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3403 10th Street, Suite 320
Riverside, California 92501

P.O. Box 1667
Riverside, California 92502-1667

Phone: (951) 955-9700
Fax: (951) 955-8873
www.wrc-rca.org

August 17, 2015

Brian Norton
City of Riverside
Community Development Department Planning Division
3900 Main Street, 3rd Floor
Riverside, California 92522

Dear Mr. Norton:

Please find the following JPR attached:

JPR 15-04-15-01. The Local Identifier is P14-0683 through P14-0685.
The JPR file attached includes the following:

- RCA JPR
- Exhibit A, Vicinity Map with MSHCP Schematic Cores and Linkages
- Exhibit B, Criteria Area Cells with MSHCP Vegetation and Project Location
- Exhibit C, Criteria Area Cells with MSHCP Soils and Project Location
- Exhibit D, Criteria Area Cells with Aerial Photography and Proposed Project Impacts
- Regional Map.

Thank you,

Stephanie Standerfer
Western Riverside County Regional Conservation Authority

cc: Karin Cleary-Rose
U.S. Fish and Wildlife Service
777 East Tahquitz Canyon Way,
Suite 208
Palm Springs, California 92262

Heather A. Pert
California Dept. of Fish and Wildlife
3602 Inland Empire Blvd. #C220
Ontario, California 91764



RCA Joint Project Review (JPR)

JPR #: 15-04-15-01

Date: 8/17/15

Project Information

Permittee: City of Riverside
Case Information: Quail Run Apartments
Site Acreage: 30.9 acres
Portion of Site Proposed for MSHCP Conservation Area: 6.18 acres – not in Criteria Cell associated with Riparian/Riverine Mitigation

Criteria Consistency Review

Consistency Conclusion: The project is consistent with both the Criteria and Other Plan requirements.

Data:

Applicable Core/Linkage: Proposed Constrained Linkage 7
Area Plan: Cities of Riverside/Norco

APN	Sub-Unit	Cell Group	Cell
253-240-020 253-240-028 253-060-020	SU 2- Sycamore Canyon/Box Springs West	Independent	719

Criteria and Project Information

Criteria Comments:

- As stated in Section 3.2.3 of the MSHCP, “Proposed Constrained Linkage 7 is comprised of upland Habitat in the vicinity of Central Avenue. It is the only connection from Sycamore Canyon Park to Box Springs Reserve. This Linkage is important for species dispersal and would reduce the likelihood of species extinction as a result of population isolation. Habitat for Planning Species such as cactus wren and Bell's sage sparrow occurs within this Linkage. This Linkage likely provides for movement of common mammals such as bobcat. Maintenance of contiguous Habitat with appropriate refugia for resting, such as rockpiles, brushpiles, windfalls, hollow snags and hollow trees, is important for dispersal of juveniles.”
- The project site overlays into Cell 719 by approximately 1 acre; the remainder of the site is outside of Cells. As stated in Section 3.3.15 of the MSHCP, “Conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 7. Conservation within this Cell will focus on coastal sage scrub and grassland habitat. Areas conserved within this Cell will be connected to coastal sage scrub habitat proposed for conservation in Cell 721 in the Highgrove Area Plan to the east. Conservation within this Cell will range from 15% to 25% of the Cell, focusing in the southeastern portion of the Cell.”

- c. Rough Step: The proposed project is within Rough Step Unit 2. Rough Step 2 encompasses 177,606 acres along the northern border and within the northeastern corner of western Riverside County (see Figure 5, Rough Step Unit #2). This area includes the Badlands, Reche Canyon, San Timoteo Creek, and the San Jacinto Mountains. This area is bounded by Interstate 215 to the west, the San Jacinto River to the southwest, the San Jacinto Mountains to the southeast, and the San Bernardino Mountains to the northeast. There are over 61,020 acres within the Criteria Area in Rough Step 2. Key vegetation communities within Rough Step 2 include coastal sage scrub; grasslands; riparian scrub, woodland, forest; Riversidean alluvial fan sage scrub; and woodlands and forests. Based on the 2013 MSHCP Annual Report, all vegetation categories are “in” rough step. Based on the MSHCP vegetation mapping (Exhibit B), vegetation on the proposed the project site includes Developed/Disturbed habitat, grasslands and coastal sage scrub. Therefore, development on the project site will not conflict with or interfere with the Rough Step Status of Unit 2.
- d. Project information was provided by the Permittee in the JPR application. The JPR package also contains a Focused Biological Assessment prepared by Natural Resources Assessment, Inc. (NRA) dated August 10, 2015, as well as a Determination of Biologically Equivalent or Superior Preservation Report prepared by Natural Resources Assessment dated August 10, 2015. The project site is currently mostly undeveloped, and is largely comprised of a drainage and detention basin. The upland areas are proposed for development. The project will include development of an apartment complex on approximately 11 acres in the southeastern portion of the site. Approximately 6 acres of the site will be used as a borrow site to provide the fill necessary to construct the apartments. The remaining approximately 13 acres will not be impacted by the development. Plate 1 of the NRA June Focused Biological Assessment depicts these areas.
- e. Reserve Assembly: The project site is located in the southwestern portion of Cell 719, not in the southeast area which is the area called out for Conservation and only impacts about 1 acres of this Cell. This Cell was intended to contribute to Proposed Constrained Linkage 7, which is intended to connect lands south of the project site in Sycamore Canyon park, across to the Box Springs Mountains. The project site is not located in an area that would facilitate this movement corridor. Based on the above, the project does not affect the Reserve Assembly goals of the MSHCP.

