



RCA Joint Project Review (JPR) Findings

JPR: 23-05-11-01

Date: 06/08/23

Project Information

Permittee:	City of Riverside
Case Information:	PR-2022-001252 / Arlington Mixed Use Development
Site Acreage:	30.53 acres (17.43 on-site permanent and 13.10 off-site temporary), of which 0.15 acres off-site temporary are located within the Criteria Area¹
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 with implementation of the measures presented in these Findings (including any within the project information provided to the Regional Conservation Authority by the Permittee for this JPR).

Applicable Core/Linkage: Existing Core A
 Area Plan: Cities of Riverside and Norco

APN	Sub-Unit	Cell Group	Cell
226-180-015 Right-of-way	SU1- Santa Ana River South	Independent	621

Project Information

- a. **Project Documentation.** JPR submittal materials provided by the Permittee included a JPR Application Form (April 13, 2023), and a *Biological Resources Technical Report Arlington Mixed Use Project Site*, prepared by Cadre Environmental (*Report*, May 2023).
- b. **Project Location.** The proposed project is located in the City of Riverside, south of Jurupa Avenue, east of Fremont Street and Hillside Avenue, and north of Arlington Avenue (Exhibit A). It is located in the northwestern portion of the MSHCP Area (Exhibit B).

¹ Joint Project Review (JPR) only occurs within MSHCP Criteria Cells. Any portion of the project that extends beyond the Criteria is not included as part of this JPR review nor these Findings.



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- c. **Project Description.** The proposed project involves a redevelopment plan and associated demolition of a closed Sears department store, as well as related structures and facilities. The redevelopment plan includes a mixed-use development that encompasses high-density residential homes, a park, and retail and grocery stores. The proposed project also includes off-site infrastructure improvements within Streeter Avenue, Central Avenue, and Hillside Avenue right of way. The on-site portion of the project (APN 226-180-015), as well as the off-site impact area infrastructure are currently developed.

The approximate 30.53-acre proposed project site includes permanent on-site development of 17.43 acres and temporary off-site improvements of 13.10 acres (Exhibit E). Of the 30.53-acre project, 0.15 off-site acres are located within MSHCP Criteria Area (specifically, Cell 621), and as such, only the 0.15-acre proposed off-site improvement is the subject of these JPR Findings (hereafter referred to as “**project site**”). The 0.15-acre project site consists of temporary improvements within Hillside Ave right of way (Exhibit E). It should be noted that JPR 12-07-16-01 (Riverside Transmission Reliability Public Project), an overhead and underground transmission line project, overlaps the proposed project site. However, there are no MSHCP compliance conflicts with this overlap. The project is not adjacent to any existing conservation area. No fuel modification or weed abatement zones are proposed. All staging of equipment and construction materials will be located within the proposed development footprint.

The site is surrounded by existing high-density residential and includes a power grid facility and rail line to the north. According to the *Report*, vegetation communities within the 0.15-acre project site are developed/ornamental. MSHCP baseline vegetation communities (1994) within the site consist of developed or disturbed land (Exhibit C). Soil series within the 0.15-acre project site include Buchenau loam, slightly saline-alkali, 0 to 2 percent slopes (Exhibit D). None of these soils are directly related to or support Narrow Endemic Plant Species, Criteria Area Plant Species, or Delhi Sands Flower-loving Fly which are further discussed in Section 6.1.3 and 6.3.2 below.

Relation to Reserve Assembly

- a. **Reserve Assembly Summary.** As stated in Section 3.2.3 of the MSHCP, “Existing Core A consists of Prado Basin and the Santa Ana River, located in the northwest region of the Plan Area. This southwest-to-northeast trending swath of land is composed largely of Public/Quasi-Public Lands owned by a variety of entities, but it also contains a small number of privately-owned lands. The Core also functions as a Linkage, connecting Orange County to the west with San Bernardino County to the north. Existing Core A is connected to Existing Core B (Cleveland National Forest) via both an upland and a riparian connection (Proposed Constrained Linkage 1 and Proposed Constrained Linkage 2, respectively). This Core is constrained on all sides by existing urban development and agricultural use, and planned land uses surrounding the Core consist largely of high impact land uses such as city and community Development. Therefore, high quality riparian Habitat within the Core and along the edges must be maintained for species such as southwestern willow flycatcher, yellow warbler, yellow-breasted chat, western yellow-billed cuckoo, and others listed in the table below. Guidelines Pertaining to Urban/Wildlands Interface for the management of edge factors



