



Mission Grove Apartments Project

Draft Environmental Impact Report
SCH#2022100610

Appendix C: Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis

**WESTERN RIVERSIDE COUNTY MULTIPLE
SPECIES HABITAT CONSERVATION PLAN
CONSISTENCY ANALYSIS AND BIOLOGY REPORT**

**MISSION GROVE PROJECT
RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
MSHCP PERMITTEE:
RIVERSIDE**

LSA

April 2023

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**MSHCP PERMITTEE:
RIVERSIDE**

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EXECUTIVE SUMMARY

Anton Mission Grove, LLC retained LSA to conduct a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) consistency analysis and general biological study of the 9.97-acre Mission Grove Project (project) in Riverside, Riverside County, within Assessor's Parcel Number 276-110-018 on the northwest corner of Mission Village Drive and South Mission Grove Parkway. LSA conducted the study for the identification of potential jurisdictional waters and to address compliance with the MSHCP and the California Environmental Quality Act (CEQA). Results of the MSHCP consistency analysis and general biological study are summarized below.

- No drainage features, ponded areas, or riparian habitat potentially subject to jurisdiction by the California Department of Fish and Wildlife (CDFW) or United States Army Corps of Engineers (USACE) were found within the project site.
- The project site is not within an MSHCP designated Criteria Area.
- The site does not contain riverine/riparian areas as defined in the MSHCP. The site does not contain fairy shrimp habitat or potential vernal pools; therefore, focused surveys will not be required for sensitive riparian bird species or fairy shrimp species associated with vernal pools.
- The project site is not within the MSHCP survey area for burrowing owl (BUOW) (*Athene cunicularia*), and no suitable habitat for this species is present on site.
- The project site is not within an MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA).
- The project site is not within an MSHCP designated survey area for any other species and does not contain Delhi series soils. Therefore, no surveys for other species will be required.
- The project will not be subject to MSHCP Urban/Wildlands interface requirements because the site is not within or adjacent to an identified Conservation Area.
- The project is within the Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP) area and payment of the appropriate fee will be required.

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LIST OF ABBREVIATIONS AND ACRONYMS

APN	Assessor's Parcel Number
BUOW	burrowing owl
CASSA	Criteria Area Species Survey Area
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CNDDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CR-SP	Commercial Retail and Specific Plan
HCP	Habitat Conservation Plan
IPaC	USFWS' Information for Planning and Consultation
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
MU-U-SP	Mixed-Use Urban and Specific Plan
NEPSSA	Narrow Endemic Plant Species Survey Area
NRCS	Natural Resources Conservation Service
project	Mission Grove Project
RCHCA	Riverside County Habitat Conservation Agency
sf	square foot/feet
SKR	Stephens' kangaroo rat
SKR HCP	Stephens' Kangaroo Rat Habitat Conservation Plan
SSC	Species of Special Concern
USACE	United States Army Corps of Engineers
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey

1.0 INTRODUCTION

Anton Mission Grove, LLC retained LSA to conduct a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) consistency analysis and general biological study of the 9.97-acre Mission Grove Project (project) located at the northwest corner of Mission Village Drive and South Mission Grove Parkway in the City of Riverside, County of Riverside (County), California (Figure 1; all figures are provided in Appendix A). The study was conducted for the identification of potential jurisdictional waters and to address compliance with the MSHCP and the California Environmental Quality Act (CEQA). The study included a site visit on February 16, 2023, by LSA biologist Carla Cervantes.

1.1 PROJECT AREA

The project area consists of Assessor's Parcel Number (APN) 276-110-018 and is 9.97 acres. The project proposes to develop the entire parcel.

1.2 PROJECT DESCRIPTION

The proposed project site is currently entirely developed with a former commercial retail building and parking lot. Project activities include demolishing of the existing vacant 104,321-square-foot (sf) building and parking lot to accommodate a new, 347-unit apartment complex with a swimming pool, a 2,580 sf fitness center, and a 5,100 sf clubhouse (Appendix A, Figure 2). The site is currently zoned as CR-SP – Commercial Retail and Specific Plan (Mission Grove) Overlay Zones and is proposed to change to MU-U-SP – Mixed-Use Urban and Specific Plan (Mission Grove) Overlay Zones.

1.3 GENERAL SETTING

The project site is entirely developed and is bordered to the north and west by a parking lot and existing commercial land uses, to the east by South Mission Grove Parkway and existing commercial land uses, and Mission Village Drive and existing residential developments to the south. The project location is depicted on the United States Geological Survey (USGS) *Riverside East, California* topographic quadrangle map in Section 17 of Township 3 South, Range 4 West, Riverside East (USGS 2022). The site is more or less flat and level with elevation ranging from approximately 63 to 82 feet above mean sea level. The only mapped soils on the site are Fallbrook fine sandy loam, shallow, 8 to 15 percent slopes, eroded, Fallbrook fine sandy loam, 2 to 8 percent slopes, eroded, and Fallbrook rocky sandy loam, shallow, 15 to 50 percent slopes, eroded (NRCS 2022) (Appendix A, Figure 3). Soil observed throughout the site appears to be consistent with this designation.

