

MEMORANDUM

To: Scott Bering, Project Manager, Second Street Family LP

From: Britney Schultz, Senior Biologist, Dudek
Sarah Greely, Biologist, Dudek

Subject: MSHCP Consistency Analysis Memorandum for the Corona Family Housing Project, Corona, CA

Date: April 18, 2024

cc: Tommy Molioo, Senior Biologist, Dudek
Kimberly Narel, Biologist, Dudek
Jonathan Rigg, Project Manager, Dudek

Attachment(s): A: Figures 1-3
B: Site Photos
C: Species Compendium

1.0 Executive Summary

The proposed Corona Family Housing project (project) proposes to construct an affordable house project on vacant land within the Western Riverside County Multiple Species Conservation Plan (MSHCP) area. Therefore, the project must demonstrate consistency with the MSHCP requirements, including Sections 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools), Section 6.1.3 (Protection of Narrow Endemic Plant Species), Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface), and Section 6.3.2 (Additional Survey Needs and Procedures), as applicable. The project site is not located within any MSHCP Criteria Cells; therefore, the project is not subject to the Joint Project Review process, nor Reserve Assembly requirements.

The purpose of this MSHCP Consistency Analysis Memorandum (memorandum) is to document the proposed project's consistency with the goals and objectives of the MSHCP.

2.0 Introduction

2.1 Project Location and Description

The approximately 3.7-acre project site is located at Buena Vista Avenue and 2nd Street in the City of Corona within a portion of Assessor's Parcel Number 118-270-055, in western Riverside County (Attachment A: Figure 1, Project Location). The project site and a surrounding 100-foot buffer (study area) encompasses approximately 9.1 acres. The study area is located in Section 26, Township 3 South, Range 7 West, as depicted on the Corona North,

California, U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle map (USGS 2024). The study area is relatively flat, ranging in elevation from 650 feet to 655 feet above mean sea level (AMSL).

The project will construct an affordable housing project consisting of residential units, offices, a common room, parking, outdoor gathering areas, and an open space area across Buena Vista Avenue. All project impacts will be permanent, no temporary impacts are proposed. The project does not include any detention basin or other water quality features, nor does it propose any weed abatement or fuel modification zones.

2.2 Covered Roads

The project does not include improvements or modifications to any MSHCP Covered Roads.

2.3 General Setting

The project site consists of a 3.5-acre vacant lot located on the westside of Buena Vista Avenue and a 0.2-acre developed parcel located on the east side of Buena Vista Avenue. The site is situated in an urban setting on a vacant lot that was previously developed. Around 1959, the site was graded and developed into a large parking lot. In 1980, the site underwent additional development and was turned into a residential development. Finally, between 2016 and 2018, the residential development was demolished, and the site graded and landscaped to its current, vacant condition (Google 2024; NetrOnline 2024).

Surrounding land uses include vacant land and commercial development to the west, mixed development to the east, West 2nd Street to the north, and a school to the south. Currently, the project site is comprised of gravel walking pathways through ruderal and ornamental vegetation (Attachment B, Site Photographs).

3.0 Reserve Assembly Analysis

The project site is not located within the MSHCP Criteria Area; therefore, the project is not subject to Reserve Assembly Analysis (Attachment A, Figure 2 - MSHCP).

4.0 Vegetation Mapping and Species Compendia

4.1 Methods

Dudek Biologist Kimberly Narel conducted a biological reconnaissance of the study area on January 18, 2024. During this site visit, vegetation communities and land uses within the study area were mapped using ArcGIS Field Maps, an all-inclusive app that uses data-driven forms to assist with the collection and editing of data in real time, while being able to reference the work location on an aerial image base map. Following completion of the fieldwork, all vegetation linework was finalized using ArcGIS, and GIS coverage was created. Once the data were entered in ArcGIS, the acreage of each vegetation community and land cover present within the study area was determined.

Vegetation community classifications used in this Consistency Analysis follow A Manual of California Vegetation, online edition (CNPS 2024), and the California Natural Community List (CDFW 2024), where feasible, with modifications made to accommodate the lack of conformity of the observed communities (e.g., developed/

disturbed land uses) using Oberbauer et al. (2008). Vegetation communities were classified based on site factors, descriptions, distribution, and characteristic species present within an area. Each natural community was mapped to the association level, where feasible. These classification systems focus on a quantified, hierarchical approach that includes both floristic (plant species) and physiognomic (community structure and form) factors as currently observed (as opposed to predicting climax or successional stages).

