Appendix C:
Biological Resources Supporting Information

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Habitat Assessment and Multiple Species Habitat Conservation Plan Consistency Analysis
Eastvale Crossings Project
City of Eastvale, Riverside County, California

Corona North USGS 7.5-minute Topographic Quadrangle
Assessor's Parcel Numbers: 144-030-012, 144-030-014, and 144-030-028

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Survey Date: March 18, 2015
Report Date: June 4, 2015

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Table of Contents

List of Exhibits

ACRONYMS AND ABBREVIATIONS

APN	Assessor's Parcel Number
BMP	Best Management Practice
CDFG	California Department of Fish and Game
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFG	California Fish and Game
CFR	Code of Federal Regulations
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CSC	California Species of Concern
CSP	Corrugated Steel Pipe
CWA	Clean Water Act
DBESP	Determination of Biologically Equivalent or Superior Preservation
DE	diesel emissions
DPM	diesel particulate matter
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
FCS	FirstCarbon Solutions
FESA	Federal Endangered Species Act
GIS	Geographic Information Systems
GPS	Global Positioning System
HCP	Habitat Conservation Plan
HRA	Health Risk Assessment
I	Interstate
JPR	Joint Project Review
LPSRA	Lake Perris State Recreation Area
MBTA	Migratory Bird Treaty Act
MSHCP	Multiple Species Habitat Conservation Plan
MWD	Metropolitan Water District
NEPA	National Environmental Policy Act
NPDES	National Pollutant Discharge Elimination System
OEHHA	Office of Environmental Health Hazard Assessment (State of California)
OHWM	ordinary high water mark
PQP	Public/Quasi-Public

RBC	Reinforced Boxed Culvert
RCA	Regional Conservation Authority
RCIP	Riverside County Integrated Project
RPW	Relatively Permanent Water
RWQCB	Regional Water Quality Control Board
SAA	Streambed Alteration Agreement
SCE	Southern California Edison
SDG&E	San Diego Gas and Electric
SJWA	San Jacinto Wildlife Area
SKR	Stephens' kangaroo rat
sq ft	square feet
SR	State Route
SWANCC	Solid Waste Agency of Northern Cook County
SWPPP	Storm Water Pollution Prevention Plan
TNW	Traditional Navigable Water
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
WDR	Waste Discharge Requirement
WLCSP	World Logistics Center Specific Plan

SUMMARY

FirstCarbon Solutions (FCS) conducted a Habitat Assessment and Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis to comply with the Western Riverside County MSHCP requirements as well as to serve as a biological resources assessment for an Environmental Impact Report (EIR) for the Eastvale Crossings Project in the City of Eastvale. This report includes an assessment of the Eastvale Crossings project site, hereafter referred to as project site.

The project site is generally located north of State Route 91 (SR-91), south of SR-60, east of SR-83, and west of Interstate 15 (I-15) in the northwest portion of the City of Eastvale, Riverside County, California. The project site consists of Assessor's Parcel Numbers (APNs) 144-030-012, 144-030-014, and 144-030-028.

The project includes the creation of six parcels consisting of 24.78 gross acres and the development of a commercial retail center comprising a Walmart retail store and additional retail commercial uses. The Walmart retail store would be approximately 192,000 square feet on a 19.06-acre parcel. The additional retail commercial uses will be located on four parcels (outparcels) encompassing 3.74 acres, but at this time, there are no specific buildings proposed on these outparcels. However, the following land use types and amount of uses are assumed for analysis purposes for the four parcels: a 9,200-square-foot specialty retail use, 7,200 square feet of fast-food restaurant without drive-through window use, a 2,000-square-foot coffee/donut shop with drive-through, a 3,500-square-foot fast-food restaurant with drive-through window, and a 16-vehicle fueling station position gas station with convenience market and car wash. The remaining parcel will be used as a stormwater retention basin on a 0.46-acre parcel located in the southwestern portion of the project site. The proposed development site will also have approximately 1.52 acres of street and driveway dedications. The project site is located within Eastvale Area Plan of the Western Riverside County MSHCP. The project site does not occur within any Criteria Cells, Core Areas, or Existing or Proposed Linkages, within the MSHCP boundaries.

According to the Riverside County Integrated Project (RCIP) report generator, a habitat assessment for burrowing owl and Narrow Endemic plant species including San Diego ambrosia (*Ambrosia pumila*), Brand's phacelia (*Phacelia stellaris*), San Miguel savory (*Satureja chandleri*) are required.

The project site does not contain any riparian/riverine, vernal pools or ephemeral ponds and no suitable habitat for any riparian avian species. Therefore, no further action is required for riparian species and vernal pools.

The project site does not contain any wildlife movement corridors or linkages and no further action is required for wildlife movement corridors. Additionally, the project site does not contain suitable habitat for any Criteria Area plant species and is not within a Core Area or Proposed/Existing Linkages.

United States Fish and Wildlife Service (USFWS)-designated Critical Habitat for threatened or endangered species is not present within the project site.

The project site contains does not contain any suitable nesting habitat for birds protected under the Migratory Bird Treaty Act (MBTA) and CFG Code. Additionally, a great horned owl decoy is located on the transmission tower located along the southern boundary of the project site. Therefore, a nesting bird survey is not required and no further action for nesting birds is required.

The project site contains primarily disturbed habitat. Although the site contains flat, open habitat that is suitable as foraging habitat for most raptor species, the lack of mammal burrows would suggest that there is not a large prey base on-site. Therefore, implementation of the proposed project will not impact raptor foraging habitat. The project site does not contain significant cover of native plant communities and is currently heavily disturbed because of the previous dairy facility. The Eastvale Crossing Project does not allow for wildlife movement, since it is bounded by city streets and surrounded by development in all directions that acts as an exclusion barrier to wildlife. The implementation of the proposed project will not impede wildlife movement.

SECTION 1: INTRODUCTION

At the request of the City of Eastvale, FirstCarbon Solutions (FCS) conducted a Habitat Assessment and MSHCP Consistency Analysis to comply with the Western Riverside County MSHCP. This report contains the results of a habitat assessment for burrowing owl (*Athene cunicularia*) and narrow endemic plant species.

1.1 - Project Location

The proposed Eastvale crossings project site is generally located north of State Route 91 (SR-91), south of SR-60, east of SR-83, and west of Interstate 15 (I-15) in the northwest portion of the City of Eastvale, Riverside County, California (Exhibit 1). The project site is within Section 26, Township 2 south, and Range 7 West on the Corona North, California, United States Geological Survey (USGS) 7.5-minute topographic map (Exhibit 2). The project site is specifically located at the southeast corner of Limonite Avenue and Archibald Avenue, and is generally bound by Limonite Avenue to the north, Harrison Avenue to the east, James C. Huber Park and Schleisman Road to the south, and Archibald Avenue to the west. Additionally, the site is bound to the south and east by a Southern California Edison (SCE) easement (Exhibit 3). The project site encompasses approximately 24.78 gross acres (23.26 net acres) consisting of three parcels (Assessor's Parcel Numbers [APNs] 144-030-012, -014, and -028).

1.2 - Project Description

The project includes the creation of six parcels consisting of 24.78 gross acres, and the development of a commercial retail center comprising a Walmart retail store and additional retail commercial uses. The Walmart retail store would be approximately 192,000 square feet on a 19.06-acre parcel. The additional retail commercial uses will be located on four parcels (outparcels) encompassing 3.74 acres, but at this time, there are no specific buildings proposed on these outparcels. However, the following land use types and amount of uses are assumed for analysis purposes for the four parcels: 9,200-square-foot specialty retail use, 7,200 square feet of fast-food restaurant without drive-through window use, a 2,000-square-foot coffee/donut shop with drive-through, a 3,500-square-foot fast-food restaurant with drive-through window, and a 16-vehicle fueling station position gas station with convenience market and car wash. The remaining parcel will be used as a stormwater retention basin on a 0.46-acre parcel located in the southwestern portion of the project site. The proposed development site will also have approximately 1.52 acres of street and driveway dedications.

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Source: Census 2000 Data, The CaSIL

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Exhibit 1
Regional Location Map

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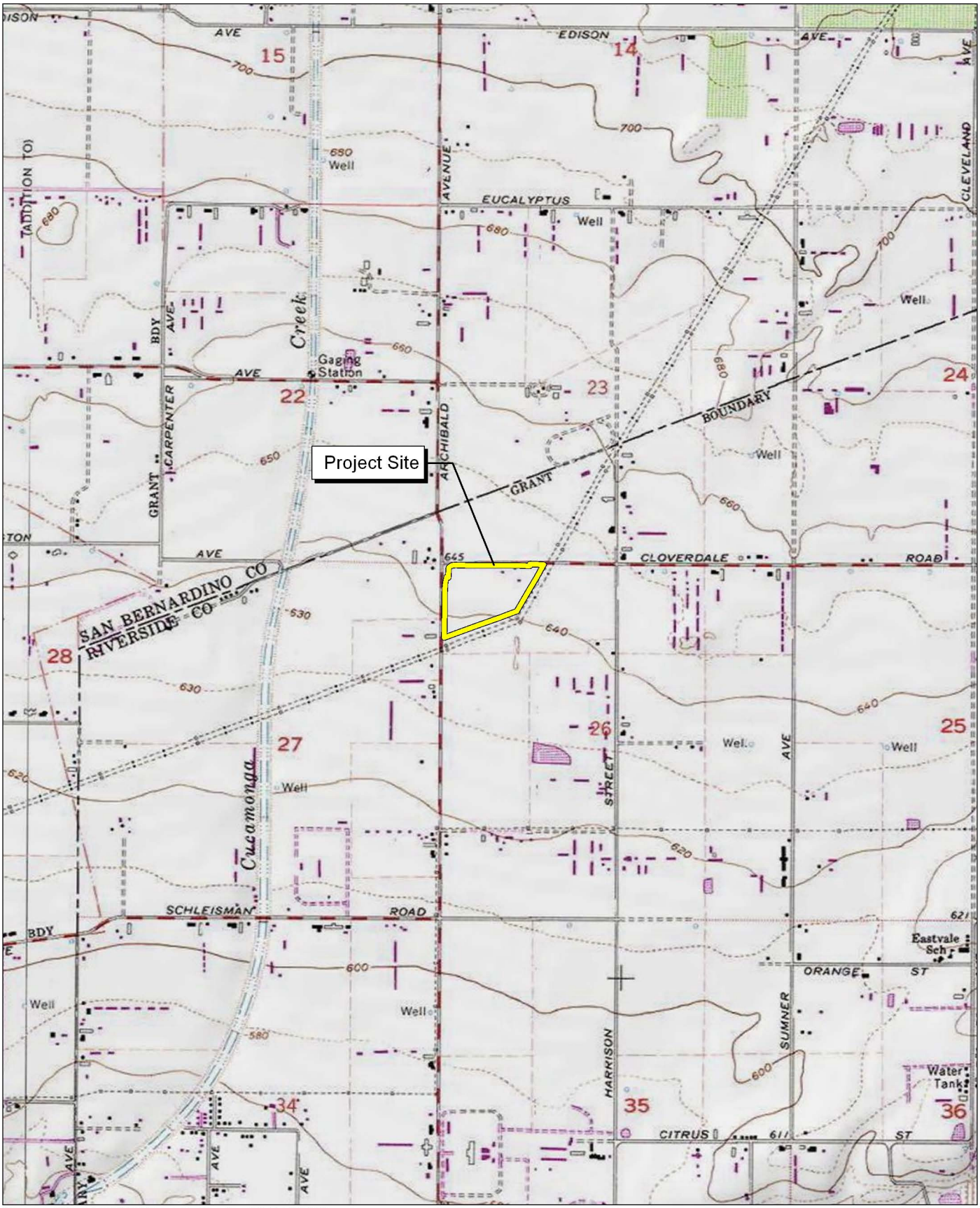