2.0 RESERVE ASSEMBLY ANALYSIS

2.1 CELL AND CRITERIA ANALYSIS

The MSHCP provides for the assembly of a Conservation Area consisting of Core Areas and Linkages for the conservation of covered species. The Conservation Area is to be assembled from portions of the MSHCP Criteria Area, which consist of quarter-section (i.e., approximately 160-acre) Criteria Cells, each with specific criteria for the species conservation within that cell.

The project site is not within the MSHCP Criteria Area; therefore, no cell or criteria analysis is required. Additionally, as described in the Section 3.0 of the MSHCP, redevelopment of a site from one urban use to another would not be subject to MSHCP Criteria except with respect to the potential net change in the requirements. The project is a redevelopment project and is not subject to cell and criteria analysis.

2.2 PUBLIC/QUASI-PUBLIC LANDS ANALYSIS

The MSHCP provides for the assembly of a Conservation Area consisting of existing lands known to be in public/private ownership (also known as Public/Quasi-Public lands) and expected to be managed for open space value and/or in a manner that contributes to the conservation of Covered Species (including lands contained in existing reserves). As such, projects within and adjacent to public/quasi-public lands require an analysis of effects to public/quasi-public lands.

The project is a redevelopment project and is not subject to public/quasi-public land analysis.

3.0 VEGETATION

The study area is highly disturbed due to existing commercial land uses. As a result of the disturbance caused by the development, the site is devoid of native vegetation. There are a few areas throughout the site where ornamental vegetation has been installed. The project site consists of an existing building and parking lot with ornamental vegetation located primarily on the south and southeastern portions of the site. Figure 4 shows vegetation/land cover and photograph locations, and Figure 5 provides representative site photographs. Based on historic aerial imagery, commercial land uses have existed on the site since prior to 1994.

Vegetation and land cover on the site primarily consists of developed land and ornamental vegetation. Developed land cover is mostly devoid of vegetation as it is either paved or contains areas with manmade structures. Ornamental areas within the project site are predominantly comprised of non-native trees such as eucalyptus (*Eucalyptus* sp.), Mexican fan palm (*Washingtonia robusta*), kurrajong (*Brachychiton populneus*), and others. The understory is comprised of bare ground and non-native noxious weedy species including common dandelion (*Taraxacum officinale*) and Bermuda grass (*Cynodon dactylon*). Special-status plants are not expected to occur due to the high level of development. A complete list of plant species observed on the site is included in Appendix B. There are no other plant communities on the site.

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

Section 6.1.2 of the MSHCP requires assessment of impacts to riparian habitats, riverine areas, and vernal pools, including focused surveys for sensitive riparian bird and fairy shrimp species when suitable habitat is present. The intent of the assessment requirement is to provide for the protection of resources used by MSHCP covered species, as well as existing and future downstream conservation areas. Riverine/riparian areas and vernal pools are defined in Section 6.1.2 of the MSHCP as follows:

Riparian/Riverine Areas are lands which contain Habitat dominated by 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 wetland 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.

4.1 RIPARIAN/RIVERINE AREAS

4.1.1 Methods

The project site was assessed for riparian/riverine areas at the time of the February 16, 2023, site visit. The assessment included identification and mapping of plant communities on the site as well as any drainage features. The assessment also included a review of seasonally appropriate aerial photographs from Google Earth. (The photos covered these dates: May 1994, May 2002, November 2003, December 2003, January 2004, September 2004, October 2004, October 2005, December 2005, January 2006, June 2006, August 2006, June 2009, November 2009, March 2011, June 2012, November 2012, November 2013, April 2014, February 2016, October 2016, March 2017, February 2018, August 2018, August 2019, April 2020, January 2021, and August 2021.)

4.1.2 Existing Conditions and Results

The site is entirely developed, and no ephemeral features or culvert were observed during the time of the site visit. Furthermore, there is no riparian vegetation on the project site.

4.2 VERNAL POOLS

4.2.1 Methods

The project site was assessed for the presence of potential vernal pools at the time of the February 16, 2023, site visit. The assessment included a search for depressions that may provide sufficient ponding of water to sustain hydrophytic vegetation and create hydric soil conditions during the growing season. The assessment also included a review of seasonally appropriate aerial photographs from Google Earth.

4.2.2 Existing Conditions and Results

No ponded areas or features resembling vernal pools were observed on the site. Low-lying areas that occur on site did not show signs of ponding or surface water and lacked hydrophytic vegetation. The soil mapped and observed on the site are sandy loams, which is unlikely to support ponding sufficient for vernal pool formation. No areas containing surface water were observed on historical aerial imagery.

