

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 3.37
(ID # 12911)

MEETING DATE:

Tuesday, June 30, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: CVMSHCP 2020-01 (PRE-APPLICATION REVIEW (PAR) NO. 1410) Allocation of Additional Take within the Thousand Palms Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) – for a future development project located northerly of Varner Road, southerly of Vista Chino, easterly of Rio Del Sol, westerly of Sierra Del Sol, more specifically, Assessor's Parcel No. 648-110-009. District 4. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

APPROVE the Allocation of Additional Take within the following habitat types for this specific property up to, but not exceeding:

- | | |
|--|-----------|
| a. Habitat for C.V. Milkvetch | 3.8 acres |
| b. Habitat for Flat-tailed Horned Lizard | 3.8 acres |
| c. Habitat for Le Conte's Thrasher | 3.8 acres |
| d. Habitat for C.V. Round-Tailed Ground Squirrel | 3.8 acres |
| e. Habitat for Palm Springs Pocket Mouse | 3.8 acres |
| f. Fluvial and Aeolian Sand Transport Area | 3.8 acres |

The total parcel size is 15 acres, with a proposed project area of 5 acres. However, only 8 percent is an allowed Take under Board Policy A-61, which is 1.2 acres. Therefore, what is required is a net balance of 3.8 acres of additional Take needed to be authorized. The habitat areas listed above are not additive and would overlap due to the nature of the listed habitat.

ACTION: Policy

Charissa Leach, Assistant TLMA Director

6/23/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Hewitt and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: June 30, 2020
xc: TLMA-Planning

Kecia R. Harper
Clerk of the Board

By:
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: 100 % Applicant Fees			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside approved the Coachella Valley Multiple Species Habitat Conservation Plan (Plan) on October 2, 2007. To ensure fair, consistent, and effective implementation of the Plan, Board Policy A-61 was adopted on February 26, 2008, establishing principles and policies affecting both private and public projects within the conservation areas. Under Board Policy A-61, a landowner is allocated a maximum of 8% of each Plan habitat types within a proposed project's gross acreage, unless otherwise authorized under the policy. Additional Take, in excess of the above allocation, may be allowed by the Board for individual projects. In considering the merit of recommending additional Take, the Planning Director shall consider the community need for the proposed development, such as the provision of low-income housing, the creation of job producing projects, or relevant site related issues.

PROJECT DESCRIPTION:

This is a request to allocate additional Take for the future development of 5 acres within a 15-acre parcel. The landowner has not submitted an application for the development of the property at this time; however, the landowner has submitted a conceptual plan (under PAR 1410) that proposes to construct an office building, outdoor storage area, and parking area for a contractor storage yard, within the 5 acres of a 15-acre parcel.

Project Details:

The project site is located within the Thousand Palms Conservation Area of the Plan. Under Board Policy A-61, the project site contains the following:

A. Habitat Type	B. Acres of Habitat	C. 8% Allowed Disturbance (B x 8%)	D Requested Additional Take	E Acreage of Total Take (C + D)
C.V. Milkvetch	15.0	1.2	3.8	5.0
Flat-tailed Horned Lizard	15.0	1.2	3.8	5.0
Le Conte's Thrasher	15.0	1.2	3.8	5.0
C.V. Round-Tailed Ground Squirrel	15.0	1.2	3.8	5.0
Palm Springs Pocket Mouse	15.0	1.2	3.8	5.0

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Fluvial & Aeolian Sand Transport	15.0	1.2	3.8	5.0
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The balance of the property (10 acres) not used for the project will be dedicated to the Coachella Valley Conservation Commission for conservation under the Plan.

This allocation of additional Take is contingent upon successful completion of a subsequent development proposal, and shall be awarded only for the period of time of which the entitlement is valid. Any future discretionary action for the development proposal, including extensions of time to use the entitlement, shall be subject to the County's determination of Take available at the time such discretionary action is considered.

Impact on Residents and Businesses

There are no impacts on residents or businesses with this action at this time. Any future development proposals will be required to comply with the California Environmental Quality Act (CEQA) at the appropriate time once an actual project moves forward in the review process. Any impacts that are identified at that time shall be analyzed and mitigated in accordance with the appropriate CEQA document for the implementing project.

