



## RCA Joint Project Review (JPR)

JPR #: 18-08-07-01

Date: 12/04/2018

### Project Information

Permittee: City of Riverside

Case Information: Central and Sycamore Project

Site Acreage: 2.71 acres (2.19-acre project plus excess Caltrans ROW)

Portion of Site Proposed for  
MSHCP Conservation Area: 0 acres

### 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: Highgrove

APN(s)	Sub-Unit	Cell Group	Cell
256-050-013 CalTrans ROW (No APN)	SU1 – Sycamore Canyon/Box Springs Central	Independent	721

### Criteria and Project Information

#### ***Criteria Comments:***

- As stated in Section 3.2.3 of the MSHCP, “Proposed Constrained Linkage 7 is composed 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 is located within Cell 721, independent of a Cell Group. Section 3.3.5 of the MSHCP states, “Conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 7. Conservation within this Cell will focus on coastal sage scrub habitat and riparian scrub, woodlands and forests. Areas conserved within this Cell will be connected to coastal sage scrub habitat proposed for conservation to the north in Cell 635 and to the west in Cell 719 in the City of Riverside. Conservation within this Cell will range from 35% to 45% of the northeastern and central portions of the Cell.”

- c. Rough Step: The proposed Project is within Rough Step Unit 2. Rough Step Unit (RSU) 2 encompasses 177,606 acres along the northern border and within the northeastern corner of western Riverside County (see Figure 4, 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 Unit 2. Key vegetation communities within Rough Step Unit 2 include: coastal sage scrub; grasslands; riparian scrub, woodland, forest; Riversidean alluvial fan sage scrub; and woodlands and forests. Based on the 2015 MSHCP Annual Report, all vegetation categories in this Unit is “in” rough step. Based on the MSHCP vegetation mapping, vegetation on the proposed project site is mostly coastal sage scrub with a small amount of developed/disturbed land. Because Rough Step Unit 5 is “in” rough step, development on the project site will not conflict with or interfere with the Rough Step Status of Unit 2.
- d. Project information provided by the Permittee included the following: RCA Joint Project Review Application dated 10/8/18, a Biological Technical Report (*Analysis*) for Central and Sycamore Project, prepared by Glen Lukos Associates dated 10/8/18, and an undated Site Plan. The 2.71-acre project site is located within the City of Riverside, California. Sycamore Canyon Boulevard lies to the west, Central Avenue is to the south, and the Interstate 215/State Route 60 forms the northern and eastern border. According to the *Analysis*, the proposed project site is composed primarily of bare ground and disturbed vegetation (2.10 acres) dominated by invasive species such as common sow thistle (*Sonchus oleraceus*) and foxtail barley (*Hordeum murinum*). In addition, the project site also contains a 0.61-acre community of Riversidean sage scrub. This community is dominated by California buckwheat (*Eriogonum fasciculatum*), brittlebush (*Encelia farinosa*), and foxtail brome (*Bromus madritensis*). Soils mapped on the project site are excessively drained soils formed in uplands. The existing condition of the project site includes soil disturbance related to cut and fill activities during the construction of Sycamore Canyon Boulevard. According to the *Analysis*, the entire project site was scraped and used for spoil deposition during the construction of Sycamore Canyon Boulevard in 2005.

The proposed project is a commercial development that will be composed of a convenience store, fast-food restaurant, carwash, gas station, and an associated parking lot. The project also includes the addition of five bioretention ponds and four water quality basins that will collect and treat non-point surface flows. Two driveways leading from Sycamore Canyon Boulevard will provide site access. The entire 2.71-acre project site is considered permanently impacted. No temporary impacts or off-site improvements are proposed for this project.

- e. Reserve Assembly: As mentioned above, the project site is located within Cell 721. Conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 7 (PCL-7), and will range from 35% to 45% of the Cell focusing in the northeastern and central portions of the Cell. The focus is on coastal sage scrub habitat and riparian scrub, woodlands and forests. Areas conserved within this Cell will be connected to coastal sage scrub habitat proposed for conservation in Cell 635 to the north and Cell 719 to the west.