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such as lighting, urban runoff, toxics, and domestic predators are presented in Section 6.1 of this document [MSHCP]. Maintenance of existing floodplain processes and water quality along the Santa Ana River is also important to Santa Ana River woollystar and arroyo chub. Management entities in this existing Core include: the County of Riverside Parks and Open Space District, U.S. Army Corps of Engineers, Orange County Water District, and California Department of Parks and Recreation.”

A portion of the project site (0.15 off-site acres) is located within Cell 621, independent of a Cell Group. As stated in Section 3.3.17 of the MSHCP, “Conservation within this Cell will contribute to assembly of Existing Core A. Conservation within this Cell will focus on lands expanding existing conserved wetland habitat along the Santa Ana River. Conservation within this Cell will be approximately 5% of the Cell focusing in the northeastern portion of the Cell.”

As discussed above, the 0.15-acre off-site area is located within Cell 621. Conservation within this Cell will contribute to assembly of Existing Core A and will be approximately 5% of the Cell focusing in the northeastern portion of the Cell.

Cell 621 totals approximately 173.5 acres. Using the 5% goal, approximately 8.7 acres are described for conservation within this Cell. To date, 143.8 acres have been developed or are approved for development in this Cell, which includes but is not limited to the 0.15-acre proposed project acreage, and 9.1 acres of covered roads acreage. In addition, there are 25.7 acres of Public-Quasi Public Lands that cannot be counted towards the Additional Reserve Lands (ARL). There are 0 acres in this Cell that have already been conserved or are proposed for conservation. Therefore, 8.7 acres are still needed for conservation in order to achieve the goal of 5%. There are 4.1 undeveloped acres available within the Cell, all of which is located within areas described for conservation. In summary, with 4.1 undeveloped acres available for conservation that could also functionally contribute to Existing Core A, Cell 621 could not achieve the 5% goal of 8.7 acres. While Cell 621 cannot achieve its 5% goal, the proposed project is located in the southeast corner of the Cell, not in an area described for conservation and would not functionally contribute to Existing Core A. Therefore, the project is consistent with reserve assembly and would not impede the conservation goals for Existing Core A, nor result in issues regarding fragmentation.

- b. **Rough Step.** The proposed project is within Rough Step Unit 1. As stated in Section 4 of the MSHCP 2021 Annual Report, “Rough Step Unit 1 encompasses 93,945 acres within the northwestern corner of western Riverside County and includes the Prado Basin, Santa Ana River, and the Jurupa Mountains (*see Figure 4-2, Rough Step Unit #1*). The Unit is bound by Interstate 91 to the southeast, Cleveland National Forest to the southwest, and Orange and San Bernardino Counties to the west and north, respectively. Only that portion within Criteria Cells is tracked by Rough Step and not all vegetation or land cover within a Rough Step Unit has acreage goals. In Rough Step Unit 1 there are seven vegetation/land cover types, but only three of these have Rough Step acreage goals; coastal sage scrub; grasslands; and riparian scrub, woodland, forest. *Table 4-3, Rough Step Unit 1 Acreage Totals* provides the losses and gains and resulting allowable development acreage for each of the three vegetation communities with acreage goals. Through 2021, a total of 653 acres of conservation has occurred for the three tracked vegetation communities within Rough Step Unit 1. Losses to



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this unit total 124 acres, with remaining development allowance as follows: 100 acres of coastal sage scrub, 39 acres of grasslands, and 40 acres of riparian scrub, woodland, forest.”

Although the 2022 Annual Report has not been finalized, the remaining development allowance as of the end of 2022 is preliminary as follows: 100 acres of coastal sage scrub, 30 acres of grassland, 29 acres of riparian scrub, woodland, and forest. As of the end of 2022, this unit remains in Rough Step. Baseline vegetation (1994) for the area of the site located within Criteria Cell 621 consists of Developed or Disturbed land only and is not tracked for Rough Step (Exhibit C). Therefore, no additional measures regarding Rough Step are required. Based on the above discussion the proposed project does not conflict with Rough Step.