4.3 FAIRY SHRIMP

4.3.1 Methods

The project site was assessed for fairy shrimp habitat at the same time and using the same methods as the assessment for vernal pools. The MSHCP calls for habitat assessments for three sensitive species of fairy shrimp: Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*), Riverside fairy shrimp (*Streptocephalus woottoni*), and vernal pool fairy shrimp (*Branchinecta lynchi*). The Santa Rosa Plateau fairy shrimp occurs only on the Santa Rosa Plateau of extreme southwestern Riverside County. A fourth sensitive species of Southern California, the San Diego fairy shrimp (*Branchinecta sandiegonensis*), is found primarily in coastal areas of Orange and San Diego Counties. It has been found as far inland as the Wildomar area of southwest Riverside County but is not expected in the project area. These sensitive fairy shrimp species inhabit vernal pools as well as stock ponds, large

road ruts, or other similar habitats that pond water long enough to allow growth and reproduction. To provide fairy shrimp habitat, a feature must regularly pond water for at least 18 days for vernal pool fairy shrimp (Eriksen and Belk 1999) and for 2 months for Riverside fairy shrimp (USFWS 2012).

4.3.2 Existing Conditions and Results

As noted above, there are no vernal pools or low-lying areas that may function as vernal pools or depressions that hold water long enough to eliminate upland vegetation on the project site. No inundation on the site was seen in seasonally appropriate aerial photographs, and the sandy loam soils are porous and unsuitable for ponding of sufficient duration to provide habitat suitable for shrimp habitat. Given these factors, the site does not have habitat suitable for sensitive fairy shrimp species, and no surveys are required.

4.4 RIPARIAN BIRDS

4.4.1 Methods

Habitat suitability for riparian birds, including the least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), and yellow-billed cuckoo (*Coccyzus americanus*), was assessed in conjunction with the assessment for riverine/riparian areas.

4.4.2 Existing Conditions and Results

Riparian/riverine and/or any habitat suitable for riparian bird habitat is absent from the project site. Therefore, no surveys for riparian birds will be required.

5.0 PROTECTION OF NARROW ENDEMIC PLANT SPECIES (MSHCP SECTION 6.1.3)

Section 6.1.3 of the MSHCP requires focused surveys for specified sensitive plant species if the project is within a Narrow Endemic Plant Species Survey Area (NEPSSA) and suitable habitat is present. The project site is not within an NEPSSA.

6.0 ADDITIONAL SURVEY NEEDS AND PROCEDURES (MSHCP SECTION 6.3.2)

MSHCP Section 6.3.2 requires surveys for additional plants, amphibians, small mammals, and the burrowing owl (BUOW) for projects within mapped survey areas.

6.1 CRITERIA AREA PLANT SPECIES

The project is not within a mapped survey area for Criteria Area Species Survey Area (CASSA) plant species; therefore, no surveys for Criteria Area plant species are required.

6.2 AMPHIBIANS

The project is not within a mapped survey area for amphibian species.

6.3 BURROWING OWL

The project site is not located within the MSHCP BUOW survey area. BUOW is found in open, dry grasslands, agricultural and rangelands, and desert habitats often associated with burrowing animals. It can also inhabit grass, forb, and shrub stages of pinyon and ponderosa pine habitats. It nests in abandoned burrows of ground squirrels or other animals, in pipes, under piles of rock or debris, and in other similar features.

6.3.1 Methods

Habitat suitability for BUOW was assessed during the February 16, 2023, site visit. The assessment included an evaluation of soil texture; vegetative cover; topography; and the presence of mammal burrows, rock piles, or other areas suitable for nest construction.

6.3.2 Existing Conditions and Results

The site is within an urban context, is mostly devoid of vegetative cover, contains some trees, and has no suitable substrate for ground squirrel burrows. Trees located throughout the site could provide cover for larger raptors that prey on BUOW. Also, no burrows or similar structures of suitable size for this species were found to be present during the burrow survey. These conditions indicate no suitable habitat for BUOW.

Burrowing owl habitat is not present on site, and no further surveys are required for this species.

6.4 MAMMALS

The project is not within a mapped survey area for mammals.

7.0 INFORMATION ON OTHER SPECIES

7.1 DELHI SANDS FLOWER-LOVING FLY

The MSHCP requires surveys for the Delhi sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*) in most areas of mapped Delhi series soils where suitable habitat exists (MSHCP Section 9).

The project site is not within an area of mapped Delhi soils, and (as noted in Section 1.3, General Setting, above) the soil mapped and observed throughout the site is sandy loam, which is inconsistent with Delhi soils; therefore, no survey or additional analysis is required for this species.