Using the mid-range of the area described for conservation (40%) within Cell 721, approximately 64 acres are described for conservation within this 160-acre Cell. To date, 113.54 acres have been developed or are approved for development in this Cell, covered road acreage is 13.43 acres, and 3.87 acres are proposed for conservation along the unnamed drainage that comprises PCL-7. With development of the 2.71-acre site, there are approximately 30.32 acres remaining within PCL-7 that are available for conservation. With the existing conservation in the Cell, there are 34.11 total acres available for conservation, which does not allow the Cell to meet even its low-end goal of 56 acres. The project site is located northeast of the area described for conservation, separated from PCL-7 by Central Avenue to the south and the Interstate 215 to the north and east. In addition, the Reserve Assembly goals within Cell 721 appear to have been determined without taking into consideration the space occupied by I-215. As such, this Cell is not able to reach its goal in part because there is not enough available land outside I-215 right of way for conservation. In addition, due to the development and proposed development surrounding the proposed project site, habitat within the proposed project site does not serve a functional purpose for the planning species associated with the Cell, including Bell's sage sparrow, cactus wren, and bobcat. Given the location of the project outside of the area described for conservation, the lack of suitable habitat for target planning species, the location bound by the I-215, and existing and pending development, the proposed project alone does not impede the Cell from achieving the Reserve Assembly goals for Proposed Constrained Linkage 7.

The following is proposed to resolve the majority of the acreage shortage in Cell 721 and revise the intended, but obstructed route for PCL 7 concentrated south of Central Ave. The 18.47 acres of I-215 right of way acres will be shifted to the Henry Conservation Easement conserved lands (Reche Canyon-Badlands, Subunit 1, Cell Group A). The Cell Group A goal is 144 acres (high range) and 228 acres have been conserved. The proposed revised route for PCL 7 beginning at APN 256-050-004 will cross under Central Ave northerly following the drainage. The route will follow the same drainage westerly then turning southerly crossing Central Ave again west of Lochmoor Dr. to establish the connection to Sycamore Canyon Wilderness Park. The City has agreed to submit a revised JPR on the site of JPR 08-01-29-01 (APN 256-050-012) when they receive a development application. The revised JPR will address the need for PCL 7 conservation in the southwest corner of the site. City commitment will also be needed for a portion of the City-owned parcel to the west (APN 253-250-009). The City will also assist to the extent possible in identifying any existing restrictions on the apartment complex open space needed for the revised route. The RCA will acquire conservation easements if possible and needed.

## **Other Plan Requirements**

### ***Data:***

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

Yes. There are no riparian/riverine resources present on the Project site. There are no vernal pools, no suitable habitat for fairy shrimp, and no suitable habitat for riparian birds present on the Project site.



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

Yes. 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, round-leaved filaree, and smooth tarplant.

The site is located in an Additional Survey Needs and Procedures Areas for burrowing owl.

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

Yes. The Project is located across Central Avenue from land described for conservation within PCL-7.

### ***Other Plan Requirement Comments:***

- a. Section 6.1.2: According the *Analysis*, the proposed project site was evaluated for riparian/riverine resources on April 26, 2017. The project site does not contain riparian vegetation or riverine features. A single mulefat sapling is located at the base of a spoil pile within the center of the project site; however, this individual sapling is not functioning as a vegetation community and is therefore also not functioning as a riparian resource. As such, there is no suitable habitat for least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), or yellow-billed cuckoo (*Coccyzus americanus*) and focused riparian bird surveys were not conducted.

Fairy Shrimp: The project site was assessed for potential fairy shrimp habitat, such as vernal pools or ephemeral ponds, and for potential habitat indicators such as basins, roads ruts, and cracked mud. According to the *Analysis*, there are no hydric soils, and no depressions, basins, impoundment, or tire ruts located on site that provide conditions for water retention. Because the project site does not contain vernal pools or other habitat suitable for fairy shrimp, focused surveys for fairy shrimp were not conducted.

Based on the information provided in the *Analysis*, the project demonstrates consistency with Section 6.1.2 of the MSHCP.