Minimum mapping units were established to standardize the scale and appropriate evaluation of stands, as recommended by the California Department of Fish and Wildlife (CDFW 2020). Mapping standards call for a minimum mapping unit of not greater than 10 acres for upland natural communities not considered sensitive, but the minimum mapping unit is usually 1 or 2 acres, and 0.25 acres for sensitive vegetation communities and wetland or riparian vegetation communities were used as minimum mapping units. Visible disturbance factors were also noted during vegetation mapping.

4.2 Results

The study area consists of three vegetation communities and/or land covers: non-native grassland, disturbed habitat, and developed land (Attachment A: Figure 3, Biological Resources). No sensitive or natural vegetation communities occur within the study area. The following provides a description of each vegetation community and/or land cover within the study area.

4.2.1 Non-Native Grassland

The vacant lot is dominated by ruderal forbs and grasses characteristic of non-native grassland. Non-native grassland is not recognized by the Natural Communities List (CDFW 2024) but is described by Oberbauer et al. (2008). The quality of non-native grassland on the project site has been negatively affected by trampling, vehicles, illegal dumping, and surface compaction from prior grading.

Characteristic species observed on the project site include Mediterranean grass (*Schismus barbatus*), London rocket (*Sysimbrium irio*), southern Russian thistle (*Salsola tragus*), and cheeseweed mallow (*Malva parviflora*). Ornamental trees including Mediterranean cypress (*Cupressus sempervirens*), pines (*Pinus sp.*), olive trees (*Olea europaea*), Mexican fan palm (*Washingtonia mexicana*), and Chinese elm (*Ulmus parvifolia*) were scattered throughout the non-native grassland vegetation community in the study area.

4.2.2 Disturbed Habitat

Disturbed habitat is not recognized by the Natural Communities List (CDFW 2024) but is described by Oberbauer et al. (2008). Disturbed habitat is described as areas that have been physically disturbed by previous human activity and are no longer recognizable as native or naturalized vegetation but continue to retain a soil substrate. Vegetation, if present, is nearly exclusively composed of non-native ornamentals or ruderal exotic species that take advantage of disturbance. Examples of disturbed land include areas that have been graded or have experienced repeated use that prevents natural revegetation (Oberbauer et al. 2008). The disturbed habitat within the study area is comprised of gravel walking paths throughout the study area.

4.2.3 Urban/Developed Land

Urban/developed land cover is not recognized by the Natural Communities List (CDFW 2024) but is described by Holland (1986). Urban/developed land refers to areas that have been constructed upon or disturbed so severely that native vegetation is no longer supported. Developed land includes areas with permanent or semi-permanent structures, pavement or hardscape, landscaped areas, and areas with a large amount of debris or other materials. Developed areas are generally graded and compacted, sometimes covered with gravel road base or built, and have little to no vegetation present (Holland 1986).

Developed land within the study area consists of West 2nd Street, South Buena Vista Avenue and surrounding mixed urban development. These areas support limited natural ecological processes, native vegetation, or habitat for wildlife species.

4.3 Impacts

The project will result in 1.8 acres of permanent impacts to non-native grassland, 1.6 acres of permanent impacts to disturbed habitat, and 0.3 acre of permanent impacts to urban/developed lands. The project does not propose any temporary impacts or off-site impacts.

5.0 Species Compendia

5.1 Plants

A total of 16 species of native or naturalized plants consisting of no native (0%) and 16 non-native (100%) species were recorded within the study area. A list of all plant species observed is provided in Attachment C, Species Compendium.

5.2 Wildlife

A total of three wildlife species, all of which were native, were observed in the study area: house finch (*Carpodacus mexicanus*), black phoebe (*Sayornis nigra*), and Say's phoebe (*Sayornis saya*). Wildlife species observed within the study area during the biological reconnaissance include species typically observed in urban environments and are provided in Attachment C, Species Compendium.