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

ATTACHMENT A - CVCC Joint Project Review



Jason Farin, Principal Management Analyst 6/24/2020

FINAL
Coachella Valley Conservation Commission
Joint Project Review (JPR)

Date: March 15, 2018

Project Information

Applicant/Project Name: Alvarenga

CVCC ID: 18-002

Conservation Area: Thousand Palms Conservation Area

Total Project Acreage: 15 Acres

Project Acreage within Conservation Area: 15 Acres

Project Location: APN 648110009

Project Summary: The Proposed Action consists of 15 Acres total in the Thousand Palms Conservation Area. Five Acres will be a contractor's storage yard with a permanent entitlement. The remaining 10 Acres will be held for permanent conservation. An analysis of the fifteen acres showing the impact of species and natural communities consistent with the Coachella Valley Multiple Species Habitat Conservation Plan and is if conditioned for the required Avoidance and Minimization and applicable Land Use Adjacency Guidelines as listed in Section 7.3 of the Plan. Required measures are summarized below.

Site Planning Standard 1: Development on the property shall not impede water-borne sand transport across the parcel in its natural direction of flow.

This Site Planning Standard will be satisfied by the required Flood Plan Management Review.

Site Planning Standard 2: Development shall be limited to 50% of the parcel for parcels smaller than 4 acres in size.

This Site Planning Standard will be satisfied by a lot split with the Conserved portion being purchased by CVCC at fair market value. No grading, building or other Development permit may be issued until this condition is met.

Site Planning Standard 3: Onsite driveways shall be at grade, without gutters, curbs, berms, or other elevated areas that may impede or divert the passage of water-borne or wind-borne sand.

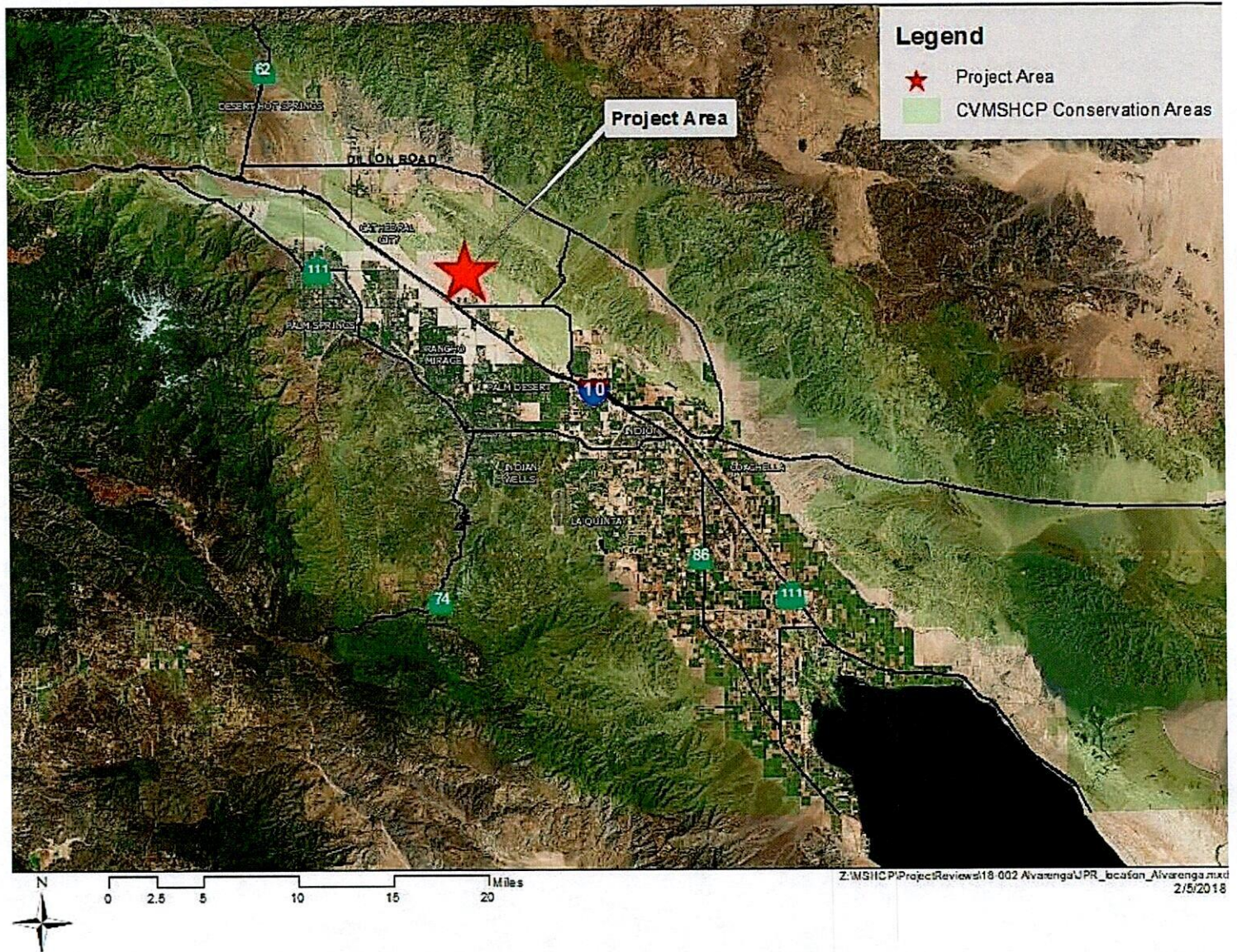
This Site Planning Standard is satisfied by including these requirements as conditions of approval on any grading, building or other Development permit.