Other Plan Requirements

Data:

Section 6.1.2 – Was Riparian/Riverine/Vernal Pool Mapping or Information Provided?

- Yes. There are riparian/riverine areas on the project site. There are no vernal pools on the project site and soils are not consistent with vernal pool soil types and are not suitable for fairy shrimp habitat.



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Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

No The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA).

Section 6.3.2 – Was Additional Survey Information Provided?

Yes. The project site is located within a Criteria Area Species Survey Area (CASSA) for Nevin's Barberry, Smooth tarplant, Round-leaved filaree. The project site is located in an Additional Survey Needs and Procedures Area for Burrowing Owl.

Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

Yes. The property is located near future and existing Conservation Areas.

Other Plan Requirement Comments:

- a. Section 6.1.2: According to NRA, the project does support riparian vegetation and riverine habitats. Box Springs Canyon channel crosses through the property which is dammed at the northwestern end of the project. A large detention facility has been formed on the upstream side of this dam, used for flood control. This detention area is frequent cleaned out of sediment by flood control. The project site supports 12.55 acres of riparian habitat (willow mulefat woodland, mulefat scrub, and alluvial fan scrub) and 2.0 acres of riverine habitat for a total of 14.55 acres. The project will have permanent and temporary impacts to riparian and riverine habitats, therefore a DBESP was prepared by NRA. The riparian vegetation onsite represents suitable habitat for riparian birds but will be avoided by permanent impacts, therefore no focused surveys were warranted for riparian birds. There will be temporary impacts to riparian habitat as shown on Figure 5 of the NRA Habitat Assessment report. Because of this, the Permittee shall ensure that no temporary impacts occur during the nesting/breeding season of riparian birds to avoid any impacts. Per Table B of the Focused Biological Assessment, the project (borrow site and development) will permanently impact 0.81 acres of riparian habitat (alluvial fan scrub). The project (borrow site and development) will temporarily impact 5.37 acres of riparian habitat. All temporary impact areas will be restored to pre-project conditions with native habitats found on site. Recontouring after borrow site usage will occur in the temporary impacted areas so that the riverine functions of the site are restored back to pre-project conditions. The project will provide 6.18 acres of on-site restoration areas as mitigation for the permanent and temporary impacts of the project (borrow and development). The 6.18 acre mitigation areas are depicted on Figure 4 of the NRA Habitat Assessment report. The areas as depicted on Figure 4 as mitigation areas shall be placed under a conservation easement and dedicated to a Resource Conservation District or other approved mitigation entity. The City shall ensure the conservation easement is recorded prior to issuance of occupancy permits. The City shall provide a restoration plan to the RCA and Wildlife Agencies prior to issuance of grading permits and shall be responsible for ensuring that the restoration actions are carried out and successful. No suitable soils are reported on site which could support vernal pools; NRA did not note any areas of ponding that would be

indicative of vernal pools. Additionally, no suitable soils or habitat was identified on site that could support fairy shrimp. Based on the information provided by NRA, and as long as temporary impacts occur outside of the riparian bird breeding/nesting season, and the fact that the project will provide restoration and conservation of 6.32 acres of riparian and riverine habitats after project construction, project demonstrates consistency with Section 6.1.2 of the MSHCP.

- b. Section 6.1.3: The project site is not within a NEPSSA, therefore no surveys were conducted.
- c. Section 6.3.2: The project site is located within a CASSA for Nevin's Barberry, Smooth tarplant, Round-leaved filaree. The project site is located in an Additional Survey Needs and Procedures Area for Burrowing Owl. NRA conducted habitat suitability surveys for the three CASSA species. No suitable soils or habitat was identified on site for smooth tarplant or Round-leaved filaree. No Nevin's Barberry was identified during the surveys. The project site is located within the survey area for Burrowing Owl. NRA surveyed the site for suitability for burrowing owls. No suitable habitat was identified on site, therefore no focused surveys were conducted. Based on the information provided by NRA, the project demonstrates consistency with Section 6.3.2 of the MSHCP.
- d. Section 6.1.4: Future Conservation Areas are located within and near the project site. To preserve the integrity of areas dedicated as MSHCP Conservation Areas, the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP Conservation Area should be considered by the Permittee in their actions relative to the project. Specifically, the Permittee should include as project conditions of approval the following measures:
 - i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas. According to the Habitat Assessment, the project shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System requirements to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared to the existing conditions. Additionally, stormwater 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 MSHCP Conservation Area. The project may use a variety of methods including natural detention basins, grass swales, or mechanical trapping devices.
 - ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure, which are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and run-off. According to the Habitat Assessment, measures such as those employed to address drainage issues above shall be implemented.

- iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased. According to the Habitat Assessment, the majority of the proposed project will be constructed during the daytime. No proposed lighting is included once construction is completed. The project shall be designed to prevent light spill into Murrieta Creek during construction and from car headlights once completed.
- iv. Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. According to the Habitat Assessment, noise would not exceed residential noise standards. The project shall be designed to reduce noise impacts from construction and operation to Murrieta Creek.
- v. Consider the invasive, non-native plant species listed in *Table 6-2* of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.
- vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or appropriate mechanisms.
- vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

SNS



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