- b. Section 6.1.3: The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA). The project demonstrates consistency with Section 6.1.3 of the MSHCP.
- c. Section 6.3.2: The project site is within a Criteria Area Species Survey Area (CASSA) for the following plant species: Nevin's barberry (*Berberis nevinii*), smooth tarplant (*Centromadia pungens*), and round-leaved filaree (*Californica macrophylla*). According to the *Analysis*, a habitat assessment for these species was conducted within the project site on April 26, 2017. The habitat assessment determined that suitable habitat to support the three CASSA plant species is not present

on the project site. According to the *Analysis*, Nevin's barberry is a perennial shrub that would have been observed within the project site, if present. In addition, the species does not tolerate a high level of disturbance as is present within the project site. Finally, while smooth tarplant and round-leaved filaree are both more tolerant of disturbance, the project site does not contain mesic conditions or alkaline soils preferred by smooth tarplant, and is also missing clay soils that are preferred by round-leaved filaree. Because the project site does not contain suitable habitat for NEPSSA plant species, focused surveys were not conducted.

**Burrowing Owl:** The project site is located in the area for additional survey needs for burrowing owl. This area was subject to an initial burrowing owl habitat assessment (Step I) and focused burrow survey (Step II-A), conducted on April 26, 2017. According to the *Analysis*, the project site is sparsely vegetated, which may provide foraging habitat if adjacent to adequate burrow habitat. The *Analysis* also concluded that the project site does not contain burrow habitat suitable for burrowing owl (i.e., no California ground squirrel activity and no burrows 4 inches or greater in diameter). In addition, no artificial burrow surrogates, such as debris piles or riprap, were located on the project site. Finally, the proposed project site contains highly disturbed, fill soils associated with the construction of Sycamore Canyon Boulevard that do not support burrow creation of suitable size. According to the *Analysis*, while the project site is disturbed and sparsely vegetated, the absence of suitable burrows limits the project site suitability for burrowing owl. As such, Step II-B surveys (focused burrowing owl surveys) were not conducted.

**The applicant proposes to do a 30-day preconstruction survey for burrowing owls prior to initial ground-disturbing activities. If burrowing owl have colonized the property site prior to the initiation of construction, the Permittee should immediately inform RCA and the Wildlife Agencies, and coordinate on the potential need for a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance.**

Based on the information provided in the *Analysis*, the Project demonstrates consistency with Section 6.3.2 of the MSHCP.

- d. Section 6.1.4: The proposed project is separated from an unnamed drainage described as PCL-7 by the intersection of Central Avenue and Sycamore Canyon Boulevard. To preserve the integrity of areas within and adjacent to the project site, 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 required to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas. This measure applies to any discharges upstream of and connecting to existing or future conservation

areas including discharges to tributaries to all larger streams\rivers (Santa Ana River, San Jacinto River, Santa Margarita River, Murrieta Creek, Temecula Creek) in western Riverside County. The proposed project will implement appropriate BMPs to ensure that the quality and quantity of runoff discharged is not altered in an adverse way when compared to existing conditions.

- 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. 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.
  - 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.
  - 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 gates or other 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.
- e. MSHCP Volume I, Appendix C: The following best management practices (BMPs), as applicable, shall be implemented for the duration of construction:
- i. 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.

- ii. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.
- iii. 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.
- iv. 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.
- v. 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.
- vi. 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.
- vii. When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing or other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments off site. 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.
- viii. 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.
- ix. 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.
- x. 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.