The County of Riverside shall consider the Land Use Adjacency Guidelines detailed in CVMSHCP Plan Section 4.5 and this JPR and implement these where applicable.

Acres of Proposed New Disturbance: 5 Acres

Acres of Proposed Conservation: 10 Acres

Project Location



Conservation Objectives Review

Contractor's Storage Yard Project							
Thousand Palms Conservation Area							
Conservation Objective	Total Acres of Proposed Disturbance ¹	Acres of Disturbance Authorized by Plan	Proposed Disturbance as a Percentage of Authorized Disturbance	Rough Step (Acres of Disturbance Currently Available)	Acres Conserved by Project	Acres to be Conserved by Plan	% Required Conservation
Conserve Core Habitat for CV milkvetch	5.00	111	4.50%	94.21	10	1001	0
Conserve Core Habitat for flattailed horned lizard (predicted)	5.00	97	5.15%	81.64	10	877	0
Conserve Other Cons. Habitat for Le Conte's thrasher	5.00	552	0.91%	335.36	10	3879	0
Conserve Core Habitat for CV round-tailed ground squirrel	5.00	468	1.07%	293.90	10	2974	0
Conserve Core Habitat for Palm Springs pocket mouse	5.00	518	0.97%	331.95	10	3588	0
Conserve fluvial & aeolian sand transport areas	5.00	573	0.87%	330.51	10	4100	0

¹ Of this Authorized Take, 147 acres can be used only in Section 8 T4S R6E

Special Site Planning Standards:

Special Site Planning Standards apply in those portions of Sections 7 and 8, T4S R6E, located in the Conservation Area and with a Rural Residential general plan land use designation as of June 2004. It is estimated that the implementation of the standards would conserve over 80% of the vacant parcels as of June 2004. The standards are described below.

Site Planning Standard 1: Development on the property shall not impede water-borne sand transport across the parcel in its natural direction of flow. A drainage plan for the site shall be required and demonstrate that natural flows onto the parcel shall be conveyed offsite in the natural pre-disturbance direction of flow. Water-borne sediments shall not be artificially retained onsite.

Site Planning Standard 2: Development shall be limited to 50% of the parcel for parcels smaller than 4 acres in size. Development shall be limited to 2 acres on parcels 4 acres or larger in size. The portion of each parcel that is not Developed shall be permanently conserved as natural open space through conveyance of fee title or conservation easement, or through deed restriction prior to issuance of any grading permit. The owner will be compensated by CVCC for the fair market value of the portion of the parcel required to be conserved. The Local Permittee(s) shall incorporate feasible design, orientation, or other criteria in the Implementation Manual. The portion of the site to be conserved shall be determined consistent with attainment of Site Planning Standard 1 and the maximization of aeolian sand transport relative to adjacent parcels to the extent Feasible. This portion of the property shall not be fenced.

Site Planning Standard 3: Onsite driveways shall be at grade, without gutters, curbs, berms, or other elevated areas that may impede or divert the passage of water-borne or wind-borne sand.