6 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (MSHCP Section 6.1.2)

6.1 Riparian/Riverine

6.1.1 Methods

The identification of MSHCP riparian/riverine resources is based on the potential for the habitat to support, or be a tributary to habitat that supports, MSHCP riparian/riverine Covered Species. MSHCP riparian/riverine Covered Species are identified in MSHCP Section 6.1.2. The MSHCP defines riparian/riverine habitat as “lands which contain Habitat dominated by trees, shrubs, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with freshwater flow during all or a portion of the year.”

The project site was assessed for MSHCP Section 6.1.2 riparian/riverine resources by Dudek on January 18, 2024. In addition, Dudek reviewed the National Wetland Inventory (NWI), as well as historic aerial imagery of the project site dating back to 1948 (NetrOnline 2024) to assess if the project site contains any MSHCP Section 6.1.2 riparian/riverine resources.

6.1.2 Existing Conditions and Results

During the site visit, no surface waters, wetlands, or riparian habitats, nor indicators of these resources (i.e., cracked soils, moist soils, hydrophytic vegetation, etc.) were observed. There are no mapped NWI wetlands within the study area (USFWS 2024). The nearest NWI-mapped wetland is located approximately 0.4 mile west of the study area and is comprised of a concrete lined flood control channel that receives flows from the Santa Ana River (located northwest of the project site and across Highway 91). This NWI feature is separated from the study area by South Lincoln Avenue, West 2nd Street, and urban development.

As previously discussed, the project site is comprised of highly disturbed lands. The site was graded and developed in 1959, when it was turned into a commercial development (i.e., parking lot). In 1980, the site once again underwent development when the parking lot was changed into a residential development. Finally, between 2016 and 2018, the residential development was demolished, and the site was graded and landscaped to its current condition. This series of development activities has resulted in the project site being comprised highly compacted fill that does not support riparian/riverine resources.

A desktop analysis of aerial imagery revealed evidence of ponding with a constructed detention basin within the western portion of the project site in February 2016, October 2016, and March 2017 (Google Earth 2024). Based on the site visit as well as a desktop review of historic and current aerial imagery, it appears this ponded area is a result of captured sheet flow both within the project site as well as sheet flow that originates from the large shopping center/urban development southeast of the project site that enters the project site from the parking lot entrance/exit, where it follows the onsite topography created when the site was last graded. In December 2017, this detention basin appears to have been graded over and is not long evident in aerial images.

As such, the project site does not support riparian/riverine resources as defined by the MSHCP; therefore, no impacts to riparian/riverine resources will occur and no mitigation is required.

The project site does not contain MSHCP Section 6.1.2 riparian/riverine resources; therefore, no impacts to riparian/riverine resources will occur and no mitigation is required.

6.2 Vernal Pools

The MSHCP defines vernal pools as “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.” Artificially created wetlands, except for those created intentionally to provide habitat or resulting from the creation of open waters or alteration of natural stream courses, are not considered MSHCP vernal pools.

As previously discussed, study area has been graded resulting in highly compacted fill. While a review of aerial imagery revealed evidence of ponding from 2016 through 2017, this feature appears to have been graded over sometime in late 2017 and is no longer present (Google Earth 2024). Currently, the study area lacks depressions where water can pool or pond and does not contain vernal pool indicator plants or cracked soils. As such, the study area is not suitable to support vernal pools or other habitats that experience prolonged inundation.

Impacts from project implementation to MSHCP vernal pools are not anticipated and no mitigation is required.

6.3 Fairy Shrimp

The MSHCP defines suitable fairy shrimp habitat as “For Riverside, vernal pool and Santa Rosa fairy shrimp, mapping of stock ponds, ephemeral pools and other features shall be undertaken as determined appropriate by a qualified biologist.” As stated above, the study area does not contain vernal pools or vernal pool indicator plants, depressions (including tire ruts), cracked soils, or indications of ponding. A review of historical aerial imagery showed evidence of ponding from 2016 through 2017; however, this feature appears to have been graded over sometime in late 2017 and is no longer present (Google Earth 2024). Currently, the study area lacks depressions where water can pool or pond; therefore, it does not contain suitable to support fairy shrimp species.

Fairy shrimp protocol surveys are not warranted due to a lack of suitable habitat. Impacts from project implementation to fairy shrimp species are not anticipated and no mitigation is required.