Other Plan Requirements (MSHCP Volume I)

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

Yes. There are no Riparian/Riverine areas on the project site. There are no vernal pools on the project site, and the soils and topography present on the site do not support habitat considered suitable for fairy shrimp. There is no suitable riparian bird habitat on the project site.

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.

Section 6.3.2 – Was Additional Survey Information Provided?

Yes. The project site is not located in a Criteria Area Species Survey Area for plants. The project site is not located in Additional Survey Needs and Procedures Areas for burrowing owl, amphibians or small mammals. The project site does not support Delhi sands (Exhibit D) or in areas that would trigger additional review for Delhi sands flower-loving fly.

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

Yes. The property is not located adjacent to existing or proposed conservation areas.

Comments on Other Plan Requirements:

- a. **Section 6.1.2.** The following discusses each requirement under this policy.

Riparian/Riverine. The *Report* assessed the project site for riparian/riverine features on September 9, 2022, and February 2, 2023. The project site did not contain any definable riparian/riverine features. There were no indications of hydrology, hydric soils, or hydrophytic vegetation that support riparian/riverine areas. According to the *Report*, riparian/riverine resources are absent from the site.

Vernal Pools/Fairy Shrimp. According to the *Report* the project site lacks the soils and hydrology to support vernal pools. There was no onsite evidence of clay soils, hardpan, bedrock or other impermeable soils observed that support vernal pool features. No evidence of vernal pools, seasonal depressions,



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seasonally inundated road ruts or other wetland features that would support fairy shrimp were observed on site. Due to the absence of suitable fairy shrimp habitat, focused surveys were deemed unwarranted.

Riparian Birds. According to the *Report*, vegetation present on the site includes ornamental trees. Therefore, due to the absence of riparian/riverine features and suitable habitat that would support riparian birds, they are considered absent from the site. Therefore, focused surveys were not warranted.

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

- b. **Section 6.1.3 NEPSSA Plants.** The project site is not located within a Narrow Endemic Plant Species Survey Area.

Based on the information provided in the *Report*, the project demonstrates consistency with Section 6.1.3 of the MSHCP.

- c. **Section 6.3.2. Additional Survey Needs and Procedures.** The project site is not located in a Criteria Area Species Survey Area for plants. The project site is not located in Additional Survey Needs and Procedures Areas for burrowing owl, amphibians or small mammals.

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

- d. **Section 6.1.4. Urban/Wildlands Interface Guidelines.** Although the project site is not adjacent to or connected to any MSHCP Conservation Areas, the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP Conservation Area should be considered by the Permittee in their actions relative to the project. Therefore, the Permittee should include the following measures as project conditions of approval, as applicable:

SECTION 6.1.4 MEASURE.

- i. **Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas. Best Management Practices (BMPs) will be implemented to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm downstream biological resources or ecosystems.**
- ii. **Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that 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 runoff.**

- iii. **Night lighting shall be directed away from the MSHCP Conservation Area and the avoided area on site to protect species from direct night lighting.**
- iv. **Proposed noise-generating land uses affecting the MSHCP Conservation Area, including designated avoidance areas, 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. **Avoid use of invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans for the portions of the project that are adjacent to the MSHCP Conservation Area, including avoidance areas. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas and designated avoidance areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features.**
- vi. **Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into existing and future MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.**
- vii. **Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.**
- viii. **Weed abatement and fuel modification activities are not permitted in the Conservation Area, including designated avoidance areas.**

Based on the information provided in the *Report*, the project demonstrates consistency with Section 6.1.4 of the MSHCP.

- e. **Appendix C.** The following best management practices (BMPs), as applicable, shall be implemented for the duration of construction:

APPENDIX C MEASURE.

