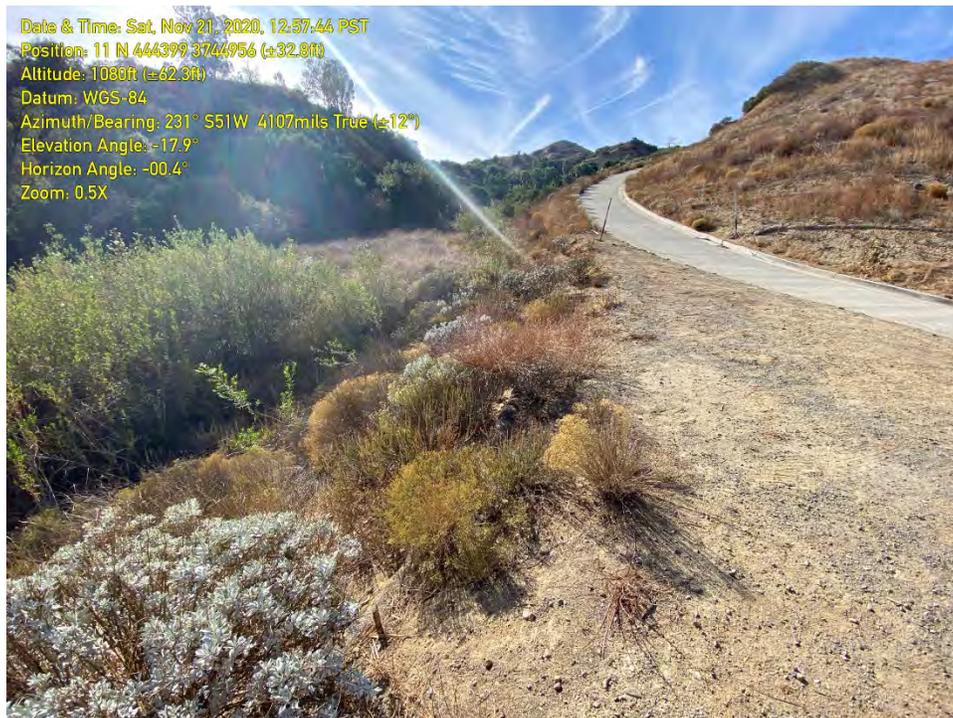
**PHOTOGRAPH 7:** A view looking east from the terminus of Feature B. No evidence of flow was present.