Source: Topo! USGS Corona North, CA 7.5' DRG.

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2,000 1,000 0 2,000 Feet

Exhibit 2
Local Vicinity Map
Topographic Base

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Source: ESRI Aerial Imagery.

FirstCarbon® SOLUTIONS

2,000 1,000 0 2,000 Feet

Exhibit 3
Local Vicinity Map
Aerial Base

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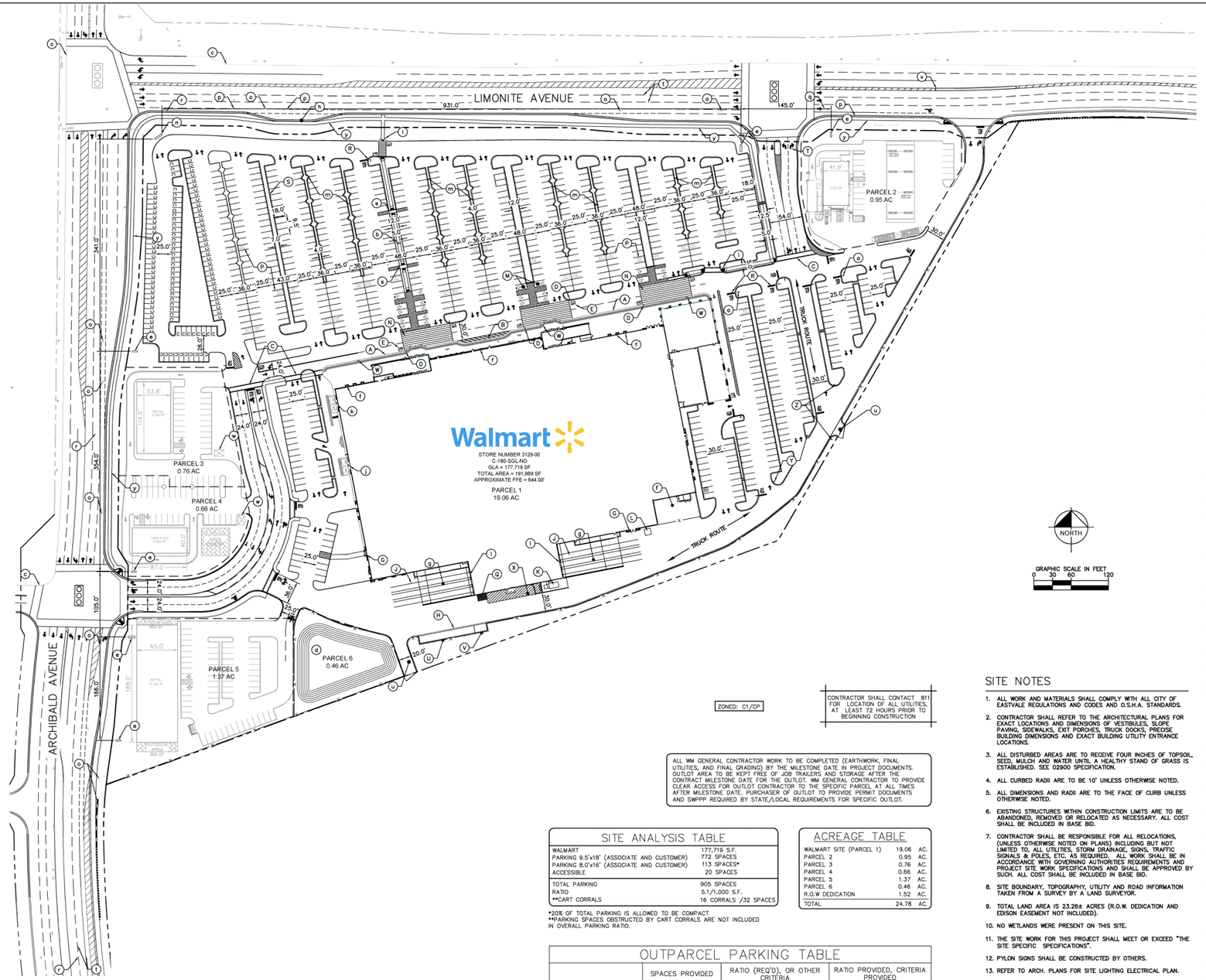

ZONED: C1/CP

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

SITE ANALYSIS TABLE

WALMART	177,719 S.F.
PARKING 9.5'x18' (ASSOCIATE AND CUSTOMER)	772 SPACES
PARKING 8.0'x16' (ASSOCIATE AND CUSTOMER)	113 SPACES*
ACCESSIBLE	20 SPACES
TOTAL PARKING	905 SPACES
RATIO	5.1/1,000 S.F.
**CART CORRALS	16 CORRALS /32 SPACES

*20% OF TOTAL PARKING IS ALLOWED TO BE COMPACT
**PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO.

ACREAGE TABLE

WALMART SITE (PARCEL 1)	19.06	AC.
PARCEL 2	0.95	AC.
PARCEL 3	0.76	AC.
PARCEL 4	0.66	AC.
PARCEL 5	1.37	AC.
PARCEL 6	0.46	AC.
R.O.W DEDICATION	1.52	AC.
TOTAL	24.78	AC.

OUTPARCEL PARKING TABLE

	SPACES PROVIDED	RATIO (REQ'D), OR OTHER CRITERIA	RATIO PROVIDED, CRITERIA PROVIDED
PARCEL 2	32	4.0 SPACES/BAY	4.0 SPACES/BAY
PARCEL 3	31	5.0/1,000 S.F. BUILD.	5.0/1,000 S.F. BUILD.
PARCEL 4	35	1 SPACE/45 S.F. OF "SERVING AREA"	*1 SPACE/45 S.F. OF "SERVING AREA"
PARCEL 5	60	5.0/1,000 S.F. BUILD.	5.0/1,000 S.F. BUILD.

*SERVING AREA HAS BEEN ASSUMED TO BE APPROXIMATELY 50% OF THE BUILDING AREA.

LEGEND

- CART CORRAL
- PROPOSED TRAFFIC SIGNAL
- EXISTING PROPERTY LINE TO BE ABANDONED
- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED LOT LINE
- PROPOSED 8' HIGH CHAIN LINK FENCE
- c COMPACT PARKING STALLS

SITE LEGEND

(A) 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. SEE DETAIL SHEET.

(B) CUSTOMER LOADING AREA STRIPED AT SYSL/4" AT 45° @ 2'-0" O.C.

(C) PEDESTRIAN CROSSWALK WITH 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE.

(D) PEDESTRIAN CROSSING SIGN TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.

(E) "YIELD" PAINTED WHITE ON PAVEMENT TYPICAL. SEE DETAIL SHEET.

(F) OUTDOOR STORAGE AREA.

(G) EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.

(H) PROPOSED 3.0' VALLEY GUTTER.

(I) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.

(J) 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.

(K) 16' X 42' CONCRETE COMPACTOR PAD. REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.

(L) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.

(M) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).

(N) PAINTED ISLAND TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED SYSL/4" AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE. SEE DETAIL SHEET.

(O) 8'-0" WIDE PEDESTRIAN CROSSWALK. SEE DETAIL SHEET.

(P) CART CORRAL TYPICAL. SEE DETAIL SHEET FOR CART CORRAL DETAIL.

(Q) 10' X 15' STRIPED AREA PAINTED SYSL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS.

(R) PROPOSED STOP BAR AND "STOP" LETTERING (TYP.)

(S) 18" CONCRETE CURB AND GUTTER TYPICAL. SEE PLAN FOR TYPE. SEE DETAIL SHEET.

(T) ARROW PAVEMENT MARKINGS TYPICAL. SEE PLAN FOR TYPE. SEE DETAIL SHEET.

(U) PROPOSED BALE AND PALLET RECYCLING AREA.

(V) PROPOSED ORGANIC CONTAINER LOCATION.

(W) "NO PARKING FIRE LANE" SIGN. SEE PLAN FOR LOCATION.

(X) LOADING AREA.

(Y) "NO TRUCKS" SIGN. SEE DETAIL SHEET.

(Z) "TRUCK ROUTE" SIGN. SEE PLAN FOR LOCATION.

(a) "STOP" SIGN. SEE DETAIL SHEET.

(b) ACCESSIBLE PATH TO PUBLIC RIGHT-OF-WAY.

(c) EXISTING EDGE OF PAVEMENT.

(d) PROPOSED DETENTION / INFILTRATION BASIN. SEE CIVIL GRADING PLAN.

(e) PROPOSED MONUMENT SIGN.

(f) BICYCLE PARKING. REFER TO ARCHITECTURAL PLANS.