- 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 species 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 of 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 [CDFW], 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.**



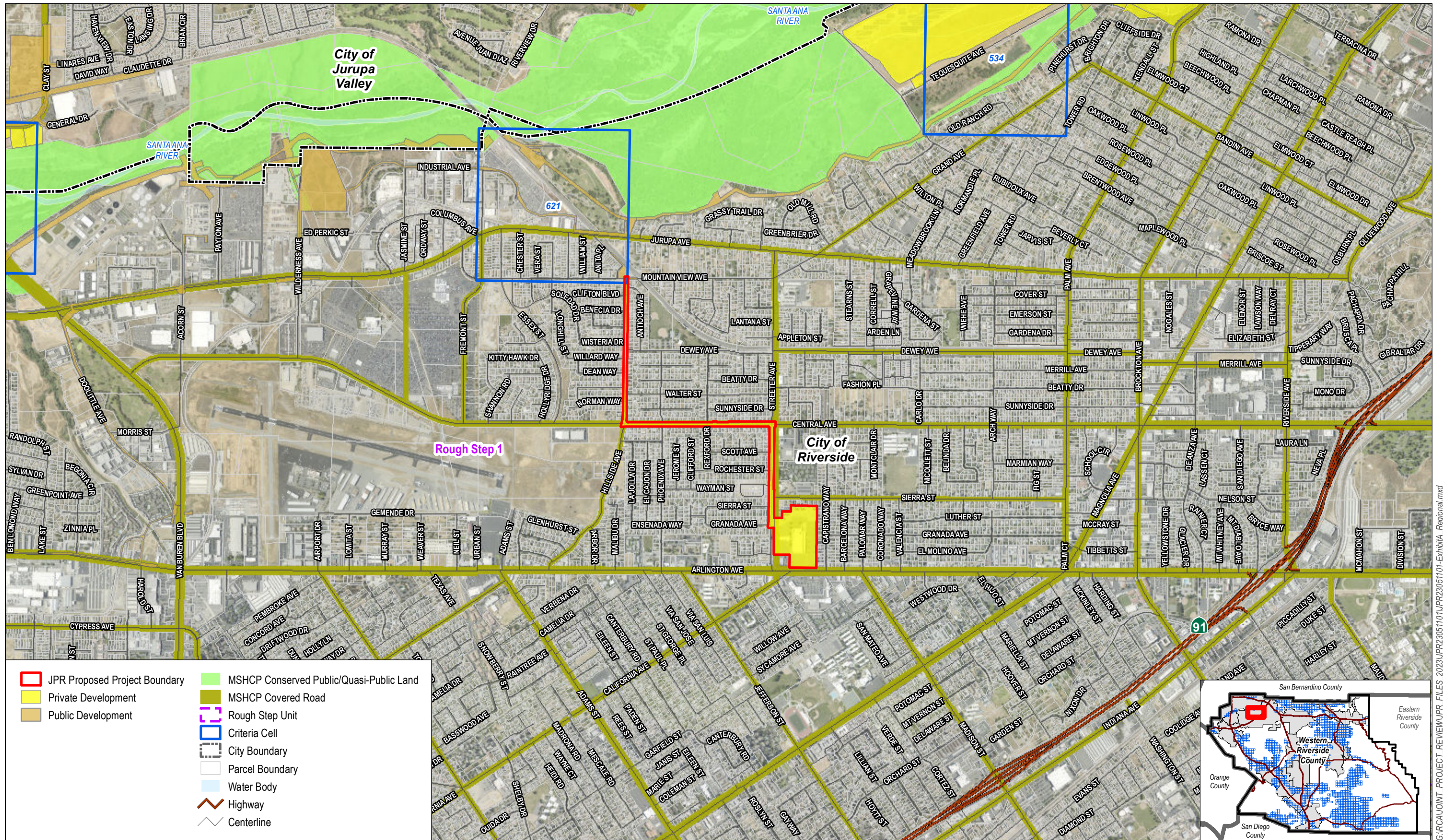
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- x. **The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.**
- 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.**