**PHOTOGRAPH 8:** A view of the trail present along the toe-of-slope.

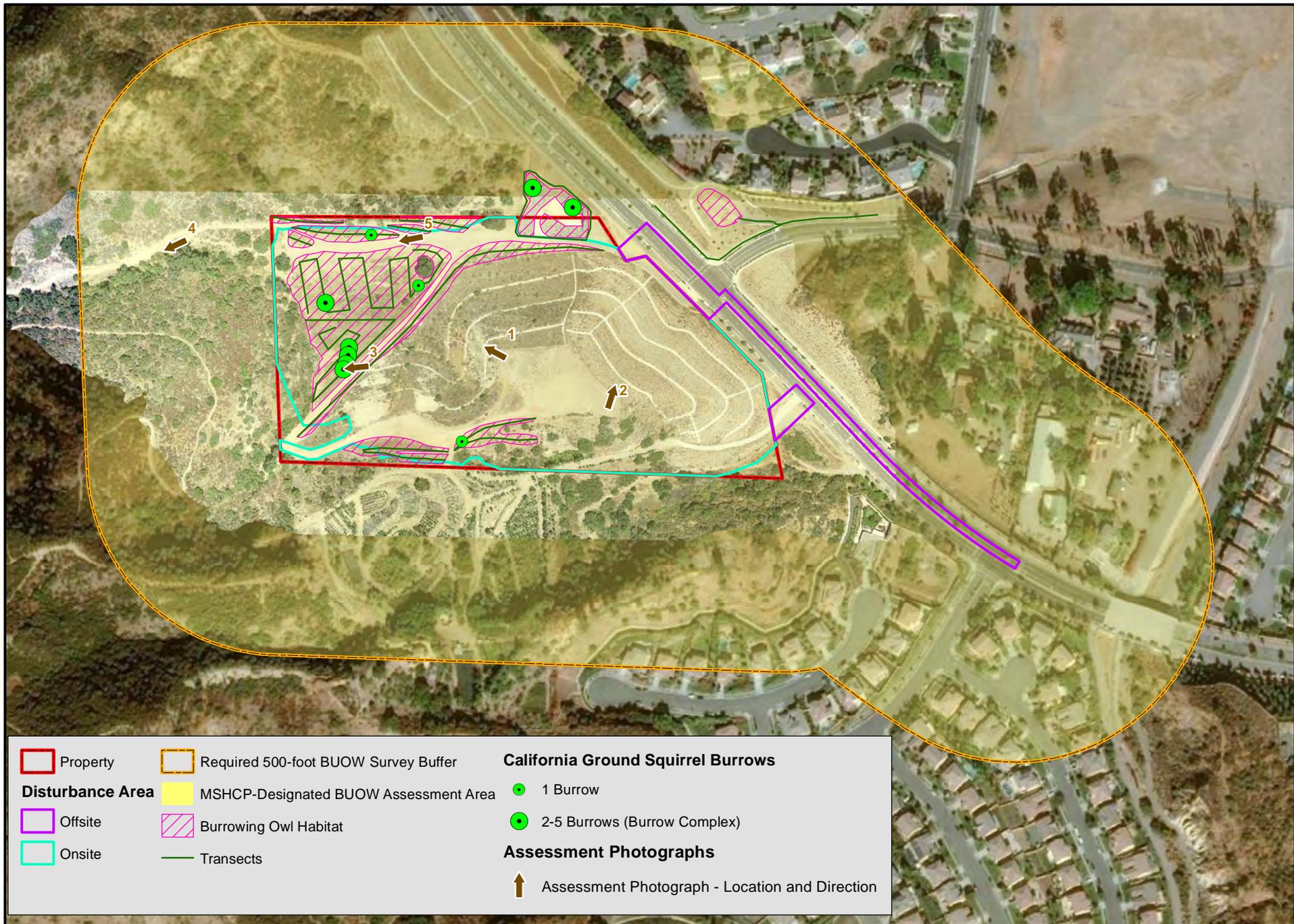


**PHOTOGRAPH 9:** A westerly view of Feature C.



**PHOTOGRAPH 10:** A graded pad and associated 2:1 slope graded in association with the extension of Foothill Parkway in 2015.

# Burrowing Owl/General Site Photographs



DATE: December 17, 2020  
 COORDINATE SYSTEM: NAD 1983 State Plane California Zone VI FIPS 0406 Feet  
 SOURCE: 2019 Drone Imagery, ESRI World Imagery Basemap, KWC Engineers,  
 Riverside County GIS Data, SBS

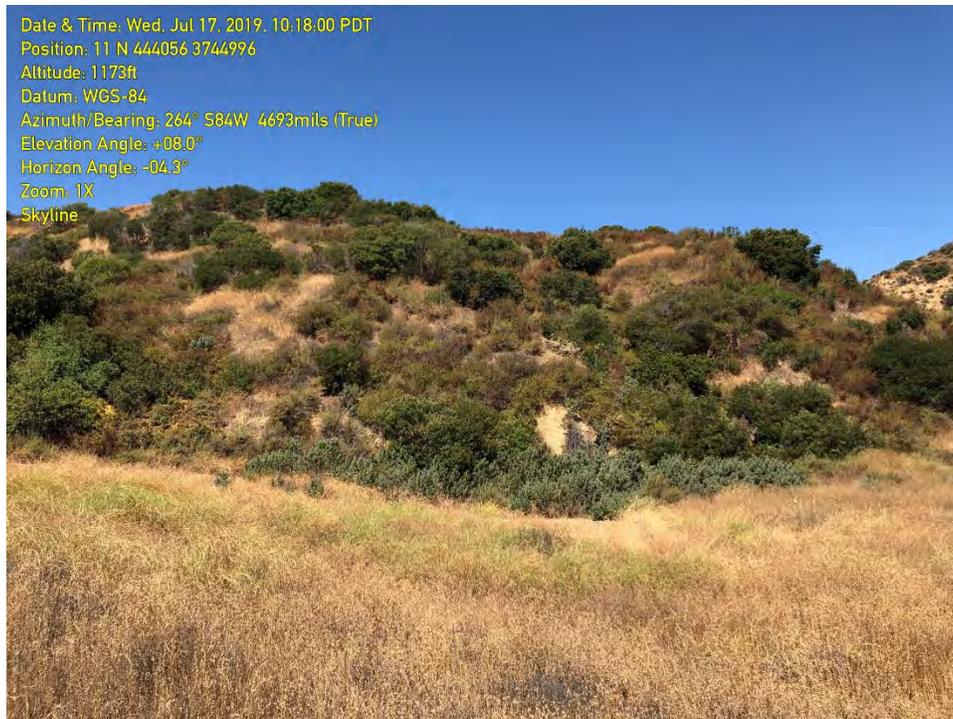
PROJECT:  
 Skyline Village



**PHOTOGRAPH 1:** A view of the northwestern portion of the Property/Project.



**PHOTOGRAPH 2:** A view looking down towards Foothill Parkway from the elevated pad area of the Property.



**PHOTOGRAPH 3:** Ruderal habitat in the foreground with coastal sage scrub in the background.



**PHOTOGRAPH 4:** A view offsite to the west. Coulter's matilija poppy is depicted with the large white flower petals.



**PHOTOGRAPH 5:** A view looking west of the readily used dirt road/trail on the Property.

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# APPENDIX E

Plants to Avoid Adjacent to the MSHCP Conservation Area

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## 6.0 MSHCP Implementation Structure



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

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

## 6.0 MSHCP Implementation Structure



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

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

## 6.0 MSHCP Implementation Structure

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

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

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

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