(g) TRUCK DOCK LOADING AREA.

(h) MID BLOCK TURNOUT DESIGN BUS STOP.

(i) ACCESSIBLE RAMP TYPICAL.

(j) SITE TO STORE PICK-UP.

(k) DRIVE-THRU PHARMACY.

(m) 4' WIDE LANDSCAPE ISLAND IN LIEU OF WHEEL STOPS.

(n) PROPOSED SITE FEATURE WALL.

(o) POWER POLE TO BE RELOCATED.

(p) FIRE HYDRANT TO BE RELOCATED.

(q) STREET LIGHT TO BE RELOCATED.

(r) SIGNS LOCATED WITHIN WAY OF PROPOSED STREET IMPROVEMENTS ARE TO BE RELOCATED, TYPICAL.

(s) CART CROSSOVER LOCATION.

(t) PROPOSED ROADWAY STRIPING PER MUTCD GUIDELINES.

(u) PROPOSED 20' WIDE DRIVEWAY PROVIDED FOR SCE MAINTENANCE. DRIVEWAY IS 40' IN LENGTH AND WILL INCLUDE A LOCKABLE GATE.

(v) PROPOSED MEDIAN.

(w) POSSIBLE LOCATION OF PROPOSED WALK UP ATM MACHINE.

(x) 6" CURB WITH NO GUTTER.

(y) PROPOSED 5' WIDE SIDEWALK.

(z) PROPOSED 8' WIDE SIDEWALK.

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF EASTVALE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE 02800 SPECIFICATION.
4. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
9. TOTAL LAND AREA IS 23.26± ACRES (R.O.W. DEDICATION AND EDISON EASEMENT NOT INCLUDED).
10. NO WETLANDS WERE PRESENT ON THIS SITE.
11. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
12. PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS.
13. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
14. ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

Source: Kimley Horn, October 2014.

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Exhibit 4
Site Plan

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SECTION 2: METHODOLOGY

This section describes the methodology used to document existing conditions within the project site. Potential project-related effects to biological resources were analyzed in accordance with the California Environmental Quality Act (CEQA), the federal Endangered Species Act (FESA), the California State Endangered Species Act (CESA), the MSHCP, and all other relevant environmental policies and regulations that are provided in Appendix A, Regulatory Background.

The Biological Resources Assessment methods, as described below, include a literature review, reconnaissance-level surveys, plant community mapping, assessment of jurisdictional waters and wetlands, sensitive species potential for occurrence determination, habitat assessment for burrowing owl and narrow endemic plant species, and wildlife corridor assessment.

2.1 - Literature Review

Prior to conducting biological resource surveys, a literature review is conducted of the environmental and regulatory setting for the project site. The literature review provides a baseline from which to evaluate the biological resources potentially occurring within the project site, and within the local and regional vicinity.

The literature review began with a thorough examination of the existing reports prepared for the Eastvale Crossings Project such as the Notice of Preparation of an Environmental Impact Report (FCS 2015). Recent and historical aerial imagery was reviewed, as well as the topographic electronic and hard copies of the Corona North California USGS 7.5-minute topographic quadrangle map. Aerial imagery provided by Google Earth (Google 2014) was used to confirm the current locations of developed and undeveloped land, as well as verifying mapping efforts conducted for the local area.

A list of special status plant and wildlife species and their habitats, known to occur near the project site was compiled. The primary source for this data was the California Department of Fish and Wildlife's (CDFW's) California Natural Diversity Database (CNDDB 2015), which is a sensitive species and plant community database. FCS conducted a query of the CNDDB records based on a 7-mile radius surrounding the project site within the Corona North, California USGS 7.5-minute topographic quadrangle map. The CNDDB GIS database together with ArcGIS software was used to confirm the locations of CNDDB records. The California Native Plant Society (CNPS 2015) online inventory database and Consortium of California Herbaria were also queried for the project site and vicinity. The CNPS online inventory provided additional sensitive species information for many species that have not been reported to the CNDDB database. The locations of previously documented observations for sensitive plant and wildlife species were identified and plotted onto aerial and topographic maps to determine connectivity of suitable habitat and/or likely dispersing routes between the locations of observations and the project site.

The literature review also included a thorough review of the regulatory setting for the proposed project, including all relevant federal, state, and local policies pertaining to biological resources and pursuant to CEQA review.

The MSHCP was also thoroughly reviewed. This includes the 146 species covered under the plan. The project site was reviewed to determine consistency with the MSHCP. Geographic Information System (GIS) software was used to map the project site in relation to MSHCP areas including Criteria Cells (core habitat and wildlife movement corridors) and areas proposed for conservation. The RCIP Conservation Summary Report Generator was queried to determine habitat assessment and potential survey requirements for the project site (Appendix B).

The MSHCP also requires that an assessment be completed of the potentially significant effects of the project on riparian/riverine areas, and vernal pools. According to the MSHCP, the documentation for the assessment shall include mapping and a description of the functions and values of the mapped areas with respect to the species listed in Section 6.1.2, protection of species associated with riparian/riverine areas and vernal pools.

As part of the MSHCP requirements, an Urban/Wildlands Interface Analysis is also required to address the indirect effects associated with locating proposed development close to MSHCP conservation areas. The development may result in edge effects, which could potentially affect biological resources within the MSHCP Conservation Area. According to the MSHCP, the analysis should include an assessment of the potential indirect project impacts that may result from drainage features, toxics, noise, invasive species, barriers, access, and grading/development, as listed and described in the MSHCP's Section 6.1.4, Guidelines Pertaining to Urban/Wildlands Interface.

Aerial photography was reviewed prior to conducting the reconnaissance-level surveys to identify any potential natural drainage features and water bodies that may qualify as riparian/riverine. In general, the surface drainage features indicated as blue-line streams on USGS topographic quadrangle maps that were observed or expected to exhibit evidence of flow, as they can potentially support riparian/riverine areas.

2.2 - Reconnaissance-Level Surveys

A reconnaissance-level was conducted by FCS of the project site on March 18, 2015. This area was surveyed to determine the plant communities present, the suitability for Narrow Endemic and Criteria Area plant species or special status plant species, suitable habitat for burrowing owl, and the presence of riparian areas.

2.2.1 - Plant Communities

Plant communities were mapped using 7.5-minute USGS topographic base maps and aerial photography (2011). The plant communities within the project site were classified according to Holland's Preliminary Descriptions of the Terrestrial Natural Communities of California (1986) and Oberbauer's Terrestrial Vegetation Communities in San Diego County Based on Holland's Descriptions (1996). Vegetation communities were based on a minimum mapping unit size of 0.1 acre. Patches of vegetation less than 0.1 acre were incorporated in the surrounding vegetation community.

2.2.2 - Plants

Common plant species observed during reconnaissance-level surveys were identified by visual characteristics and morphology in the field and recorded in a field notebook. Uncommon and less familiar plants were identified off-site using taxonomical guides. Taxonomic nomenclature used in this study follows Baldwin et al. (2012). Common plant names, when not available from Baldwin, were taken from other regionally specific references. In this report, scientific names are provided immediately following common names of plant species for the first reference only.

2.2.3 - Wildlife

Wildlife species detected during field surveys by sight, calls, tracks, scat, or other sign were recorded during surveys in a field notebook by the project biologist. Field guides were used to assist with identification of species during surveys. Although common names of wildlife species are fairly well standardized, scientific names follow the first reference of the wildlife species.

2.2.4 - Jurisdictional Waters and Wetlands Assessment

An assessment of jurisdictional waters and wetlands was conducted on the project site. Aerial photographs (2014) of the project site were procured and compared with the Corona North, California, USGS 7.5-minute topographic quadrangle map to identify potential drainage features as indicated from topographic changes or visible drainage patterns. The National Wetland Inventory was also reviewed to determine whether any wetland areas had been documented within the vicinity of the project site. The United States Department of Agriculture (USDA) Soil Survey Map was reviewed to identify the soil series that occur on the project site.

2.2.5 - Wildlife Movement Corridor

Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. The fragmentation of open space areas by urbanization creates isolated "islands" of wildlife habitat. In the absence of habitat linkages that allow movement to adjoining open space areas, various studies have concluded that some wildlife species, especially the larger and more mobile mammals, will not likely persist over time in fragmented or isolated habitat areas because they prohibit the infusion of new individuals and genetic information (MacArthur and Wilson 1967; Soule 1987; Harris and Gallagher 1989; Bennett 1990). Corridors effectively act as links between different populations of a species. A group of smaller populations (termed "demes") linked together via a system of corridors is termed a "metapopulation." The long-term health of each deme within the metapopulation is dependent upon its size and the frequency of interchange of individuals (immigration vs. emigration). The smaller the deme, the more important immigration becomes, because prolonged inbreeding with the same individuals can reduce genetic variability. Immigrant individuals that move into the deme from adjoining demes mate with individuals and supply that deme with new genes and gene combinations that increases overall genetic diversity. An increase in a population's genetic variability is generally associated with an increase in a population's health.

Corridors mitigate the effects of habitat fragmentation by (1) allowing animals to move between remaining habitats, which allows depleted populations to be replenished and promotes genetic

diversity; (2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk that catastrophic events (such as fires or disease) will result in population or local species extinction; and (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs (Noss 1983; Fahrig and Merriam 1985; Simberloff and Cox 1987; Harris and Gallagher 1989).

Wildlife movement activities usually fall into one of three movement categories: (1) dispersal (e.g., juvenile animals from natal areas, individuals extending range distributions); (2) seasonal migration; and (3) movements related to home range activities (foraging for food or water, defending territories, searching for mates, breeding areas, or cover). A number of terms have been used in various wildlife movement studies, such as "wildlife corridor," "travel route," "habitat linkage," and "wildlife crossing" to refer to areas in which wildlife move from one area to another. To clarify the meaning of these terms and facilitate the discussion on wildlife movement in this study, these terms are defined below.

Travel Route: A landscape feature (such as a ridgeline, drainage, canyon, or riparian strip) within a larger natural habitat area that is used frequently by animals to facilitate movement and provide access to necessary resources (e.g., water, food, cover, den sites). The travel route is generally preferred because it provides the least amount of topographic resistance in moving from one area to another; it contains adequate food, water, and/or cover while moving between habitat areas; and provides a relative direct link between target habitat areas.