7.2 SPECIES NOT ADEQUATELY CONSERVED

Some species that will eventually have full coverage under the MSHCP are not considered adequately conserved until the requirements indicated in Table 9-3 of MSHCP Section 9 are met.

7.2.1 Methods

A literature review was conducted to investigate the potential occurrence of special-status species on the project site or in the vicinity. Database records for a 1-mile radius of the project site were searched on February 16, 2023, using *RareFind 5* (version 5.2.14, California Department of Fish and Wildlife [CDFW], California Natural Diversity Database [CNDDDB]; available online at: <https://www.wildlife.ca.gov/Data/CNDDDB/Maps-and-Data>).

7.2.2 Existing Results

None of the species lacking full coverage has been reported from the project site, and none was observed during the site visit. Given the habitat quality, none of these species has more than a low potential of being present.

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

To preserve the integrity of areas described as existing or future MSHCP Conservation Areas, the guidelines contained in MSHCP Section 6.1.4 (Urban Wildlands Interface Guidelines) are to be implemented for projects adjacent to either existing conservation or land described for conservation in the MSHCP Criteria Area.

The project site is not adjacent to conserved lands or lands in a Criteria Area described for conservation. Therefore, the Urban Wildlands Interface Guidelines do not apply to this project.

9.0 POTENTIAL JURISDICTIONAL WATERS AND STREAMBEDS

There are no records of wetlands or potential jurisdictional drainage features existing within the project site, and no potentially jurisdictional drainage features, wetlands, or riparian areas were observed on the project site during the February 2023 survey. The proposed project would not result in direct or indirect impacts to any delineated jurisdictional waters on the project site.

10.0 NESTING BIRDS

During the bird breeding season (typically February 1 through August 31), light poles and large trees on or adjacent to the project site may be used by hawks, ravens, or other large birds for nesting. Trees, shrubs, and other vegetation may provide nest sites for smaller birds, and burrowing owls may nest in ground squirrel burrows, pipes, or similar features. Most birds and their active nests are protected from “take” (meaning destruction, pursuit, possession, etc.) under the Migratory Bird Treaty Act and/or Sections 3503 through 3801 of the California Fish and Game Code. Activities that cause destruction of active nests, or that cause nest abandonment and subsequent death of eggs or young, may constitute violations of one or both of these laws.

If ornamental vegetation is to be removed during the nesting season (February 1 through August 31), a preconstruction nesting bird survey shall be conducted, and avoidance measures shall be taken to ensure that no take of birds or their nests will occur.

11.0 CEQA COMPLIANCE

11.1 ADOPTED HABITAT CONSERVATION PLANS

Section 10(a)(2)(A) of the 1973 Federal Endangered Species Act requires the preparation of a Habitat Conservation Plan (HCP) for incidental take of threatened or endangered species when there is no federal agency involvement in a project. Continuing land development may cause incidental take of listed species; therefore, HCPs have been prepared for areas within western Riverside County. The MSHCP and the Stephens’ Kangaroo Rat Habitat Conservation Plan (SKR HCP) are the principal habitat conservation plans in western Riverside County. The United States Fish and Wildlife Service (USFWS) regional office maintains a current list of habitat conservation plans for the Southern California region.

The project site is within the MSHCP area and within the SKR HCP fee area. As such, focused surveys for SKR will not be required for this project and the project is required to pay fees associated with the SKR HCP. The project site is not subject to any other adopted HCP.

11.2 THREATENED AND ENDANGERED SPECIES

The USFWS and the CDFW may list species as threatened or endangered under the federal and California Endangered Species Acts. The USFWS can designate critical habitat that identifies specific areas, either occupied or unoccupied, that are essential to the conservation of a listed species. Critical habitat areas may require special management considerations or protections. The USFWS and the CDFW have issued permits for the take of most threatened and endangered species within the MSHCP area. The MSHCP covers impacts to these species. However, if a project has the involvement of a federal agency, that agency is required to address impacts to listed species and critical habitat by consulting with the USFWS. The USFWS has indicated in the permit issued for the MSHCP that, in such cases, the consultation will be expedited and no restrictions will be imposed on the project beyond those specified in the MSHCP.

No critical habitat occurs on the project site. Three federal and/or State-listed species have been reported within 1 mile of the project site according to CNDDDB records: least Bell’s vireo (*Vireo bellii pusillus*), coastal California gnatcatcher (*Poliioptila californica californica*), and SKR. Table A describes the habitat requirements for all three species, along with an assessment of habitat and the likelihood of the species occurring on the site.

Table A: Threatened and Endangered Species

Species	Status	MSHCP Habitat	Blooming Period/ Activity Period	Occurrence Probability
Birds				
<i>Poliioptila californica</i>	US: FT CA: SSC MSHCP: C	Inhabits coastal sage scrub in low-lying foothills and valleys up to about 1,640 feet	Year-round	Not Expected. Suitable habitat not present within project site.