Required Measures for the Conservation Area Applicable to this Proposed Project

Required Measure 4

The Permittee shall comply with applicable avoidance, minimization, and mitigation measures described in Section 4.4 and the Land Use Adjacency Guidelines as described in Section 4.5.

Other Plan Requirements

Section 4.4: Avoidance, Minimization, and Mitigation Measures

Covered Riparian Bird Species. This measure does not apply to single-family residences and any non-commercial accessory uses and structures including but not limited to second units on an existing legal lot. Riparian Habitat here refers to the following natural communities: southern arroyo willow riparian forest, Sonoran cottonwood-willow riparian forest, desert fan palm oasis woodland, and southern sycamore-alder riparian woodland in the Cabazon, Stubbe and

Cottonwood Canyons, Whitewater Canyon, Upper Mission Creek/Big Morongo Canyon, Thousand Palms, Indio Hills Palms, Joshua Tree National Park, Mecca Hills and Orocopia Mountains, Dos Palmas, Coachella Valley Stormwater Channel and Delta, and Santa Rosa and San Jacinto Mountains Conservation Areas. Covered Activities, including O&M of facilities and construction of permitted new projects, in riparian Habitat will be conducted to the maximum extent Feasible outside of the March 15 – September 15 nesting season for least Bell's vireo, and the May 1 – September 15 nesting season for southwestern willow flycatcher, summer tanager, yellow warbler, and yellow-breasted chat. If Covered Activities must occur during the nesting season, surveys shall be conducted to determine if any active nests are present. If active nests are identified, the Covered Activity shall not be conducted within 200 feet of an active nest. If surveys conducted during the nesting season document that Covered nesting riparian bird Species are not present, the Covered Activity may proceed.

Fluvial Sand Transport. Activities, including O&M of facilities and construction of permitted new projects, in fluvial sand transport areas in the Cabazon, Stubbe and Cottonwood Canyons, Snow Creek/Windy Point, Whitewater Canyon, Whitewater Floodplain, Upper Mission Creek/Big Morongo Canyon, Mission Creek/Morongo Wash, Willow Hole, Long Canyon, Edom Hill, Thousand Palms, West Deception Canyon, and Indio Hills/Joshua Tree National Park Linkage Conservation Areas will be conducted in a manner to maintain the fluvial sand transport capacity of the system.

Le Conte's Thrasher. This measure does not apply to single-family residences and any non-commercial accessory uses and structures including but not limited to second units on an existing legal lot, or to O&M of Covered Activities. In modeled Le Conte's thrasher Habitat in all the Conservation Areas, during the nesting season, January 15 - June 15, prior to the start of construction activities, surveys will be conducted by an Acceptable Biologist on the construction site and within 500 feet of the construction site, or to the property boundary if less than 500 feet. If nesting Le Conte's thrashers are found, a 500 foot buffer, or to the property boundary if less than 500 feet, will be established around the nest site. The buffer will be staked and flagged. No construction will be permitted within the buffer during the breeding season of January 15 - June 15 or until the young have fledged.

Mesquite Hummocks and Mesquite Bosque Natural Communities. This measure does not apply to single-family residences and any non-commercial accessory uses and structures including but not limited to second units on an existing legal lot, or to O&M of Covered Activities. Construction activities in the Cabazon, Willow Hole, Thousand Palms, Indio Hills Palms, East Indio Hills, Dos Palmas, Coachella Valley Stormwater Channel and Delta, and Santa Rosa and San Jacinto Mountains Conservation Areas will avoid mesquite hummocks and mesquite bosque to the maximum extent Feasible.

Palm Springs Pocket Mouse. To avoid impacts to the Palm Springs pocket mouse and its habitat in the Upper Mission Creek/Big Morongo Canyon and Willow Hole Conservation Areas, Flood Control-related construction activities will comply with the following avoidance and minimization measures.

- **Clearing:** For construction that would involve disturbance to Palm Springs pocket mouse habitat, activity should be phased to the extent feasible and practicable so that suitable habitat islands are no farther than 300 feet apart at any given time to allow

pocket mice to disperse between habitat patches across non-suitable habitat (i.e., unvegetated and/or compacted soils). Prior to project construction, a biological monitor familiar with this species should assist construction crews in planning access routes to avoid impacts to occupied habitat as much as feasible (i.e., placement of preferred routes on project plans and incorporation of methods to avoid as much suitable habitat/soil disturbance as possible). Furthermore, during construction activities, the biological monitor will ensure that connected, naturally vegetated areas with sandy soils and typical native vegetation remain intact to the extent feasible and practicable. Finally, construction that involves clearing of habitat should be avoided during the peak breeding season (approximately March to May), and activity should be limited as much as possible during the rest of the breeding season (January to February and June to August).