Wildlife Corridor: A section of habitat, usually linear in nature that connects two or more habitat patches that would otherwise be fragmented or isolated from one another. Wildlife corridors are usually bounded by urban land areas or other areas unsuitable for wildlife. The corridor generally contains suitable cover, food, and/or water to support species and facilitate movement while in the corridor. Larger, landscape-level corridors (often referred to as "habitat or landscape linkages") can provide both transitory and resident habitat for a variety of species.

Wildlife Crossing: A small, narrow area, relatively short in length and generally constricted in nature, that allows wildlife to pass under or through an obstacle or barrier that otherwise hinders or prevents movement. Crossings typically are manmade and include culverts, underpasses, drainage pipes, and tunnels to provide access across or under roads, highways, pipelines, or other physical obstacles. These are often "choke points" along a movement corridor.

The project site was assessed to determine if a wildlife corridor occurs on or within the project site.

SECTION 3: ENVIRONMENTAL SETTING

The reconnaissance-level survey was conducted by FCS's Senior Scientist, Kelly Rios, on March 18, 2015. Weather conditions during the survey were clear skies with a temperature of 72 degrees Fahrenheit and winds of 3 to 5 miles per hour.

The project site previously supported a dairy operation. However, the dairy has been abandoned since approximately 2005 and all buildings and structures have been removed. Only foundations of the buildings and cement slabs are located within the project site. A chain link fence surrounds the perimeter of the site.

An SCE easement containing transmission towers is located to the southeast of the project site and James Huber Park is located to the south. Undeveloped disturbed area occurs to the north and west of the site and a residential community occurs further to the south of James Huber Park.

The project site consists of a disturbed plant community containing ruderal weed species. This plant community is further discussed in section 3.4.1 below.

3.1 - Topographic Features

The project site is relatively flat with minimal topographic relief and occurs at approximately 650 feet above mean sea level. Cucamonga Creek runs from north to south draining into the Prado Basin, which is located southwest of the project site.

3.2 - Soils

The project site contains one soil-mapping unit: Hilmar loamy very fine sand (Exhibit 5). A soil series is a group of soils with similar profiles. These profiles include major horizons with similar thickness, arrangement, and other distinct characteristics. Hydric soil conditions were not observed during the field evaluation.

3.3 - Level of Disturbance

The project site is highly disturbed and all of the land has been previously developed by dairy operations.

3.4 - Plant Communities

One vegetation community/land use type occurs within the 24.78-acre project site and includes disturbed habitat (Exhibit 6). The name and definition of the plant community discussed below is based on Holland (1986).

3.4.1 - Disturbed (24.78 acres)

Disturbed areas are characterized by a lack of significant vegetative cover, as the result of previous human disturbance or significant natural disturbance. These areas are typically unvegetated, but

unlike urban/developed areas, there is a potential to naturally revegetate and may provide useable habitat in the future. Although such areas may exhibit patches of sparse ruderal vegetation and an occasional scattering of native plant specimens, this type of "habitat" is not a plant community and is considered to be of little or no value to wildlife. This land use type does not have a Holland Classification Code.

Plant species commonly found in disturbed areas include tree tobacco (*Nicotiana glauca*), Russian thistle (*Salsola tragus*), telegraph weed (*Heterotheca grandiflora*), sow thistle (*Sonchus* sp.), and short-podded mustard (*Hirschfeldia incana*). The project site is very disturbed with compacted soils and contains sparse non-native vegetation along the perimeter of the project site. Non-native plant species observed within the project site include western ragweed (*Ambrosia psilostachya*), Russian thistle, short-podded mustard, prickly sow thistle (*Sonchus asper*), annual sunflower (*Helianthus* sp.), cheese weed (*Malva parviflora*), stinging nettle (*Urtica dioica*), and tree tobacco.

Wildlife species, particularly avian species, observed in the disturbed habitat are commonly found in disturbed as well as Urban/Developed habitat. Avian species observed in the project site include house sparrow (*Passer domesticus*), horned lark (*Eremophila alpestris*), killdeer (*Charadrius vociferus*), and rock dove (*Columba livia*). Additionally, a western fence lizard (*Sceloporus occidentalis*) was observed in the project site. Signs of Botta pocket gopher (*Thomomys bottae*) were also observed throughout the site.

3.5 - Wildlife

Wildlife activity within the project site was low—typical for disturbed habitat. In general, the project site provides low habitat for commonly occurring species that may be found in disturbed habitat. Furthermore, the project site provides low-quality habitat value for sensitive wildlife species that may occur in the region. In addition to wildlife species observed in the project site, there are species that are expected to occur in the project site, but the diversity is limited primarily to common species that frequent disturbed habitats and urbanized settings. These may include reptilian species such as side-blotched lizard (*Uta stansburiana*), and additional avian species such as red-tailed hawk (*Buteo jamaicensis*), American crow (*Corvus brachyrhynchos*), house finch, and black phoebe.

A few ground squirrel (*Otospermophilus beecheyi*) burrows were observed along the perimeter of the site and near the old concrete foundations. These burrows were surveyed for the presence of burrowing owl sign such as whitewash, pellets, and feathers. The ground squirrel burrows either were occupied by ground squirrel or were inactive, as evidenced by the presence of spider webs at the entrance to the burrows.

3.6 - Jurisdictional Drainage Features

No creeks, washes, or any other potentially jurisdictional feature was observed on the project site. Therefore, no regulatory permits will be required from United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and/or CDFW.

Source: ESRI Aerial Imagery. USDA Soils Data.

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Exhibit 5
USDA Soils Map

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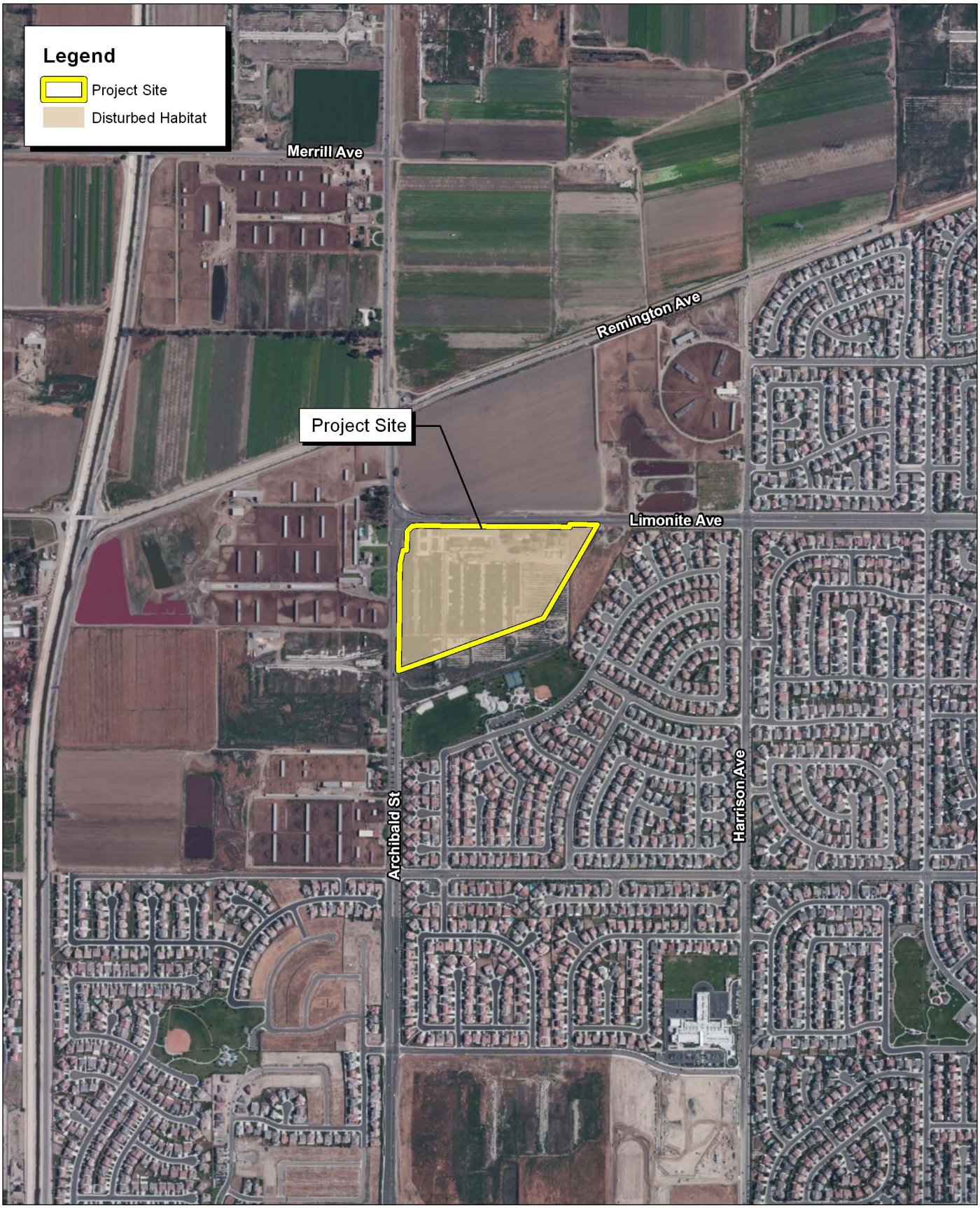

Source: ESRI Aerial Imagery.

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Exhibit 6
Vegetation Communities

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SECTION 4: WESTERN RIVERSIDE COUNTY MSHCP CONSISTENCY ANALYSIS

4.1 - Overview

The MSHCP is a comprehensive, multi-jurisdictional Habitat Conservation Plan focusing on conservation of species and their associated habitats in western Riverside County. The MSHCP's goal is to maintain biological and ecological diversity within a rapidly urbanizing region.

The approval of the MSHCP and execution of the Implementing Agreement by the wildlife agencies allows signatories of the Implementing Agreement to issue "take" authorizations for all species covered by the MSHCP, including state- and federal-listed species as well as other identified sensitive species and/or their habitats. Each city or local jurisdiction will impose a Development Mitigation Fee for projects within their jurisdiction. With payment of the mitigation fee to the Western Riverside County Regional Conservation Authority and compliance with the survey requirements of the MSHCP where required, full mitigation in compliance with CEQA, the National Environmental Policy Act (NEPA), CESA, and FESA will be granted.