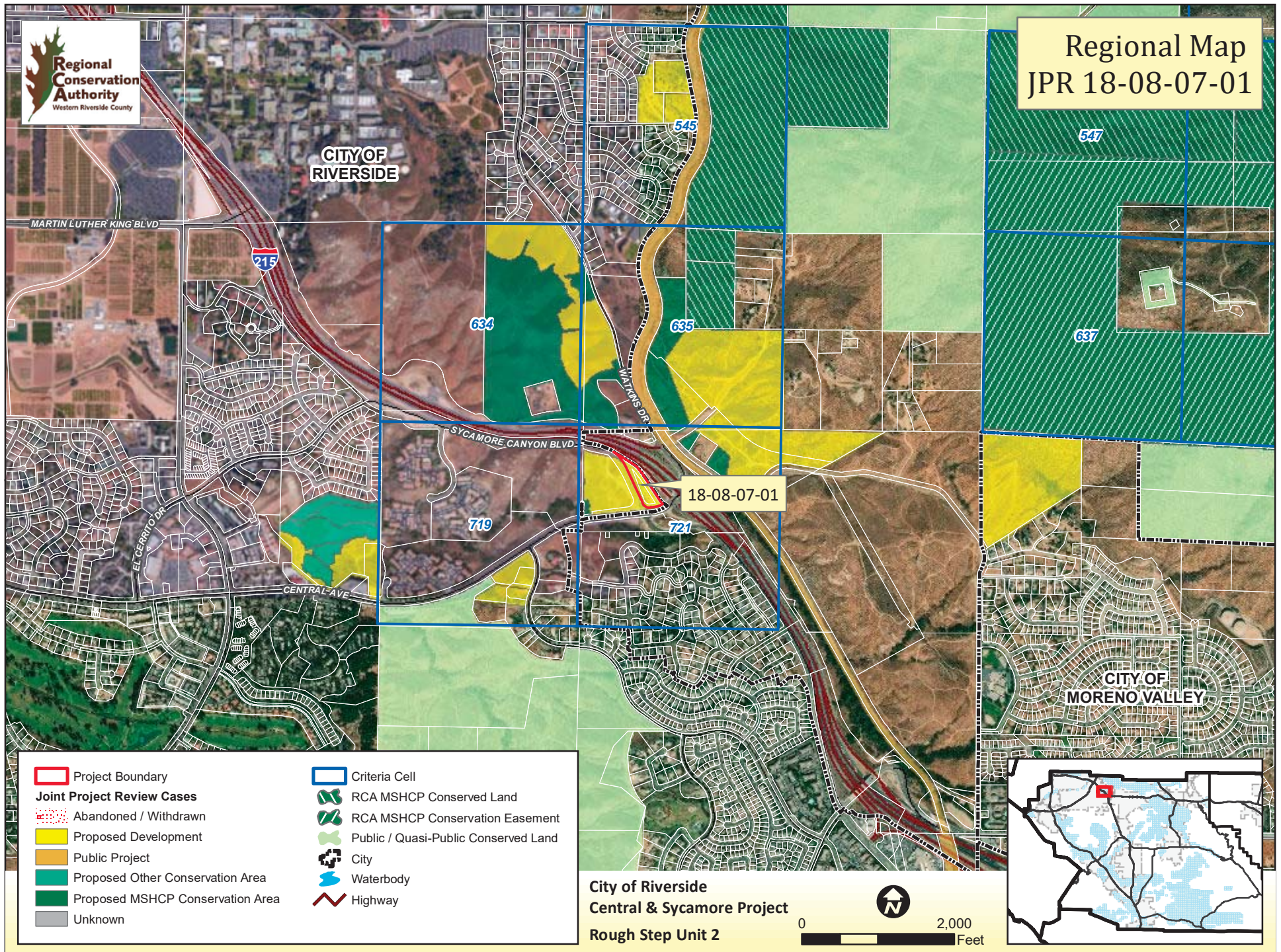
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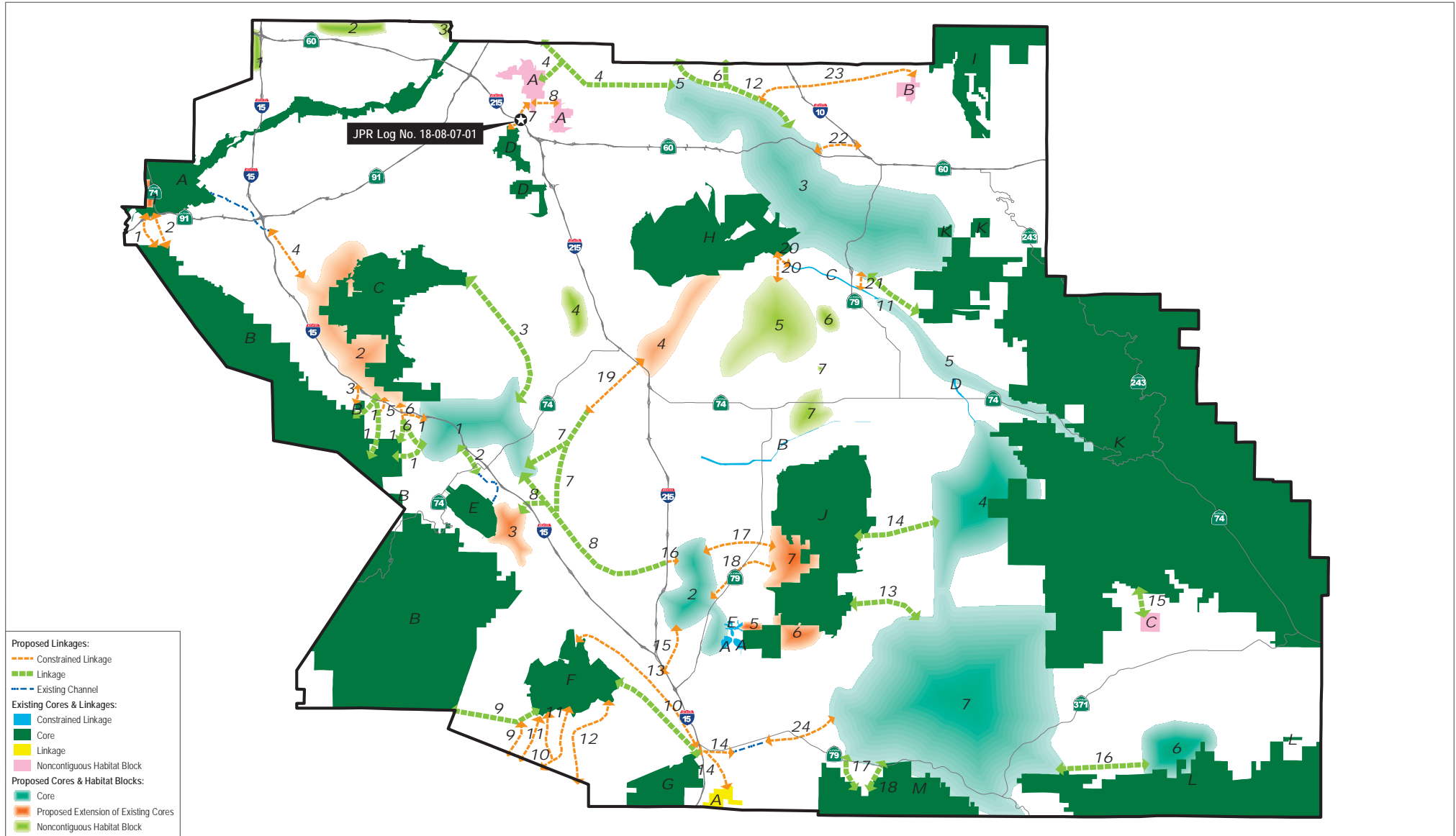
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- xi. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.
- xii. Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.
- xiii. 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).
- xiv. 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.
- xv. 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.