6.4 Riparian Birds

The MSHCP requires habitat assessments and focused surveys (if suitable habitat) for least Bell’s vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), and yellow-billed cuckoo (*Coccyzus americanus*). The study area does not contain vegetation communities considered riparian habitat per the California Natural Community List (CDFW 2024). As such, the study area lacks suitable habitat to support MSHCP riparian bird species, including least Bell’s vireo, southwestern willow flycatcher, and yellow-billed cuckoo.

Riparian bird protocol surveys are not warranted due to a lack of suitable habitat. Impacts from project implementation to MSHCP riparian bird species are not anticipated and no mitigation is required.

Based on the information presented in Section 6.0 of this memorandum, the project demonstrates consistency with Section 6.1.2 of the MSHCP.

7.0 Protection of Narrow Endemic Plant Species (MSHCP Section 6.1.3)

The project site is not located within a Narrow Endemic Plant Species Survey Area; therefore, focused surveys were not warranted (Attachment A, Figure 3, MSHCP).

The project is consistent with Section 6.1.3 of the MSHCP.

8.0 Additional Survey Needs and Procedures (Section 6.3.2)

The project site is not located within any MSHCP Section 6.3.2 Additional Survey Needs and Procedures Survey Areas; therefore, focused surveys were not warranted (Attachment A, Figure 3, MSHCP).

The project is consistent with Section 6.3.2 of the MSHCP.

9.0 Information on Other Species

9.1 Delhi Sands Flower-Loving Fly

The project site is located outside areas mapped as Delhi soils within the MSHCP baseline data; therefore, habitat assessments and focused surveys are not required for the Delhi sand flower-loving fly (*Rhaphiomidas terminatus abdominalis*).

9.2 Coastal California Gnatcatcher

The project site lacks suitable habitat for coastal California gnatcatcher (*Polioptila californica californica*) thus eliminating the potential for this species to occur; therefore, focused surveys were not warranted.

9.3 Species Not Adequately Conserved

None of the species listed in MSHCP Table 9-3, Requirements to be Met for 28 Species Prior to Including Those Species on the List of Covered Species Adequately Conserved, have potential to occur within the study area based on lack of suitable habitat, and/or outside the species known geographic range. Therefore, no further action is required with regard to these species.

Based on the information presented in Section 9.0 of this memorandum, the project demonstrates consistency with Section 6.3.2 of the MSHCP.

10 Guidelines Pertaining to Urban/Wildlands Interface (MSHCP Section 6.1.4)

Proposed developments adjacent to MSHCP Conservation Areas may create edge effects that can impact conserved biological resources. The MSHCP provides several guidelines that address potential indirect effects from proposed developments that are in proximity to MSHCP Conservation Areas. These guidelines include measures addressing the quantity and quality of runoff generated by the development (i.e., drainage and toxics), night lighting, noise, non-native invasive plant species, barriers to humans and animal predators, and grading/land development encroachment.

The project site is not adjacent to nor in the immediate proximity to existing or proposed MSHCP Conservation Areas; therefore, the Urban/Wildlands Interface Guidelines are not applicable to the project.

The project is consistent with Section 6.1.4 of the MSHCP.

11 Construction Guidelines (MSHCP Section 7.5.3)

The project is subject to all applicable construction guidelines identified in MSHCP Section 7.5.3. The following is a summary of the potentially applicable guidelines:

- Plans for water pollution and erosion control will be prepared for all Discretionary Projects involving the movement of earth in excess of 50 cubic yards. The plans will describe sediment and hazardous materials control, dewatering or diversion structures, fueling and equipment management practices, use of plant material for erosion control. Plans will be reviewed and approved by the County of Riverside and participating jurisdiction prior to construction.
- Timing of construction activities will consider seasonal requirements for breeding birds and migratory non-resident species. Habitat clearing will be avoided during species active breeding season defined as March 1 to June 30.
- Sediment and erosion control measures will be implemented until such time soils are determined to be successfully stabilized.
- Silt fencing or other sediment trapping materials will be installed at the downstream end of construction activities to minimize the transport of sediments off-site.
- Settling ponds where sediment is collected will be cleaned in a manner that prevents sediment from re-entering the stream or damaging/disturbing adjacent areas. Sediment from settling ponds will be removed to a location where sediment cannot re-enter the stream or surrounding drainage area. Care will be exercised during removal of silt fencing to minimize release of debris or sediment into stream.
- The footprint of disturbance will be minimized to the maximum extent Feasible. Access to sites will occur on pre-existing access routes to the greatest extent possible.