Table A: Threatened and Endangered Species

Species	Status	MSHCP Habitat	Blooming Period/ Activity Period	Occurrence Probability
Coastal California gnatcatcher		(500 meters) in elevation in cismontane southwestern California and Baja California.		
<i>Vireo bellii pusillus</i> Least Bell's vireo	US: FE CA: SE MSHCP: S	Riparian forests and willow thickets. The most critical structural component of least Bell's vireo habitat in California is a dense shrub layer 2 to 10 feet (0.6–3.0 meters) above ground. Willows usually dominant. Nests from central California to northern Baja California. Winters in southern Baja California.	April through September	Not Expected. Suitable habitat not present within project site.
Mammals				
<i>Dipodomys stephensi</i> Stephens' kangaroo rat	US: FT CA: ST MSHCP: C	Found in plant communities transitional between grassland and coastal sage scrub, with perennial vegetation cover of less than 50%. Most commonly associated with <i>Artemisia tridentata</i> , <i>Eriogonum fasciculatum</i> , and <i>Erodium</i> . Requires well-drained soils with compaction characteristics suitable for burrow construction (neither sandy nor too hard). Not found in soils that are highly rocky or sandy, less than 20 inches deep, or heavily alkaline or clay, or in areas exceeding 25% slope. Occurs only in western Riverside County, northern San Diego County, and extreme southern San Bernardino County, below 3,000 feet (915 meters) in elevation. In northwestern Riverside County, known only from east of Interstate 15. Reaches its northwest limit in south Norco, southeastern Riverside, and in the Reche Canyon area of Riverside and extreme southern San Bernardino Counties.	Year-round, nocturnal	Not Expected. Suitable habitat not present within project site.

Sources: California Natural Diversity Database (CNDDDB) (CDFW 2022); Biogeographic Information and Observation System (CDFW n.d.); and Information for Planning and Consultation (IPaC) database (USFWS n.d.)

US: Federal Classifications

FT = Listed as threatened
FE = Listed as endangered.

CA: State Classifications

SA = Special Animal. Refers to any other animal monitored by the Natural Diversity Database, regardless of its legal or rarity status.
SSC = Species of Special Concern. Refers to animals with vulnerable or seriously declining populations.
ST = Listed as threatened
SCE = State Candidate for Endangered

Western Riverside County MSHCP Status

S = Species is covered and adequately conserved under the MSHCP, but surveys are required within indicated habitats and/or survey areas.
P = Species is covered and will be adequately conserved when MSHCP specified requirements are met.
C = Species is covered and adequately conserved under the MSHCP.

Table A: Threatened and Endangered Species

Species	Status	MSHCP Habitat	Blooming Period/ Activity Period	Occurrence Probability
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CA = California
 CDFW = California Department of Fish and Wildlife

MSHCP = Multiple Species Habitat Conservation Plan
 USFWS = United States Fish and Wildlife Service

The project site is within the MSHCP area and within the SKR HCP fee area. Focused surveys for SKR will not be required for this project and payment of a fee associated with the SKR HCP is required. The project site is not subject to any other adopted HCP.

11.3 OTHER SPECIAL-STATUS SPECIES

Other special-status species may occur on the project site. The CDFW; the USFWS; local agencies; and special interest groups, such as the California Native Plant Society (CNPS) (CNPS 2022), maintain lists of species they consider to need monitoring. Legal protection for special-status species varies widely.

Loggerhead shrike (*Lanius ludovicianus*) is considered a California Species of Special Concern (SSC) when nesting and has been reported within 1 mile of the site. Given the level of development in the surrounding area of the site and the level of development on the site itself, this species is not expected to occur. Furthermore, loggerhead shrike is covered and adequately conserved under the MSHCP. No other special-status species has been reported from the project site, and none was observed during the site visit. Given the habitat quality, none of these species has more than a low potential of being present.

11.4 WILDLIFE MOVEMENT, CORRIDORS, AND NURSERY SITES

Wildlife movement includes seasonal migration along corridors and daily movements for foraging. Migration corridors may include areas of unobstructed movement of deer, riparian corridors providing cover for migrating birds, routes between breeding waters and upland habitat for amphibians, and areas between roosting and feeding areas for birds.

The project site does not contain any essential connectivity areas, natural landscape blocks, natural areas small or potential riparian connections, as documented in the California Essential Habitat Connectivity Project report (Spencer et al. 2010).

The project site is entirely developed and bordered by existing paved roads and development on all four adjoining properties that restrict wildlife movement in the project vicinity. The majority of wildlife movement within the project site is anticipated to be limited to wildlife present on site or

within the ornamental vegetation present within project site. The proposed project would not substantially limit wildlife movement.