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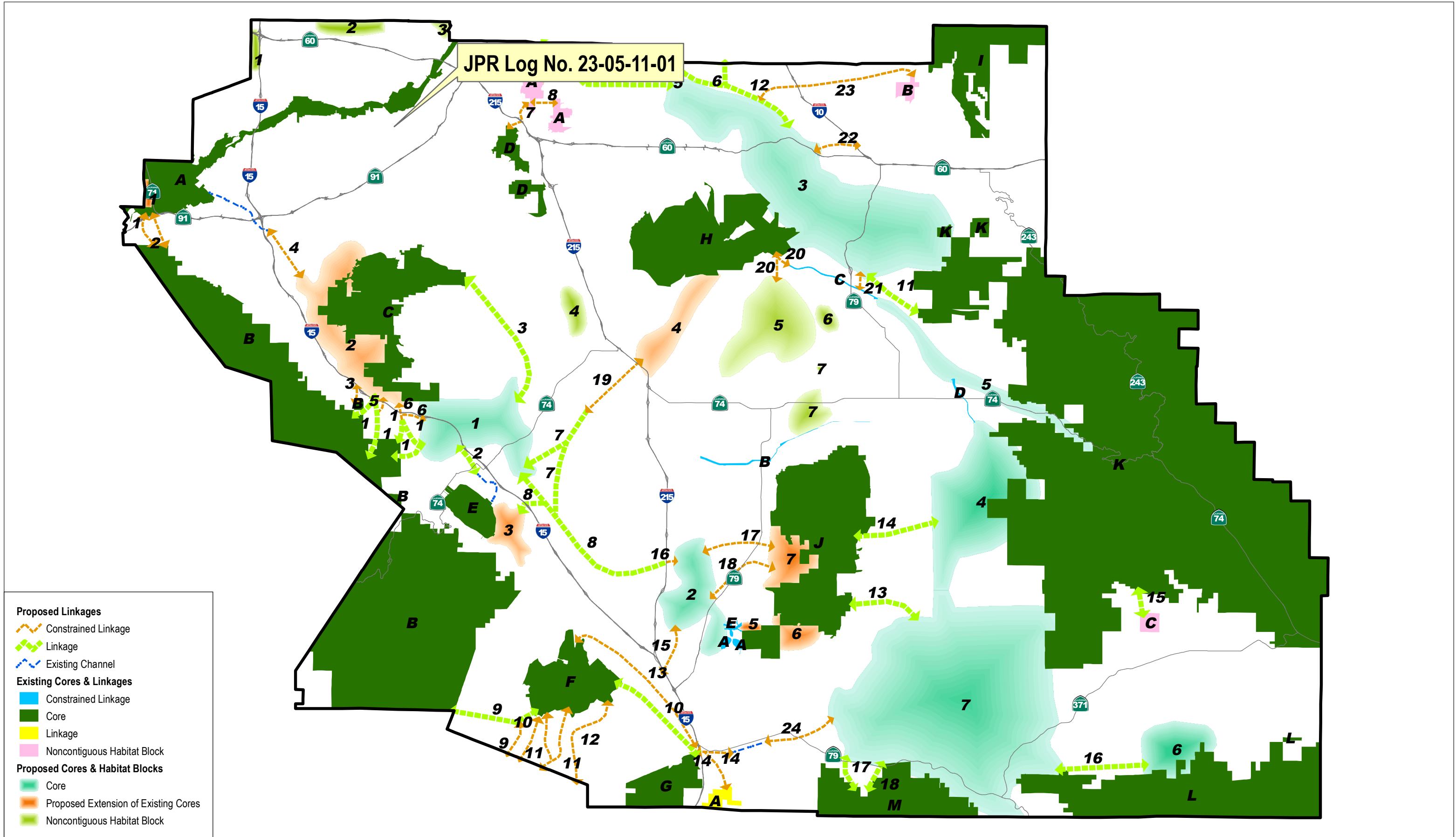
- JPR Proposed Project Boundary
- Private Development
- Public Development
- MSHCP Conserved Public/Quasi-Public Land
- MSHCP Covered Road
- Rough Step Unit
- Criteria Cell
- City Boundary
- Parcel Boundary
- Water Body
- Highway
- Centerline

SOURCE: Western Riverside County Regional Conservation Authority 2023; County of Riverside 2023; Esri Basemap 2023. Map created on 5/16/2023.