- Exotic species removed during construction will be properly handled to prevent sprouting or regrowth.
- Training of construction personnel will be provided.
- Ongoing monitoring and reporting will occur for the duration of the construction activity to ensure implementation of best management practices.
- Active construction areas shall be watered regularly to control dust and minimize impacts to adjacent vegetation.
- All equipment maintenance, staging, and dispensing of fuel, oil, coolant, or any other toxic substances shall occur only in designated areas within the proposed grading limits of the project site. These designated areas shall be clearly marked and located in such a manner as to contain run-off.
- Waste, dirt, rubble, or trash shall not be deposited in the Conservation Area or on native habitat.

12 Best Management Practices (MSHCP Volume 1, Appendix C)

The Project Applicant will implement the BMPs identified in Volume I, Appendix C of the MSHCP (County of Riverside 2003):

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

13 Conclusion

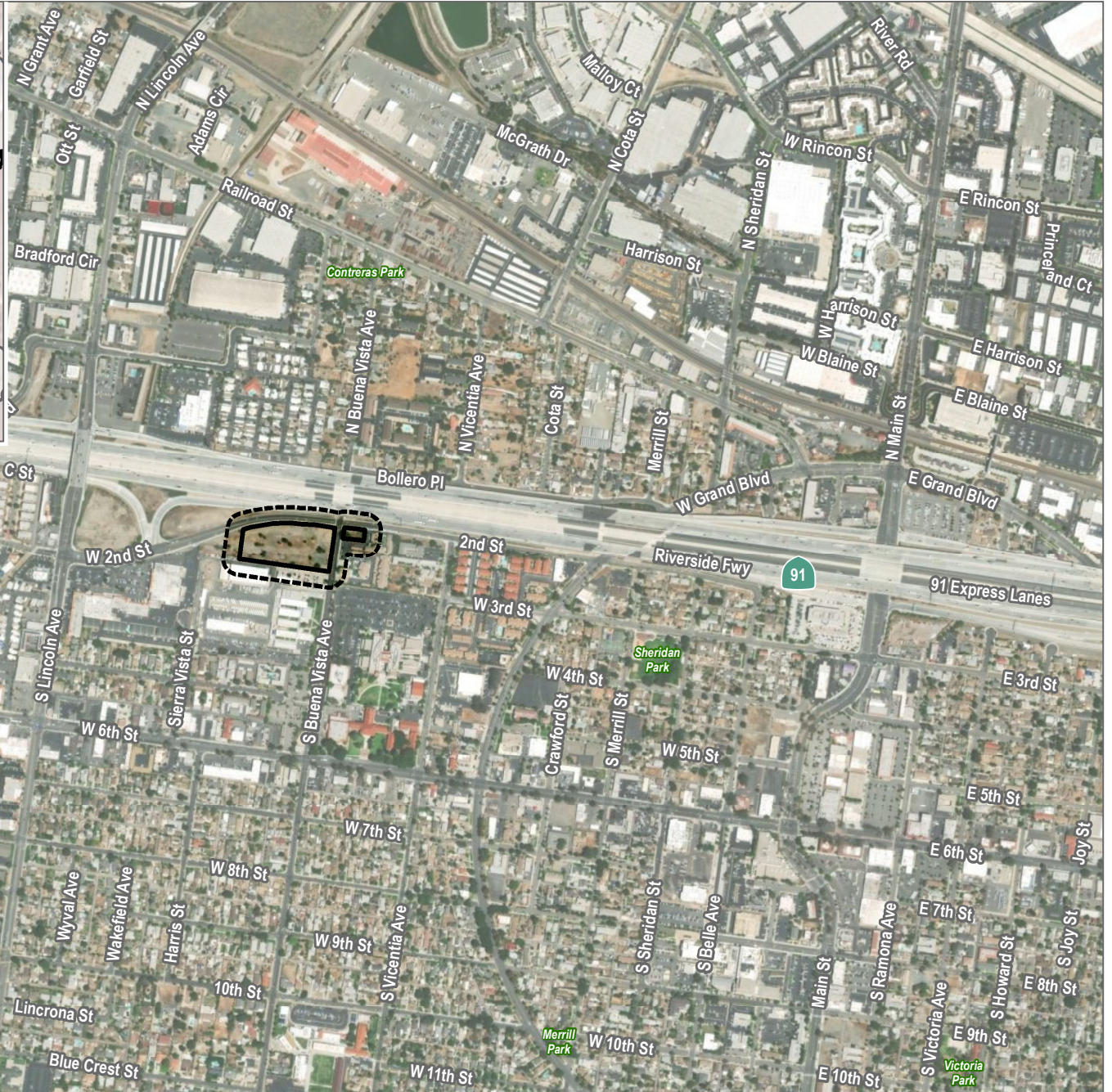
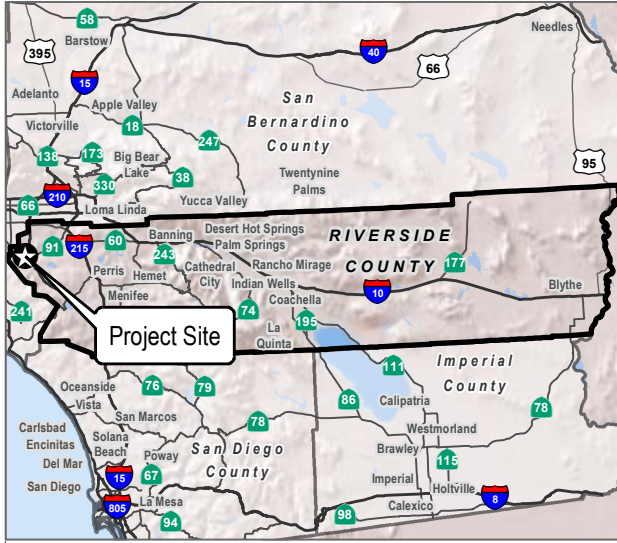
The Corona Family Housing project is consistent with the MSHCP requirements, including Sections 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools), Section 6.1.3 (Protection of Narrow Endemic Plant Species), Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface), and Section 6.3.2 (Additional Survey Needs and Procedures).