- **Revegetation:** Clearing of native vegetation (e.g., creosote, rabbitbrush, burrobrush, cheesebush) should be followed by revegetation, including natural reestablishment and other means, resulting in habitat types of equal or superior biological value for Palm Springs pocket mouse.
- **Trapping/Holding:** All trapping activity should be conducted in accordance with accepted protocols and by a qualified biologist who possesses a Memorandum of Understanding with CDFG for live-trapping of heteromyid species in Southern California.
- **Translocation:** Should translocation between distinct population groups be necessary, as determined through the Adaptive Management and Monitoring Program, activity should be conducted by a qualified biologist who possesses a Memorandum of Understanding with CDFG for live-trapping of heteromyid species in Southern California. Trapping and subsequent translocation activity should be conducted in accordance with accepted protocols. Translocation programs should be coordinated by or conducted by the CVCC and/or RMOC to determine the appropriate trapping, holding, marking, and handling methods and potential translocation sites.

Section 4.5 Land Use Adjacency Guidelines

The purpose of Land Use Adjacency Guidelines is to avoid or minimize indirect effects from Development adjacent to or within the Conservation Areas. Adjacent means sharing a common boundary with any parcel in a Conservation Area. Such indirect effects are commonly referred to as edge effects, and may include noise, lighting, drainage, intrusion of people, and the introduction of non-native plants and non-native predators such as dogs and cats. Edge effects will also be addressed through reserve management activities such as fencing. The following Land Use Adjacency Guidelines shall be considered by the Permittees in their review of individual public and private Development projects adjacent to or within the Conservation Areas to minimize edge effects, and shall be implemented where applicable.

4.5.1 Drainage

Proposed Development adjacent to or within a Conservation Area shall incorporate plans to ensure that the quantity and quality of runoff discharged to the adjacent Conservation Area is not altered in an adverse way when compared with existing conditions. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the adjacent Conservation Area.

4.5.2 Toxics

Land uses proposed adjacent to or within a Conservation Area that use chemicals or generate bio-products such as manure that are potentially toxic or may adversely affect wildlife and plant species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in any discharge to the adjacent Conservation Area.

4.5.3 Lighting

For proposed Development adjacent to or within a Conservation Area, lighting shall be shielded and directed toward the developed area. Landscape shielding or other appropriate methods shall be incorporated in project designs to minimize the effects of lighting adjacent to or within the adjacent Conservation Area in accordance with the guidelines to be included in the Implementation Manual.

4.5.4 Noise

Proposed Development adjacent to or within a Conservation Area that generates noise in excess of 75 dBA L_{eq} hourly shall incorporate setbacks, berms, or walls, as appropriate, to minimize the effects of noise on the adjacent Conservation Area in accordance with the guidelines to be included in the Implementation Manual.

4.5.5 Invasives

Invasive, non-native plant species shall not be incorporated in the landscape for land uses adjacent to or within a Conservation Area. Landscape treatments within or adjacent to a Conservation Area shall incorporate native plant materials to the maximum extent Feasible; recommended native species are listed in Table 4-112. The plants listed in Table 4-113 shall not be used within or adjacent to a Conservation Area. This list may be amended from time to time through a Minor Amendment with Wildlife Agency Concurrence.