11.5 NATURAL COMMUNITIES OF INTEREST

Riparian habitats, oak woodlands, and vernal pools are among the natural communities of interest to the CDFW. There are no riparian communities, vernal pools, or other sensitive plant communities on the project site.

11.6 WETLANDS

Wetland areas are not present on site. Additional focused surveys are not required.

11.7 LOCAL POLICIES AND ORDINANCES PROTECTING BIOLOGICAL RESOURCES

The Riverside County General Plan and development ordinances may include regulations or policies governing biological resources. For example, policies may include tree preservation, locally designated species survey areas, local species of interest, and significant ecological areas.

According to the County of Riverside (Chapter 12.24. Tree Removal), a tree preservation ordinance exists for unincorporated areas of Riverside County. It states removal of native trees with a height of 30 feet and a diameter breast height of 12 inches on any land that is above half an acre and above 5,000 feet in elevation is not allowed without a permit. The Riverside County Oak Tree Management Guidelines consist of policies that addresses the treatment of oak woodlands within Riverside County. Currently, the City of Riverside does not have an adopted tree ordinance. Although several non-native trees occur on site, they are not subject to any tree removal ordinances, and no permit for removal will be required.

11.8 INDIRECT EFFECTS

Indirect impacts to surrounding areas as a result of the project may include, but are not limited to, increased dust, noise, lighting, traffic, and stormwater runoff. Because of the small scale of the project and its location within a landscape that is already highly disturbed or developed, substantial indirect impacts to sensitive biological resources are not anticipated.

11.9 CUMULATIVE EFFECTS

The MSHCP provides a comprehensive approach to the regional conservation of these habitats and, as a regional plan, serves to provide mitigation for cumulative impacts to covered species. Project compliance and consistency with the MSHCP ensure that any cumulative impacts to covered species are effectively mitigated. Special-status species that are not covered by the MSHCP also benefit from the surveys, conservation, and other measures of the MSHCP because they occupy many of the same habitats.

Project construction will not contribute to the incremental loss of any habitat in the region, including potential habitat for some special-status species. The project is not expected to result in substantial cumulative effects due to the following factors:

-
- Existing residential and commercial development within the general vicinity of the project;
 - The project's proximity to busy roadways;
 - The study area does not function as a corridor for wildlife movement; and
 - The study area's existing highly disturbed state.

12.0 REFERENCES

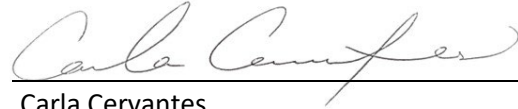
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13.0 CERTIFICATION STATEMENT

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

Date: April 10, 2023

Signature:



Carla Cervantes
Assistant Biologist

APPENDIX A

FIGURES 1–5

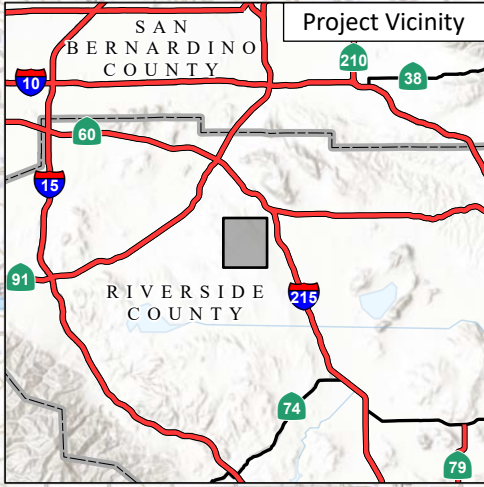
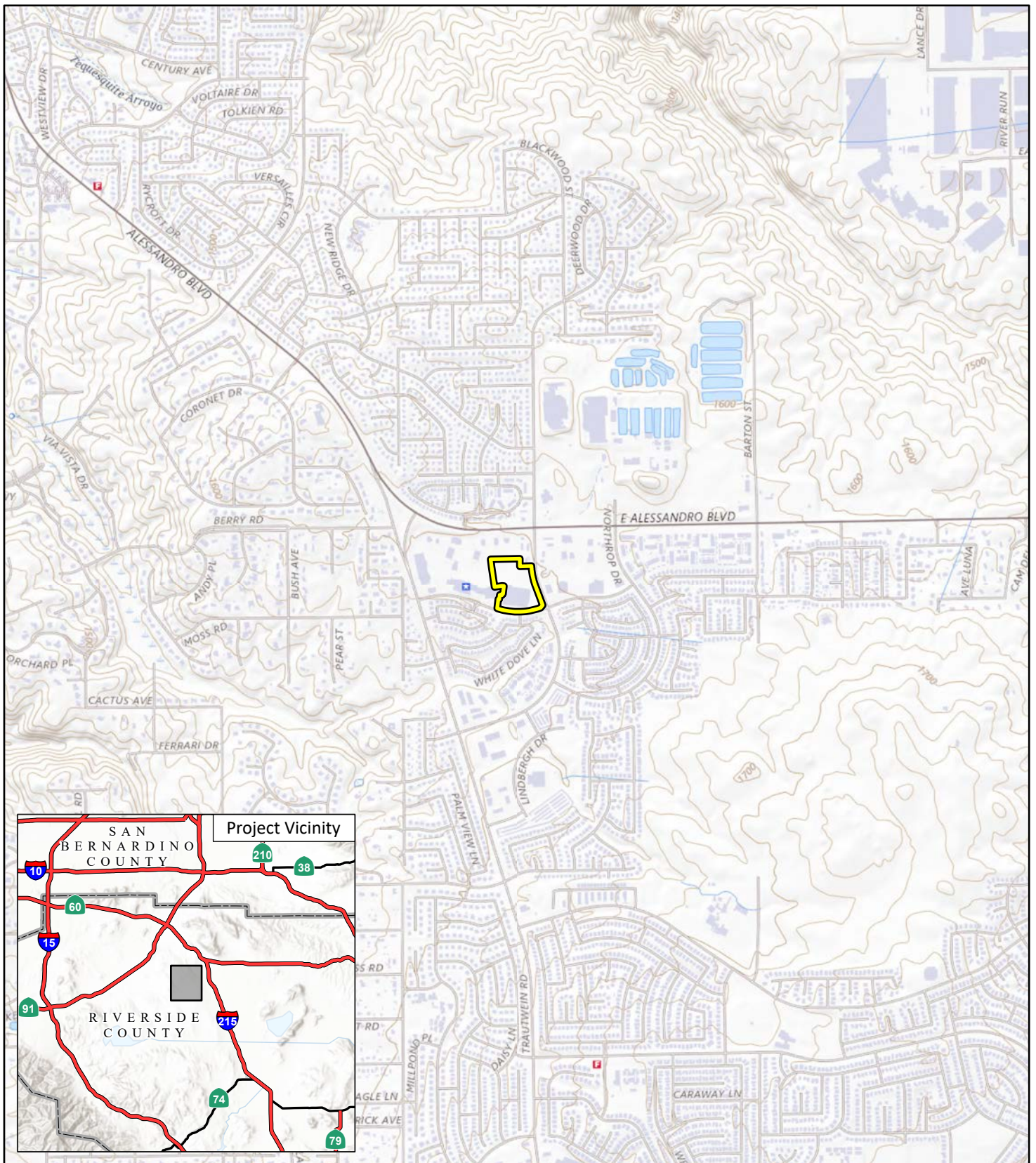
Figure 1: Regional and Project Location