14 References

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Attachment A

Figures 1-3



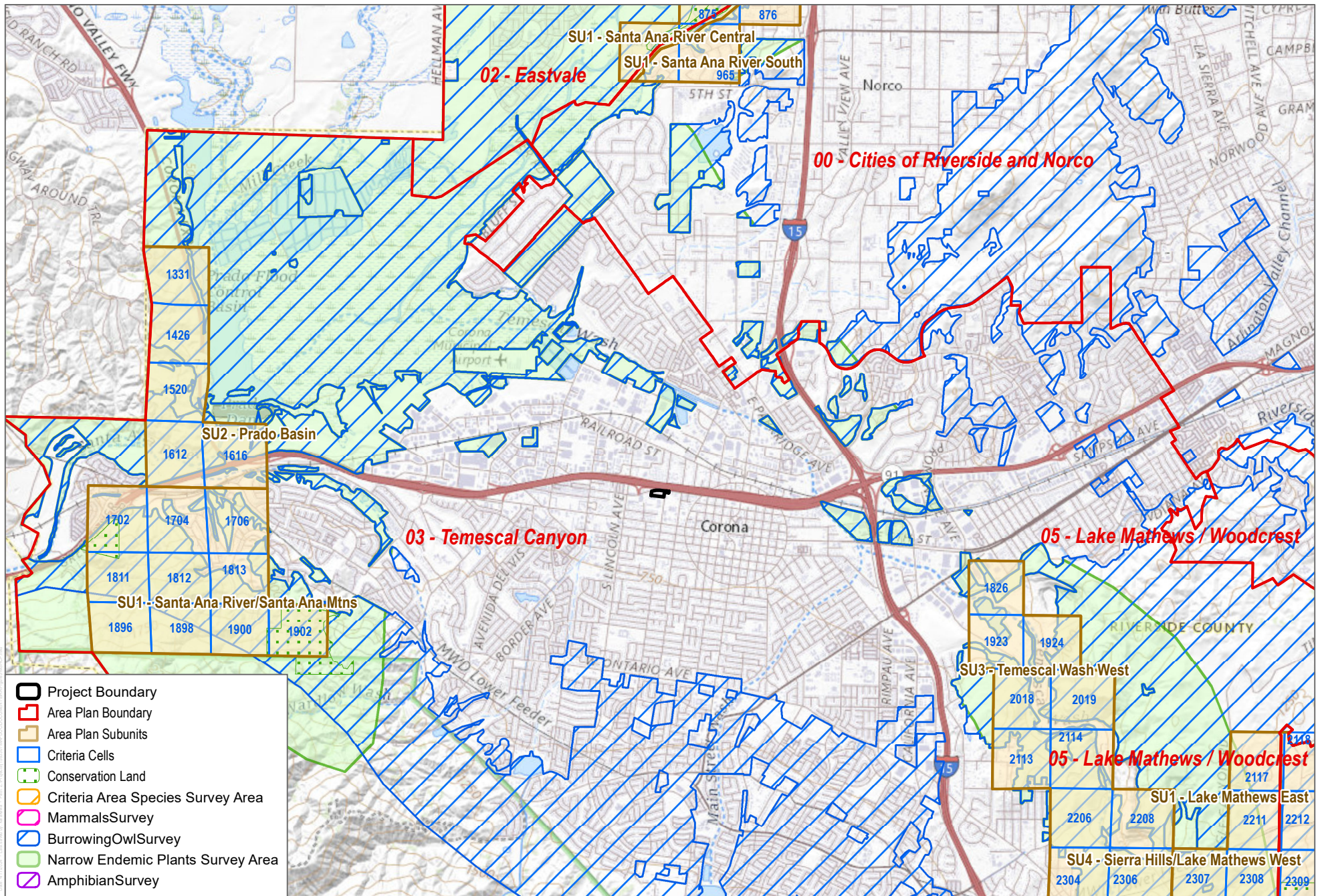
-  Project Boundary
-  Biological Study Area (100 ft. buffer)