Table 4-112: Coachella Valley Native Plants Recommended for Landscaping¹

BOTANICAL NAME	COMMON NAME
Trees	
<i>Washingtonia filifera</i>	California Fan Palm
<i>Cercidium floridum</i>	Blue Palo Verde
<i>Chilopsis linearis</i>	Desert Willow
<i>Olneya tesota</i>	Ironwood Tree
<i>Prosopis glandulosa var. torreyana</i>	Honey Mesquite
Shrubs	
<i>Acacia greggii</i>	Cat's Claw Acacia
<i>Ambrosia dumosa</i>	Burro Bush
<i>Atriplex canescens</i>	Four Wing Saltbush
<i>Atriplex lentiformis</i>	Quailbush
<i>Atriplex polycarpa</i>	Cattle Spinach
<i>Baccharis sergiloides</i>	Squaw Water-weed
<i>Bebia juncea</i>	Sweet Bush
<i>Cassia (Senna) covesii</i>	Desert Senna
<i>Condalia parryi</i>	Crucillo
<i>Crossosoma bigelovii</i>	Crossosoma
<i>Dalea emoryi</i>	Dye Weed
<i>Dalea (Psorothamnus) schottii</i>	Indigo Bush
<i>Datura meteloides</i>	Jimson Weed
<i>Encelia farinosa</i>	Brittle Bush
<i>Ephedra aspera</i>	Mormon Tea
<i>Eriogonum fasciculatum</i>	California Buckwheat
<i>Eriogonum wrightii membranaceum</i>	Wright's Buckwheat
<i>Fagonia laevis</i>	(No Common Name)
<i>Gutierrezia sarothrae</i>	Matchweed
<i>Haplopappus acradenius</i>	Goldenbush
<i>Hibiscus denudatus</i>	Desert Hibiscus
<i>Hoffmannseggia microphylla</i>	Rush Pea
<i>Hymenoclea salsola</i>	Cheesebush
<i>Hyptis emoryi</i>	Desert Lavender
<i>Isomeris arborea</i>	Bladder Pod
<i>Juniperus californica</i>	California Juniper
<i>Krameria grayi</i>	Ratany
<i>Krameria parvifolia</i>	Little-leaved Ratany
<i>Larrea tridentate</i>	Creosote Bush
<i>Lotus rigidus</i>	Desert Rock Pea
<i>Lycium andersonii</i>	Box Thorn
<i>Petalonyx linearis</i>	Long-leaved Sandpaper Plant
<i>Petalonyx thurberi</i>	Sandpaper Plant
<i>Peucephyllum schottii</i>	Pygmy Cedar
<i>Prunus fremontii</i>	Desert Apricot
<i>Rhus ovata</i>	Sugar-bush
<i>Salazaria mexicana</i>	Paper-bag Bush

BOTANICAL NAME	COMMON NAME
<i>Salvia apiana</i>	White Sage
<i>Salvia eremostachya</i>	Santa Rosa Sage
<i>Salvia vaseyi</i>	Wand Sage
<i>Simmondsia chinensis</i>	Jojoba
<i>Sphaeralcia ambigua</i>	Globemallow (Desert Mallow)
<i>Sphaeralcia ambigua rosacea</i>	Apricot Mallow
<i>Trixis californica</i>	Trixis
<i>Zauschneria californica</i>	California Fuchsia
Groundcovers	
<i>Mirabilis bigelovii</i>	Wishbone Bush (Four O'Clock)
<i>Mirabilis tenuiloba</i>	White Four O'Clock (Thin-lobed)
Vines	
<i>Vitis girdiana</i>	Desert Grape
Accent	
<i>Muhlenbergia rigens</i>	Deer Grass
Herbaceous Perennials²	
<i>Adiantum capillus-veneris</i>	Maiden-hair Fern (w)
<i>Carex alma</i>	Sedge (w)
<i>Dalea parryi</i>	Parry Dalea
<i>Eleocharis montevidensis</i>	Spike Rush (w)
<i>Equisetum laevigatum</i>	Horsetail (w)
<i>Juncus bufonis</i>	Toad Rush (w)
<i>Juncus effuses</i>	Juncus (w)
<i>Juncus macrophyllus</i>	Juncus (w)
<i>Juncus mexicanus</i>	Mexican Rush (w)
<i>Juncus xiphioides</i>	Juncus (w)
<i>Notholaena parryi</i>	Parry Cloak Fern
<i>Pallaea mucronata</i>	Bird-foot Fern
Cacti and Succulents	
<i>Agave deserti</i>	Desert Agave
<i>Asclepias albicans</i>	Desert Milkweed (Buggy-whip)
<i>Asclepias subulata</i>	Ajamete
<i>Dudleya arizonica</i>	Live-forever
<i>Dudleya saxosa</i>	Rock Dudleya
<i>Echinocereus engelmannii</i>	Calico Hedgehog Cactus
<i>Ferocactus acanthodes</i>	Barrel Cactus
<i>Fouquieria splendens</i>	Ocotillo
<i>Mamillaria dioica</i>	Nipple Cactus
<i>Mamillaria tetrancistra</i>	Corkseed Cactus
<i>Nolina parryi</i>	Parry Nolina
<i>Opuntia acanthocarpa</i>	Stag-horn or Deer-horn Cholla
<i>Opuntia bigelovii</i>	Teddy Bear or Jumping Cholla
<i>Opuntia basilaris</i>	Beavertail Cactus
<i>Opuntia echinocarpa</i>	Silver or Golden Cholla
<i>Opuntia ramosissima</i>	Pencil Cholla, Darning Needle Cholla
<i>Yucca schidigera</i>	Mojave Yucca, Spanish Dagger
<i>Yucca whipplei</i>	Our Lord's Candle