Figure 2: Site Plan

Figure 3: Soils

Figure 4: Vegetation, Land Use, and Photo Locations

Figure 5: Representative Site Photos




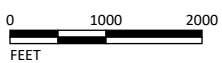
 Project Location

FIGURE 1

LSA



SOURCE: USGS The National Map

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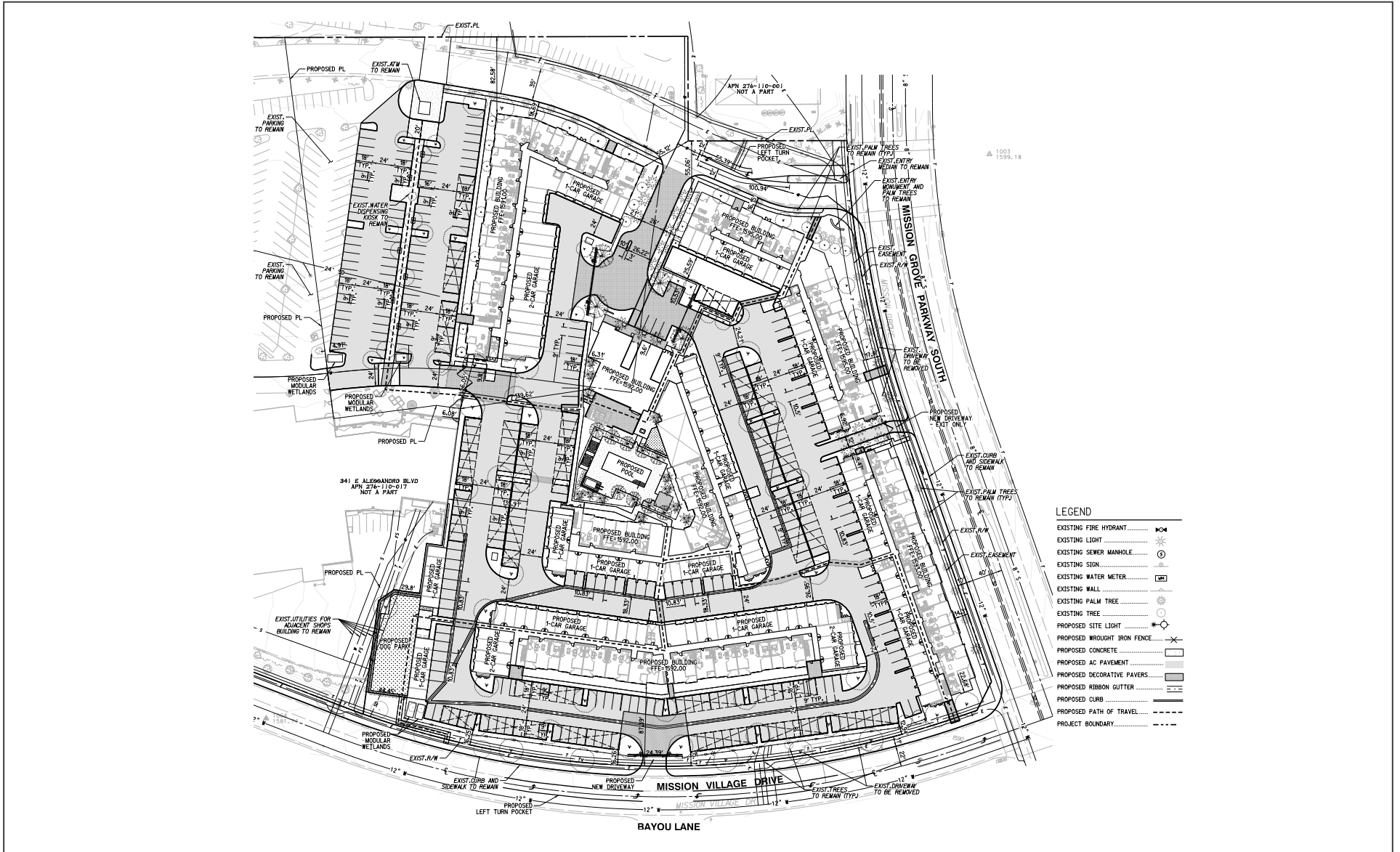
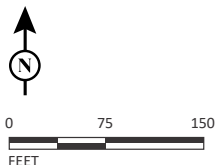


FIGURE 2

LSA



SOURCE: Rick Engineering, Co.

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Mission Grove Apartments
Site Plan



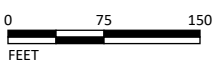
FIGURE 3

LSA

Project Location

Soils

- FcF2 - Fallbrook rocky sandy loam, shallow, 15 to 50 percent slopes, eroded
- FfC2 - Fallbrook fine sandy loam, 2 to 8 percent slopes, eroded
- FkD2 - Fallbrook fine sandy loam, shallow, 8 to 15 percent slopes, eroded



Mission Grove Project
Soils

SOURCE: Google Imagery (2022), USDA NRCS (2022)

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LSA

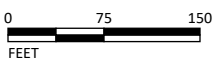
Project Location

Land Use

Developed

Ornamental

Photo Locations



SOURCE: Google Imagery (2022)

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FIGURE 4

Mission Grove Project
Vegetation, Land Use, and Photo Locations



Photo 1: View from northeastern corner looking southeast.



Photo 2: View from center of site looking southeast.



Photo 3: View from north side looking south.



Photo 4: View from northeastern corner looking east.



Photo 5: View from southeastern corner looking east.



Photo 6: View from southwestern corner looking northeast.

APPENDIX B

PLANT AND ANIMAL SPECIES OBSERVED

PLANT AND ANIMAL SPECIES OBSERVED

LSA biologists observed the following species in the specified study area.

* Introduced species that are not native to California

EUDICOTS

Asteraceae

*Gazania linearis**
*Senecio vulgaris**
*Sonchus asper**
*Taraxacum officinale**

Geraniaceae

*Erodium cicutarium**

Malvaceae

*Brachychiton populneus**

Myrtaceae

*Eucalyptus sp.**

Portulacaceae

*Portulaca oleracea**

Sunflower Family

Treasureflower
Common groundsel
Prickly sow thistle
Common dandelion

Geranium Family

Redstem stork's bill

Mallow Family

Kurrajong

Myrtle Family

Eucalyptus

Purslane Family

Common purslane

MONOCOTS

Arecaceae

*Washingtonia robusta**

Poaceae

*Cynodon dactylon**

Palm Family

Mexican fan palm

Grass Family

Bermuda grass

BIRDS

Columbidae

*Columba livia**

Mimidae

Mimus polyglottos

Fringillidae

Haemorhous mexicanus

Tyrannidae

Sayornis nigricans

Corvidae

Corvus brachyrhynchos

Pigeons and Doves

Rock pigeon

Mockingbirds and Thrashers

Northern mockingbird

Finches

House finch

Tyrant Flycatchers

black phoebe

Crows and Jays

American crow