AC



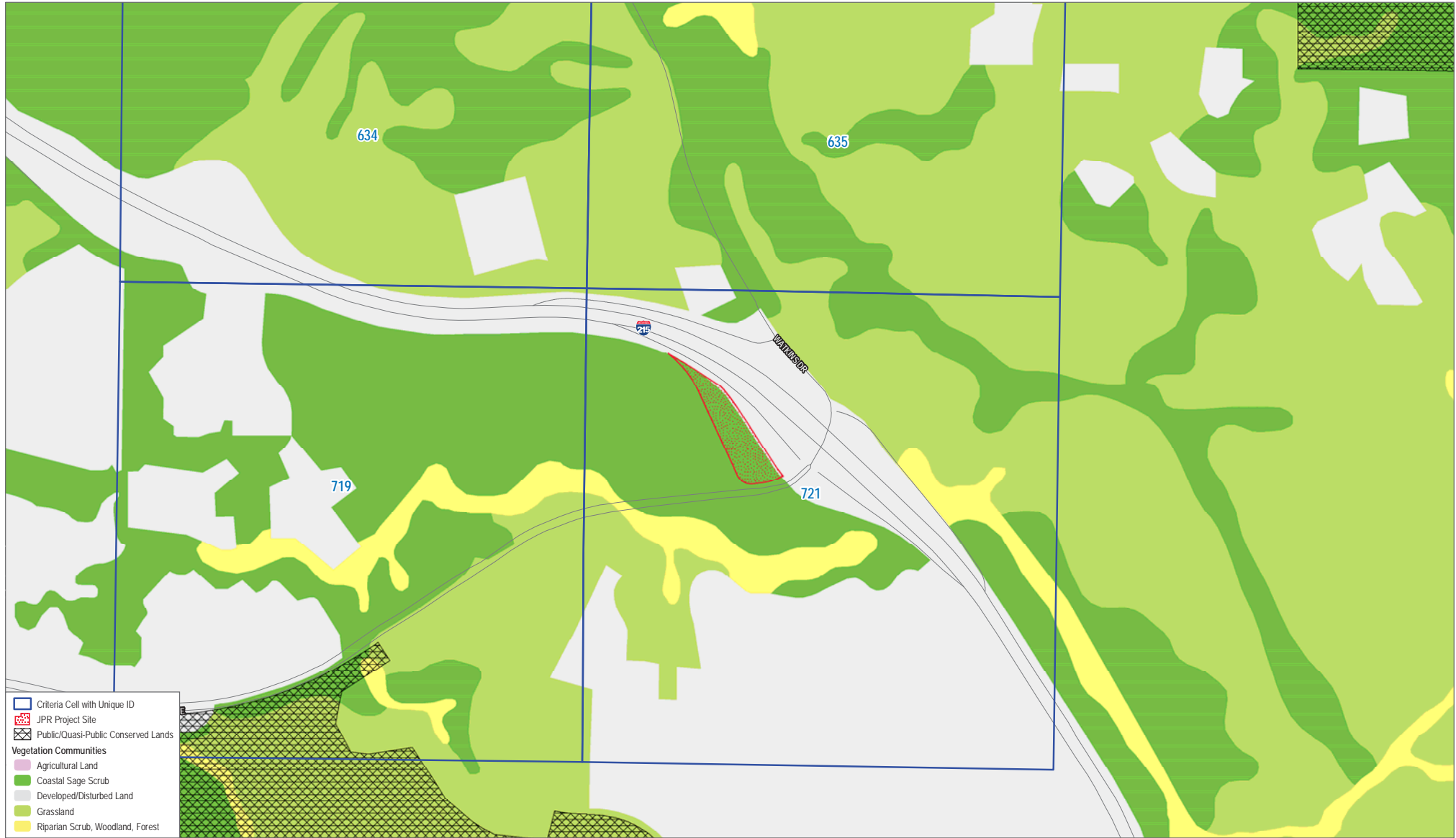


SOURCE: Western Riverside County Regional Conservation Authority 2018; County of Riverside 2018