¹ Source: "Coachella Valley Native Plants, Excluding Annuals (0 ft. to approximately 3,000 ft. elevation)." Compiled by Dave Heveron, Garden Collections Manager, and Kirk Anderson, Horticulturist, The Living Desert, May, 2000, for the Coachella Valley Mountains Conservancy.

² Common names for herbaceous perennials that are followed by "(w)" indicate a water or riparian species.

Table 4-113: Prohibited Invasive Ornamental Plants¹

BOTANICAL NAME	COMMON NAME
<i>Acacia</i> spp. (all species except <i>A. greggii</i>)	Acacia (all species except native catclaw acacia)
<i>Arundo donax</i> (✓)	Giant Reed or Arundo Grass
<i>Atriplex semibaccata</i> (✓)	Australian Saltbush
<i>Avena barbata</i>	Slender Wild Oat
<i>Avena fatua</i>	Wild Oat
<i>Brassica tournefortii</i> (✓✓)	African or Saharan Mustard
<i>Bromus madritensis</i> ssp. <i>rubens</i> (✓)	Red Brome
<i>Bromus tectorum</i> (✓✓)	Cheat Grass or Downy Brome
<i>Cortaderia jubata</i> [syn. <i>C. atacamensis</i>]	Jubata Grass or Andean Pampas Grass
<i>Cortaderia dioica</i> [syn. <i>C. selloana</i>]	Pampas Grass
<i>Descurainia sophia</i>	Tansy Mustard
<i>Eichhornia crassipes</i>	Water Hyacinth
<i>Elaeagnus angustifolia</i>	Russian Olive
<i>Foeniculum vulgare</i>	Sweet Fennel
<i>Hirschfeldia incana</i>	Mediterranean or Short-pod Mustard
<i>Lepidium latifolium</i>	Perennial Pepperweed
<i>Lolium multiflorum</i>	Italian Ryegrass
<i>Nerium oleander</i>	Oleander
<i>Nicotiana glauca</i> (✓)	Tree Tobacco
<i>Oenothera berlandieri</i> (#)	Mexican Evening Primrose
<i>Olea europea</i>	European Olive Tree
<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>Ricinus communis</i> (✓)	Castorbean
<i>Salsola tragus</i> (✓)	Russian Thistle
<i>Schinus molle</i>	Peruvian Pepper Tree or California Pepper
<i>Schinus terebinthifolius</i>	Brazilian Pepper Tree
<i>Schismus arabicus</i>	Mediterranean Grass
<i>Schismus barbatus</i> (✓✓)	Saharan Grass, Abu Mashī
<i>Stipa capensis</i> (✓✓)	No Common Name
<i>Tamarix</i> spp. (all species) (✓✓)	Tamarisk or Salt Cedar
<i>Taeniatherum caput-medusae</i>	Medusa-head
<i>Tribulus terrestris</i>	Puncturevine
<i>Vinca major</i>	Periwinkle
<i>Washingtonia robusta</i>	Mexican fan palm
<i>Yucca gloriosa</i> (#)	Spanish Dagger

¹ 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.

Key to Table 4-113:

- # indicates species not on CalEPPC October 1999 "Exotic Pest Plants of Greatest Ecological Concern in California" list
- ✓ indicates species known to be invasive in the Plan Area
- ✓✓ indicates particularly troublesome invasive species

4.5.6 Barriers

Land uses adjacent to or within a Conservation Area shall incorporate barriers in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in a Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls and/or signage.

4.5.7 Grading/Land Development

Manufactured slopes associated with site Development shall not extend into adjacent land in a Conservation Area.