SOURCE: ESRI Imagery 2024; Open Street Map 2019



FIGURE 1

Project Location



SOURCE: Riverside County; USGS National Map



SOURCE: ESRI Imagery 2024; Open Street Map 2019

FIGURE 3

Biological Resources

Attachment B

Site Photos



1. View of the project site, facing east



3. View of the project site, facing west



3. View of the project site, facing north



4. View of the project site, facing southeast

Attachment C

Species Compendium

Plant Species

Angiosperms (Dicots)

AMARANTHACEAE – AMARANTH FAMILY

- * *Chenopodium murale* – nettle-leaved goosefoot
- * *Salsola tragus* – prickly Russian thistle

ANARCACEAE – SUMAC FAMILY

- * *Schinus molle*- Peruvian pepper tree

ASTERACEAE – SUNFLOWER FAMILY

- * *Gazania linearis* – treasure flower

BRASSICACEAE – MUSTARD FAMILY

- * *Hirschfeldia incana* – short-pod mustard
- * *Sisymbrium irio* – London rocket

GERANIACEAE – GERANIUM FAMILY

- * *Erodium cicutarium* – red stemmed filaree, redstem stork's bill

MALVACEAE – MALLOW FAMILY

- * *Malva parviflora* – cheeseweed mallow

MORACEAE – MULBERRY FAMILY

- * *Ficus carica* – common fig tree
- * *Ficus elastica* – rubber tree

OLEACEAE – OLIVE FAMILY

- * *Olea europaea*- olive tree

ULACEAE – ELM FAMILY

- * *Ulmus parvifolia* – Chinese elm

Angiosperms (Monocots)

ARECACEAE- PALM FAMILY

- * *Washingtonia robusta* – Mexican fan palm

ASPARAGACEAE – ASPARAGUS FAMILY

- * *Yucca gigantea* – giant yucca

POACEAE – GRASS FAMILY

- * *Schismus barbatus* – Mediterranean grass

Gymnosperms

CURPESSACEAE – CYPRESS FAMILY

- * *Cupressus sempervirens* – Italian cypress, Mediterranean cypress

Wildlife Species – Vertebrates

Birds

FRINGILLIDAE – FINCHES

- Carpodacus mexicanus* – house finch

TYRANNIDAE – TYRANT FLYCATCHERS

- Sayornis nigricans* – black phoebe
- Sayornis saya* – Say's phoebe

- * signifies introduced (non-native) species