The Development Mitigation Fee varies according to project size and project description. Payment of the mitigation fee and compliance with the requirements of Section 6.0 of the MSHCP are intended to provide full mitigation under CEQA, NEPA, CESA, and FESA for impacts to the species and habitats covered by the MSHCP pursuant to agreements with the USFWS, the CDFW, and/or any other appropriate participating regulatory agencies and as set forth in the Implementing Agreement for the MSHCP.

The MSHCP has been subdivided into 16 Area Plans with 59 subunits within the Area Plans. Within each Area Plan and its subunits are Criteria Cells and Cell Groups, each with a proposed conservation requirement for appropriate species. USGS quarter sections (approximately 160-acre Cells) were then overlain on the Conceptual Reserve Design such that each Cell is an area in real space with a legal description but without being tied to a specific County assessor's legal parcel. Cells were then either aggregated into a Cell Group or retained as individual Cells, depending upon the level of conservation and configuration of the particular Cell or Cell Group. Variable target acreage ranges, planning species, and biological issues and considerations were identified for each Area Plan Subunit. The variable target acreage ranges were generally based on the difference between the area of the Criteria Area for the particular Subunit and the area of the Conceptual Reserve Design for the particular Subunit.

The MSHCP Conservation Area comprises a variety of existing and proposed Cores, Extensions of Existing Cores, Linkages, Constrained Linkages, and Non-contiguous Habitat Blocks. These features are generally referenced as Cores and Linkages. The following definitions apply:

Core: A block of Habitat of appropriate size, configuration, and vegetation characteristics to generally support the life history requirements of one or more Covered Species.

Extension of Existing Core: A block of Habitat contiguous with an existing Core Area, which serves to provide additional Habitat for species in the adjacent existing Core and to reduce exposed edge.

Non-contiguous Habitat: A block of Habitat not connected to other Habitat areas via a Linkage Block or Constrained Linkage.

Constrained Linkage: A constricted connection expected to provide for movement of identified Planning Species between Core Areas, where options for assembly of the connection are limited by existing patterns of use.

Linkage: A connection between Core Areas with adequate size, configuration, and vegetation characteristics to generally provide for "Live-In" Habitat and/or provide for genetic flow for identified Planning Species. Areas identified as Linkages in MSHCP may provide movement Habitat but not Live-In Habitat for some species, thereby functioning more as movement corridors.

The project site occurs within the Temescal Canyon Area Plan and does not occur within an Area Plan Subunit. Additionally, the project site does not occur in any Proposed Core or Existing Core. No existing or proposed linkages, or constrained linkage areas are in the near vicinity. Furthermore, the project site does not occur within any Criteria Cells (Exhibit 7).

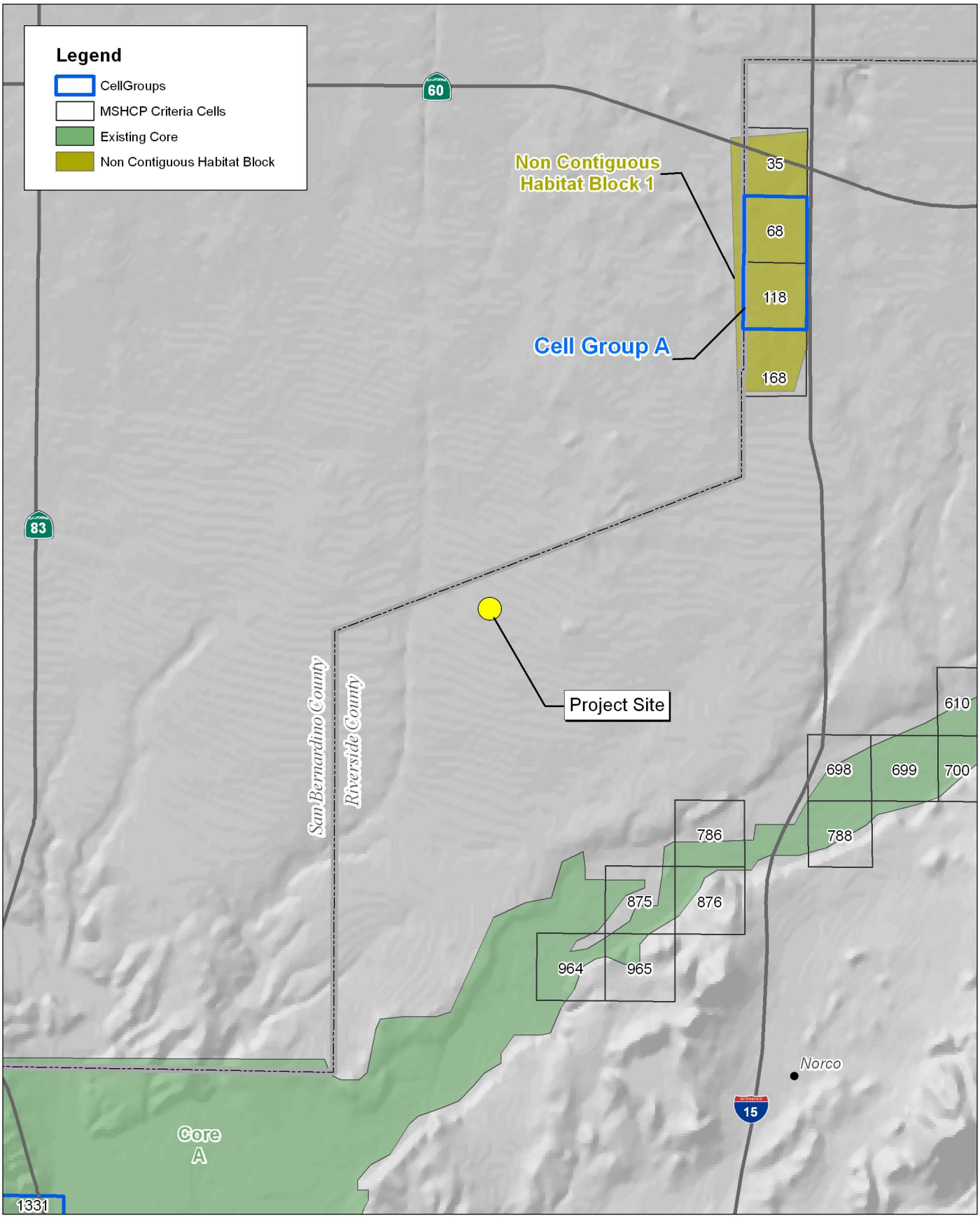
4.2 - Habitat Assessment Results

This habitat assessment focuses on the sensitive biological resources that could potentially occur within the project site as indicated in the Riverside County Assessor's Parcel Report (Appendix B, Riverside County Integrated Project [RCIP] Conservation Summary Report and Attachment). Upon review of the generated report, burrowing owl and Narrow Endemic plant species required a habitat assessment. The Narrow Endemic plant species include San Diego ambrosia, Brand's phacelia, and San Miguel savory. FCS conducted a habitat assessment for burrowing owl and the Narrow Endemic plant species within the project site. No suitable habitat for burrowing owl or any of the three plant species was observed within the project site.

4.2.1 - Burrowing Owl (MSHCP Section 6.3.2)

The burrowing owl is an avian species of special concern that is protected by the MBTA and CFG Code Section 3503. This species typically occurs in grassland and scrub habitats characterized by low-growing vegetation with an abundance of small mammal burrows, including the California ground squirrel. It often prefers areas with moderate disturbance and/or berms or drainage features. Reasons for burrowing owl population decline include habitat destruction, insecticide poisoning, rodenticide (particularly squirrel eradication), and shooting.

The project site did not contain suitable burrows for burrowing owl, or contain any signs such as whitewash, pellets, or feathers. Therefore, burrowing owl focused surveys are not required.



Source: USGS NED, Riverside County MSHCP, Census 2000 data.

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Exhibit 7
MSHCP Criteria Areas Map

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CITY OF EASTVALE • EASTVALE CROSSINGS
MSHCP CONSISTENCY ANALYSIS

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4.2.2 - Narrow Endemic Plant Species (MSHCP 6.1.3)

A narrow endemic is a species that is confined to a specific geographic region, soil type, and/or habitat. There are a total of 14 narrow endemic plant species throughout the MSHCP that require additional assessment to determine their presence or absence. The following three Narrow Endemic Plant Species were assessed for their potential to occur in the survey area based on suitable habitat:

- San Diego ambrosia (*Ambrosia pumila*)
- Brand's phacelia (*Phacelia stellaris*)
- San Miguel savory (*Satureja chandleri*)

San Diego Ambrosia

San Diego ambrosia is a federally endangered species. It occurs in open habitats in coarse substrates near drainage features, and in upland areas on clay slopes or on the dry margins of vernal pools. This species occurs in a variety of associations that are dominated by sparse grasslands or marginal wetland habitats such as river terraces, pools, and alkali playas. In Riverside County, San Diego ambrosia is associated with open, gently sloped grasslands and is generally associated with alkaline soils. Three populations of San Diego ambrosia have been mapped in Riverside County. The species is threatened by habitat loss due to urbanization, fragmentation, isolation, and associated impacts from non-native species competition. While it is considered to be tenacious in appropriate habitat, it is thought to be a weak competitor with invasive herbaceous and non-native grass species.

No vernal pools, vernal pool conditions, or alkaline conditions occur within the survey area. Therefore, San Diego ambrosia is not likely to occur on the survey area.

Brand's Phacelia

Brand's phacelia is a CNPS 1B.1 listed species. This species may be found in coastal sage scrub and coastal strand containing sandy openings near the coast. There have been a few populations along the Santa Ana River.

The survey area does not contain any suitable habitat such as open sandy soils within native habitat. Therefore, Brand's phacelia is not likely to occur within the survey area.

San Miguel Savory

San Miguel savory is CNPS 1B.2 species. It occurs in chaparral, foothill woodland, coastal sage scrub, and valley grassland plant communities and may be restricted to gabbroic or metavolcanic-derived soils. In San Diego County and Northern Baja California, this species is associated with open chamise dominated slopes. However, in the Santa Ana Mountains, it may occur in more mesic habitat.