**DUDEK** 0 2.5 5 Miles

EXHIBIT A

JPR Log No. 18-08-07-01 - Vicinity Map with MSHCP Schematic Cores and Linkages

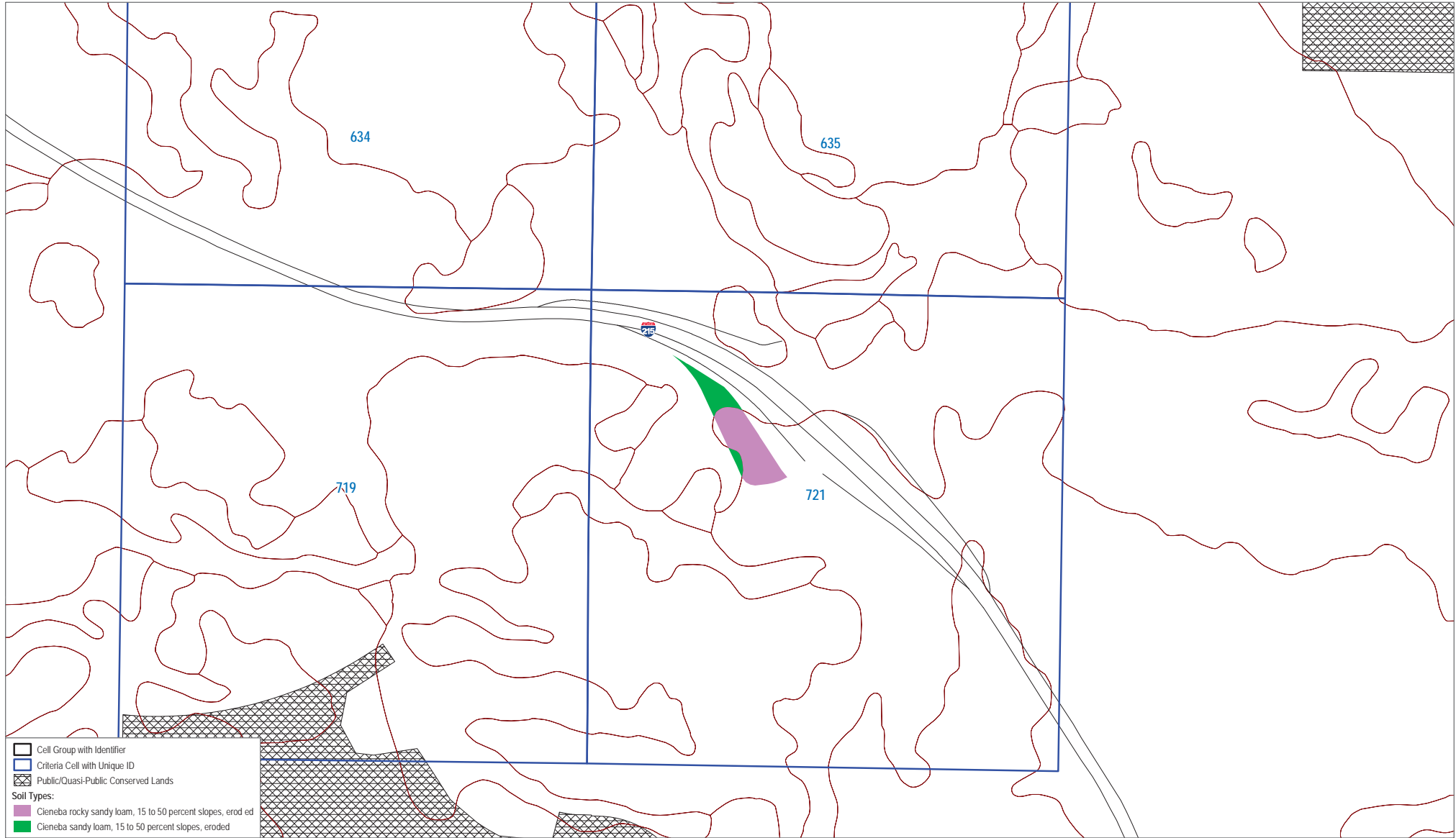


SOURCE: Riverside MSHCP 2012 Vegetation; County of Riverside 2018

DUDEK 0 250 500 Feet

EXHIBIT B  
JPR Log No. 18-08-07-01 - Criteria Area Cells with Riverside County Vegetation and Project Location

P18-0082, P18-0034 & P18-0031-0033, Exhibit 12 - RCA JPR #18-08-07-01



SOURCE: USDA/NRCS Soils 2017; County of Riverside 2018



EXHIBIT C

JPR Log No. 18-08-07-01 - Criteria Area Cells with MSHCP Soils and Project Location

P18-0082, P18-0034 & P18-0031-0033, Exhibit 12 - RCA JPR #18-08-07-01