No chaparral, foothill woodland, coastal sage scrub, or valley grassland plant communities are located within the survey area. Therefore, San Miguel savory is not likely to occur within the survey area.

Conclusion Regarding Narrow Endemic Plant Species

Based on the current conditions, there is no suitable or marginal to high-quality habitat for any of the above-mentioned narrow endemic plant species. These plants are not likely to occur within the project site and should be considered absent.

4.2.3 - Riparian/Riverine Habitat and Vernal Pools (MSHCP 6.1.2)

The MSHCP requires an independent evaluation of riparian/riverine and vernal pool habitats that is in addition to a typical jurisdictional delineation required by the USACE and CDFW.

The project site is located within a disturbed habitat that previously contained a dairy facility. There are no drainages, washes, riparian habitat, or ponding areas that could be considered a vernal pool. Therefore, no impacts to riparian/riverine and vernal pool habitat will be made and no further assessments are required.

4.2.4 - Urban/Wildlands Interface Analysis (MSHCP 6.1.4)

This section addresses the indirect effects associated with locating development in proximity to MSHCP Conservation Areas. The project site is within disturbed habitat bordered in all directions by existing city streets, SCE easement, followed by a city park that comprises urban/developed habitat. No portions of the project site fall within the boundaries of any Conservation Areas. Therefore, no additional project design features to minimize potentially significant impacts associated with the urban/wildlands interface will be required.

4.2.5 - Migratory Corridors/Linkages

The project site does not occur within an existing or proposed linkage or constrained linkage areas, as designated by the MSHCP. The project site does not contain significant cover of native plant communities and is currently heavily disturbed due to urban development surrounding the project site. The implementation of the proposed project will not impede wildlife movement.

4.2.6 - Biological Compliance Issues Not Covered by the MSHCP

Protected Plant and Wildlife Species

The project site is highly disturbed and contains remnant slabs of concrete from the dairy facility. No native, naturally occurring plant species were observed anywhere within the project site. Therefore, the project site does not contain any suitable habitat for any special status plant or wildlife species reported by the CNPS or CNDDB to occur within the Corona North USGS topographic quadrangle.

Raptor Foraging Habitat

The project site contains primarily disturbed habitat. Although the site contains flat, open habitat that is suitable as foraging habitat for most raptor species, the lack of mammal burrows would suggest that there is not a large prey base on-site. Therefore, implementation of the proposed project will not impact raptor foraging habitat.

Nesting Birds

There are no trees or shrubs within the project site that would provide suitable nesting habitat for avian species such as red-tailed hawk (*Buteo jamaicensis*), black phoebe, and house finch. Additionally, there are great horned owl decoys located on the SCE transmission towers to further deter any avian species from nesting on the towers. Therefore, the project site does not provide suitable nesting habitat for nesting birds protected under the MBTA and CFG Code.

USFWS Designated Critical Habitat

No USFWS designated Critical Habitat for any species is present within the project site (Exhibit 8).

Critical habitat for least Bell's vireo, Santa Ana sucker, southwestern willow flycatcher, and yellow-billed cuckoo occur approximately 3 miles south of the project site.

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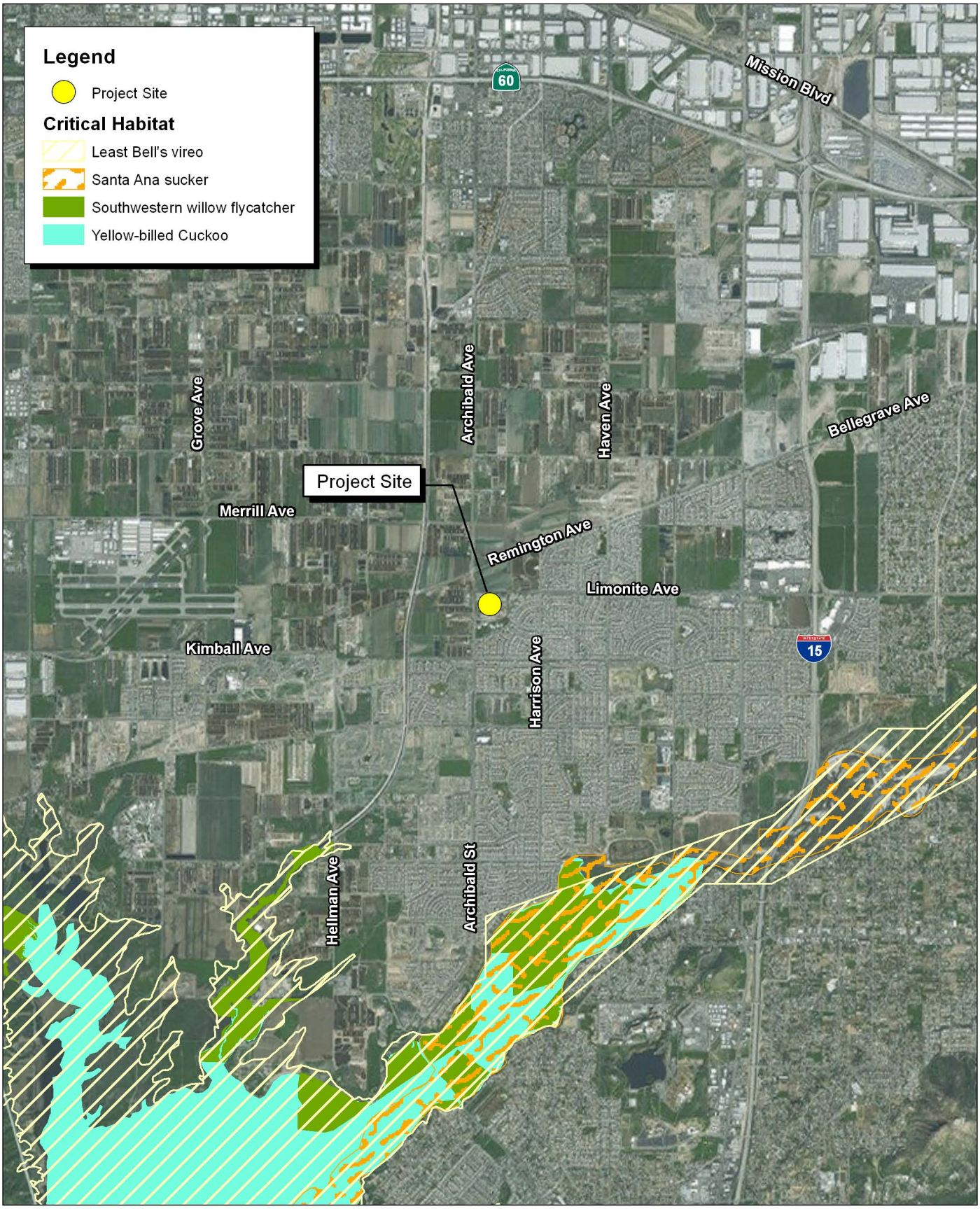

Source: ESRI Aerial Imagery.

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Exhibit 8
Critical Habitat Map

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SECTION 5: MSHCP CRITERIA AND CONSERVATION AREA

5.1 - The Relationship of the Project to the MSHCP Conservation Criteria

The City of Eastvale and County of Riverside implement the Habitat Assessment & Negotiation Strategy or HANS process regarding contributions to the MSHCP Conservation Area. The HANS process applies to property that may be needed for inclusion in the MSHCP Conservation Area or subjected to other MSHCP Criteria and shall be implemented by the City of Eastvale and County of Riverside. Under the MSHCP program, the Western Riverside County RCA, the County, cities, or various state and federal agencies may obtain interests in property needed to implement the MSHCP over time (interest may be obtained in fee, conservation easement, deed restriction, land exchange, flood control easement or other type of interest acceptable to the RCA, the County, cities, acquiring state and/or federal agency, and property owner).

If it is determined that all or a portion of property is needed for inclusion in the MSHCP Conservation Area, various incentives may be available to the property owner in lieu of or in addition to monetary compensation in exchange for the conveyance of a property interest. These incentives may include but shall not be limited to the waiver and/or reduction of certain development fees, monetary compensation for entering into an option agreement, fast track processing, density bonuses, clustering, density transfers (and property reassessment and tax credits if determined to be feasible). The incentives are intended to provide a form of compensation to property owners who convey their property. As a property interest is obtained, it will become part of the MSHCP Conservation Area.

The establishment of Criteria Area boundaries is intended to facilitate the process by which the City of Eastvale and County of Riverside will evaluate property that may be needed for inclusion in the MSHCP Conservation Area. The Criteria Area is an area significantly larger than what will be the MSHCP Conservation Area, within which property will be evaluated using MSHCP Conservation Criteria.

The Criteria Area is an analytical tool that assists in determining which properties to evaluate for acquisition and Conservation under the MSHCP and does not impose land use restrictions. The process ensures that an early determination will be made of what properties are needed for the MSHCP Conservation Area, that the owners of property needed for the MSHCP Conservation Area are compensated, and that owners of land not needed for the MSHCP Conservation Area shall receive Take Authorization for Covered Species Adequately Conserved through the Permits issued to the City of Eastvale and County of Riverside pursuant to the MSHCP.

Development of property outside of the MSHCP Conservation Area (both within and outside of the Criteria Area) shall receive Take Authorization for Covered Species Adequately Conserved provided payment of a mitigation fee is made (or any credit for land conveyed is obtained) and compliance with the MSHCP occurs. Payment of the mitigation fee and compliance with the requirements of the MSHCP are intended to provide full mitigation under CEQA, NEPA, FESA, and CESA for impacts to the species and habitats covered by the MSHCP pursuant to agreements with the USFWS, the CDFW

and/or any other appropriate participating regulatory agencies and as set forth in the Implementing Agreement for the MSHCP.

The project site is not included in an Area Plan Subunit. No existing or proposed linkage, or constrained linkage areas are in the near vicinity. The project site is not within any Criteria Cells. Therefore, the HANS process is not required for this project.

5.1.1 - Anticipated Impacts

Based on our review of the MSHCP, development of the project site would not conflict with the conservation goals established by the MSHCP, since the project does not occur within any Sub Units, Criteria Cells, or proposed/existing linkages.

SECTION 6: IMPACT ASSESSMENT

Project-related impacts for the proposed Eastvale Crossings Project will only occur within the disturbed habitat. No native plant communities will be impacted by the proposed project.

Direct and indirect project-related impacts associated with the project site, however, require a complete MSHCP Consistency Analysis as well an assessment of impacts under the CEQA process. The following impacts are associated with the proposed project.

6.1 - Western Riverside County MSHCP Consistency

6.1.1 - Habitat Assessment

A habitat assessment was conducted for burrowing owl and Narrow Endemic plant species, which include San Diego ambrosia, Brand's phacelia, and San Miguel savory. No suitable habitat for burrowing owl or any of the three plant species was observed within the project site. Therefore, no impacts to habitat for burrowing owl or any Narrow Endemic plant species will occur with implementation of the proposed project.

6.1.2 - Riparian/Riverine Habitat and Vernal Pools

Because of the previously developed and disturbed nature of the project site and surrounding developed land, there is no potential for significant impacts related to the Riparian/Riverine habitat or vernal pools. There is not habitat for any sensitive riparian bird species such as least Bell's vireo, southwestern flycatcher, or yellow-billed cuckoo. Therefore, no impacts to Riparian/Riverine habitat or vernal pools will occur with implementation of the proposed project

6.1.3 - Urban/Wildlands Interface Guidelines

Because of the previously developed and disturbed nature of the project site and surrounding developed land, there is no potential for significant impacts related to the Urban/Wildlands Interface. Therefore, no impacts to Urban/Wildlands Interface will occur with implementation of the proposed project.

6.1.4 - Migratory Corridors/Linkages

Because of the previously developed and disturbed nature of the project site and surrounding developed land, the site is no adjacent to or otherwise connecting to a core conservation area, non-contiguous habitat block, or constrained linkage. There is no potential for significant impacts related to Migratory Corridors/Linkages. Therefore, no impacts to any Migratory Corridors/Linkages will occur with implementation of the proposed project.

6.2 - Nesting Birds

The project site does not contain suitable nesting habitat for any tree or shrub avian species. Therefore, project-related activities will not impact avian species protected under the MTBA or CFG Code.

6.3 - Raptor Foraging Habitat

The project site does not contain suitable foraging habitat for raptor species due to an insufficient prey base. Therefore, no further action related to raptor foraging habitat is required.

6.4 - Critical Habitat

No USFWS designated Critical Habitat for any species is located within the project site (Exhibit 8); therefore, no further action related to Critical Habitat is necessary.

SECTION 7: CONCLUSION

A Habitat Assessment and MSHCP Consistency Analysis was conducted for the Eastvale Crossings Project, located in the City of Eastvale, Riverside County, California.

According to the RCIP, a habitat assessment was required for burrowing owl and Narrow Endemic plant species. No suitable habitat for burrowing owl or any of the three plant species was observed within the project site.

The project site does not contain any vernal pools or ephemeral ponds, and no further action is required for riparian species and vernal pools.

The project site does not contain any wildlife movement corridors or linkages, and no further action is required for wildlife movement corridors.

Additionally, the project site does not contain suitable habitat for nesting avian species, raptor foraging habitat, or for any Criteria Area plant species and is not within a Core Area or Proposed/Existing Linkages.

Based on the current conditions within the project site and MSHCP assessment, no additional action items or recommendations are required. Acceptance of the proposed project by the City of Eastvale and the County of Riverside would fulfill requirements for biological resources pursuant to CEQA, FESA, CESA, and the MSHCP, and development of the Eastvale Crossings Project would be consistent with the Western Riverside County MSHCP.

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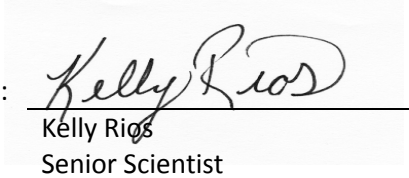
SECTION 8: CERTIFICATION

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

Date: June 4, 2015 Signed: 

Kelly Rios
Senior Scientist
FirstCarbon Solutions
Irvine, California

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SECTION 10: PROJECT RESPONSIBILITY

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Appendix A: Regulatory Background

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REGULATORY BACKGROUND

Sensitive Plant and Wildlife Species

Sensitive species are native species that have been provided special legal or management protection because of concern for their continued existence. There are several categories of protection at both federal and state levels, depending on the magnitude of threat to continued existence and existing knowledge of population levels.

Federal Endangered Species Act

The USFWS administers the Federal Endangered Species Act (FESA). The FESA provides a process for listing species as either threatened or endangered, and methods of protecting listed species. The FESA defines as "endangered" any plant or animal species that is in danger of extinction throughout all or a significant portion of its known geographic range. A "threatened" species is a species that is likely to become endangered. A "proposed" species is one that has been officially proposed by the USFWS for addition to the federal threatened and endangered species list.

FESA Section 9 prohibits "take" of threatened or endangered species. The term "take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in such conduct. Take can include disturbance to habitats used by a threatened or endangered species during any portion of its life history. The presence of any federally threatened or endangered species in a biological project site generally imposes severe constraints on development, particularly if development would result in "take" of the species or its habitat. Under the regulations of the FESA, the USFWS may authorize "take" when it is incidental to, but not the purpose of, an otherwise lawful act.

California Endangered Species Act

CDFW administers the California Endangered Species Act (CESA). The State of California considers an "endangered" species one whose prospects of survival and reproduction are in immediate jeopardy. A "threatened" species is one present in such small numbers throughout its range that it is likely to become an endangered species in the near future in the absence of special protection or management. A "rare" species is one present in such small numbers throughout its portion of its known geographic range that it may become endangered if its present environment worsens. The rare species designation applies to California native plants. State threatened and endangered species are fully protected against take, as defined above. The term "species of special concern" is an informal designation used by CDFW for some declining wildlife species that are not state candidates for listing. This designation does not provide legal protection, but signifies that these species are recognized as sensitive by CDFW.

California Native Plant Society

The California Native Plant Society (CNPS) is a California resource conservation organization that has developed an inventory of California's sensitive plant species. This inventory summarizes information on the distribution, rarity, and endangerment of California's vascular plants. The

inventory is divided into four lists based on the rarity of the species. In addition, the CNPS provides an inventory of plant communities that are considered sensitive by the state and federal resource agencies, academic institutions, and various conservation groups. Determination of the level of sensitivity is based on the number and size of remaining occurrences as well as recognized threats.

Migratory Bird Treaty Act

The MBTA protects all common wild birds found in the United States (U.S.) except the house sparrow, starling, feral pigeon, and resident game birds such as pheasant, grouse, quail, and wild turkey. Resident game birds are managed separately by each state. The MBTA makes it unlawful for anyone to kill, capture, collect, possess, buy, sell, trade, ship, import, or export any migratory bird including feathers, parts, nests, or eggs.

California Fish and Game Code - Section 3503 and Section 3511

The CDFW administers the CFG Code. There are particular sections of the CFG Code that are applicable to natural resource management. For example, Section 3503 of the CFG Code states it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird that is protected under the MBTA. CFG Code Section 3503.5 further protects all birds in the orders Falconiformes and Strigiformes, birds of prey such as hawks and owls, and their eggs and nests from any form of take. CFG Code Section 3511 lists fully protected bird species where the CDFW is unable to authorize the issuance of permits or licenses to take these species.

Jurisdictional Waters and Wetlands

Impacts to natural drainage features and wetland areas are regulated by the USACE, RWQCB, and CDFW based upon the policies and regulations discussed below.

United States Army Corps of Engineers Regulations

Federal Clean Water Act - Section 404

The USACE administers Section 404 of the federal Clean Water Act (CWA). This section regulates the discharge of dredge and fill material into waters of the U.S. USACE has established a series of nationwide permits that authorize certain activities in waters of the U.S., if a proposed activity can demonstrate compliance with standard conditions. Normally, USACE requires an individual permit for an activity that will affect an area equal to or in excess of 0.5 acre of waters of the U.S. Projects that result in impacts to less than 0.5 acre can normally be conducted pursuant to one of the nationwide permits, if consistent with the standard permit conditions.

Waters of the United States

Waters of the U.S., as defined in the Code of Federal Regulations (CFR) Section 328.3, include all waters or tributaries to waters such as lakes, rivers, intermittent and perennial streams, mudflats, sand-flats, natural ponds, wetlands, wet meadows, and other aquatic habitats. Frequently, waters of the U.S., with at least intermittently flowing water or tidal influences are demarcated by an OHWM. The OHWM is defined in CFR Section 328.3(e) as the line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank

shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas. In this region, the OHWM is typically indicated by the presence of an incised streambed with defined bank shelving.

In June 2001, the USACE South Pacific Division has issued Guidelines for Jurisdictional Delineations for Waters of the United States in the Arid Southwest. The purpose of this document was to provide background information concerning physical characteristics of dry land drainage systems. These guidelines were reviewed and used to identify jurisdictional drainage features within the biological project site.

Wetlands

According to the USACE Wetlands Delineation Manual, Technical Report, three criteria must be satisfied to classify an area as a jurisdictional wetland:

1. A predominance of plant life that is adapted to life in wet conditions (hydrophytic vegetation)
2. Soils that saturate, flood, or pond long enough during the growing season to develop anaerobic conditions in the upper part (hydric soils)
3. Permanent or periodic inundation or soils saturation, at least seasonally (wetland hydrology)

Wetland vegetation is characterized by vegetation in which more than 50 percent of the composition of dominant plant species are obligate wetland, facultative wetland, and/or facultative species that occur in wetlands. As a result of the 2001 Solid Waste Agency of North Cook County (SWANCC) case, a wetland must show connectivity to a stream course in order for such a feature to be considered jurisdictional. Although wetland criteria was used to identify if areas were considered wetlands, the exact limits of jurisdiction were not measured based on the standard wetland delineation protocol as described in the 1987 USACE manual.

United States Army Corps of Engineers Regulated Activities

The USACE regulates the discharge of dredged or fill material, including, but not limited to, grading, placing of rip-rap for erosion control, pouring concrete, laying sod, and stockpiling excavated material. Activities that generally do not involve a regulated discharge, if performed specifically in a manner to avoid discharges, include driving pilings, drainage channel maintenance, temporary mining and farm/forest roads, and excavating without stockpiling.

Regional Water Quality Control Board Regulations

Clean Water Act - Section 401

According to section 401 of the CWA, “any applicant for a Federal permit for activities that involve a discharge to waters of the State, shall provide the Federal permitting agency a certification from the State in which the discharge is proposed that states that the discharge will comply with the

applicable provisions under the Federal Clean Water Act." Therefore, before the USACE will issue a Section 404 permit, applicants must apply for and receive a Section 401 water quality certification from the RWQCB.

Porter-Cologne Water Quality Act

The RWQCB regulates actions that would involve "discharging waste, or proposing to discharge waste, within any region that could affect the water of the state" (water code §13260(a)), pursuant to provisions of the Porter-Cologne Water Quality Act. "Waters of the State" are defined as "any surface water or groundwater, including saline waters, within the boundaries of the state" (water code Section 13050 (e)).

Regional Water Quality Control Board Regulated Activities

Under Section 401 of the CWA, the RWQCB regulates all activities that are regulated by the USACE. Additionally, under the Porter-Cologne Water Quality Act, the RWQCB regulates all activities, including dredging, filling, or discharge of materials into waters of the state that are not regulated by the USACE due to a lack of connectivity with a navigable water body and/or lack of an OHWM.

California Department of Fish and Game Regulations

California Fish and Game Code Section 1600 to Section 16003

The CFG Code mandates that "it is unlawful for any person to substantially divert or obstruct the natural flow or substantially changes the bed, channel, or bank of any river, stream, or lake designated by the department, or use any material from the streambeds, without first notifying the department of such activity." CDFW jurisdiction includes ephemeral, intermittent, and perennial watercourses, including dry washes, characterized by the presence of hydrophytic vegetation, the location of definable bed and banks, and the presence of existing fish or wildlife resources.

Furthermore, CDFW jurisdiction is often extended to habitats adjacent to watercourses, such as oak woodlands in canyon bottoms or willow woodlands that function as part of the riparian system. Historic court cases have further extended CDFW jurisdiction to include watercourses that seemingly disappear, but re-emerge elsewhere. Under the CDFW definition, a watercourse need not exhibit evidence of an OHWM to be claimed as jurisdiction. However, CDFW does not regulate isolated wetlands; that is, those that are not associated with a river, stream, or lake.

California Department of Fish and Wildlife Regulated Activities

The CDFW regulates activities that involve diversions, obstruction, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake that supports fish or wildlife resources.

Western Riverside County Multiple Species Conservation Plan

The Western Riverside County MSHCP is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on conservation of species and their associated habitats in Western Riverside County. The MSHCP allows Riverside County and its Cities to better control local land-use decisions and maintain a strong economic climate in the region while addressing the requirements of the state and federal Endangered Species Acts.

The overall goal of the MSHCP is to enhance and maintain biological diversity and ecosystem processes while allowing future economic growth. The MSHCP will result in an MSHCP Conservation Area in excess of 500,000 acres and focuses on conservation of 146 species including amphibians, reptiles, birds, mammals, invertebrates, and plants. The MSHCP Conservation Area includes approximately 347,000 acres on existing Public-Quasi Public (PQP) Lands and approximately 153,000 acres of Additional Reserve Land.

The MSHCP Plan Area encompasses approximately 1.26 million acres (1,966 square miles); it includes all unincorporated Riverside County land west of the crest of the San Jacinto Mountains to the Orange County line, as well as the jurisdictional areas of the Cities of Temecula, Murrieta, Lake Elsinore, Canyon Lake, Norco, Corona, Riverside, Moreno Valley, Banning, Beaumont, Calimesa, Perris, Hemet, San Jacinto and recently added Eastvale, Menifee, Wildomar and Jurupa Valley. It provides a coordinated MSHCP Conservation Area and implementation program to preserve biological diversity and maintain the region's quality of life.

The MSHCP serves as a HCP pursuant to Section 10(a)(1)(B) of the federal Endangered Species Act of 1973 (FESA), as well as a Natural Communities Conservation Plan (NCCP) under the NCCP Act of 2001. The MSHCP allows the City of Eastvale and the County of Riverside as well as other signatories of the Plan to authorize "Take" of plant and wildlife species identified within the Plan Area. The United States Fish and Wildlife Service (USFWS) and CDFW have authority to regulate the Take of Threatened, Endangered, and rare Species. Under the MSHCP, the FWS and CDFW can grant "Take Authorization" for otherwise lawful actions—such as public and private Development that may incidentally Take or harm individual species or their Habitat outside of the MSHCP Conservation Area—in exchange for the assembly and management of a coordinated MSHCP Conservation Area.

Of the 1.26 million acres covered by the MSHCP, 500,000 acres have been designated for preservation: 347,000 acres are already conserved as PQP land and another 45,270 acres have been acquired as habitat by the Regional Conservation Authority (RCA). According to the RCA-MSHCP Annual Report (2010), Riverside County has reached 77 percent of the goal in the MSHCP (RCA Annual Report 2011, Table 3).

Jurisdictional Criteria

The Federal Manual for Identifying and Delineating Jurisdictional Wetlands (1987) sets forth three mandatory criteria and a number of non-mandatory field indicators to use in evaluating whether or not an area is a jurisdictional wetland. The three mandatory criteria are hydrophytic vegetation, hydric soils, and wetland hydrology. The following paragraphs discuss the mandatory criteria, the field indicators, and other reference materials used to determine if each criterion has been met at the Project Site.

Hydrophytic Vegetation

Hydrophytic vegetation is defined as plant life growing in water, soil, or substrate that is at least periodically deficient in oxygen because of excessive water content. The United States Fish and Wildlife Service (USFWS) has published the National List of Plant Species That Occur in Wetlands, and divided plants into four groups based on their "wetland indicator status:"

1. Obligate wetland plants (OBL) that occur almost always in wetlands under natural conditions
2. Facultative wetland plants (FACW) that usually occur in wetlands but occasionally are found in upland areas
3. Facultative plants (FAC) that are equally likely to occur in wetlands as well as upland
4. Facultative upland plants (FACU) that usually occur in upland areas but occasionally are found in wetlands

An area has hydrophytic vegetation when, under normal circumstances, more than 50 percent of the composition of dominant plant species from all strata are obligate wetland (OBL), facultative wetland (FACW) and/or facultative species (FAC).

Hydric Soils

Hydric soils are defined as soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part. "Long enough" generally means 1 week during the growing season and soils that are saturated for this period usually support hydrophytic vegetation. The criteria for establishing the presence of hydric soils vary among different types of soils and between normal circumstances, disturbed areas, and problem areas. Due to their wetness during the growing season, hydric soils usually develop certain morphological properties that can be readily observed in the field. Prolonged anaerobic soil conditions typically lower the soil redox potential, causing a chemical reduction of some soil components, mainly iron oxides and manganese oxides. This reduction is typically reflected by the presence of iron or manganese concretions, gleying, or mottling. Other field indicators of hydric soils include the presence of sulfidic material, an aquic, or peraquic moisture regime, or a spodic horizon. All organic soils, with the exception of Folists, are classified as hydric soils.

Wetland Hydrology

Wetland hydrology is permanent or periodic inundation, or soil saturation for a significant period during the growing season. Numerous factors influence the wetness of an area, including precipitation, stratigraphy, topography, soil permeability, and plant cover. At certain times of the year in most wetlands, and in certain types of wetlands at most times, wetland hydrology is quite evident, since surface water or saturated soils may be observed. Yet, in many instances, especially along the uppermost boundary of wetlands, hydrology is not readily apparent. Despite this limitation, hydrologic indicators can be useful for confirming that a site with hydrophytic vegetation and hydric soils still exhibits wetland hydrology. While hydrologic indicators are sometimes diagnostic of the presence of wetlands, they are generally either operationally impracticable, as in the case of recorded data, or technically inaccurate, as in the case of some field indicators, for delineating wetland boundaries.

The following hydrologic indicators, while not necessarily indicative of hydrologic events during the growing season or in wetlands alone, do provide evidence that inundation or soil saturation has occurred at some time:

- Visual observation of inundation
- Visual observation of soil saturation
- Oxidized channels (rhizospheres) associated with living roots and rhizomes
- Water marks
- Drift lines
- Waterborne sediment deposits
- Water-stained leaves
- Surface scoured areas
- Morphological plant adaptations
- Hydric soil characteristics

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Appendix B:
Riverside County Integrated Project (RCIP) Conservation Summary Report and Attachment

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Riverside County Transporation and Land Management Agency - TLMA

Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)

APN	Cell	Cell Group	Acres	Area Plan	Sub Unit
144030012	Not A Part	Independent	5.35	Eastvale	Not a Part
144030014	Not A Part	Independent	0.26	Eastvale	Not a Part
144030028	Not A Part	Independent	32.04	Eastvale	Not a Part

HABITAT ASSESSMENTS

Habitat assessment shall be required and should address at a minimum potential habitat for the following species:

APN	Amphibia Species	Burrowing Owl	Criteria Area Species	Mammalian Species	Narrow Endemic Plant Species	Special Linkage Area
144030012	NO	**YES**	NO	NO	**YES**	NO
144030014	NO	**YES**	NO	NO	NO	NO
144030028	NO	**YES**	NO	NO	**YES**	NO

Burrowing Owl

Burrowing owl.

Narrow Endemic Plant Species

7) San Diego ambrosia, Brand's Phacelia, San Miguel savory

If potential habitat for these species is determined to be located on the property, focused surveys may be required during the appropriate season.

Background

The final MSHCP was approved by the County Board of Supervisors on June 17, 2003. The federal and state permits were issued on June 22, 2004 and implementation of the MSHCP began on June 23, 2004.

For more information concerning the MSHCP, contact your local city or the County of Riverside for the unincorporated areas. Additionally, the Western Riverside County Regional Conservation Authority (RCA), which oversees all the cities and County implementation of the MSHCP, can be reached at:

Western Riverside County Regional Conservation Authority
3403 10th Street, Suite 320
Riverside, CA 92501

Phone: 951-955-9700
Fax: 951-955-8873

www.wrc-rca.org

Go Back To Previous Page

GIS Home Page

TLMA Home Page