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Permittee: City of Riverside
PR-2022-001252 / Arlington Mixed Use Development

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SOURCE: Western Riverside County Regional Conservation Authority (WRC-RCA). Map created on 5/16/2023

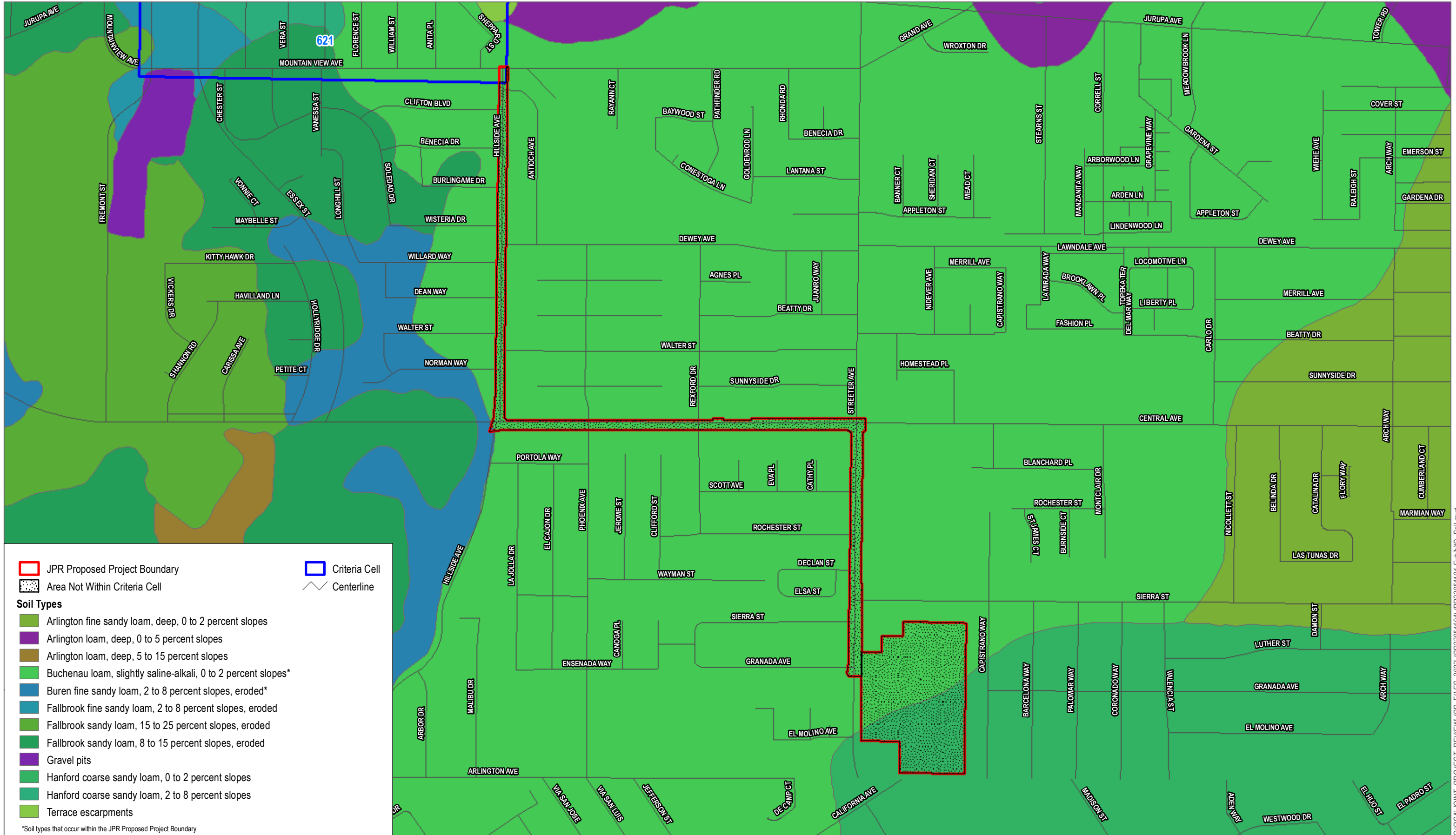
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SOURCE: WRC-RCA MSHCP Baseline Vegetation (1994). Map created on 5/16/2023.



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SOURCE: Western Riverside County Regional Conservation Authority 2023; County of Riverside 2023; USDA/NRCS Soils 2020



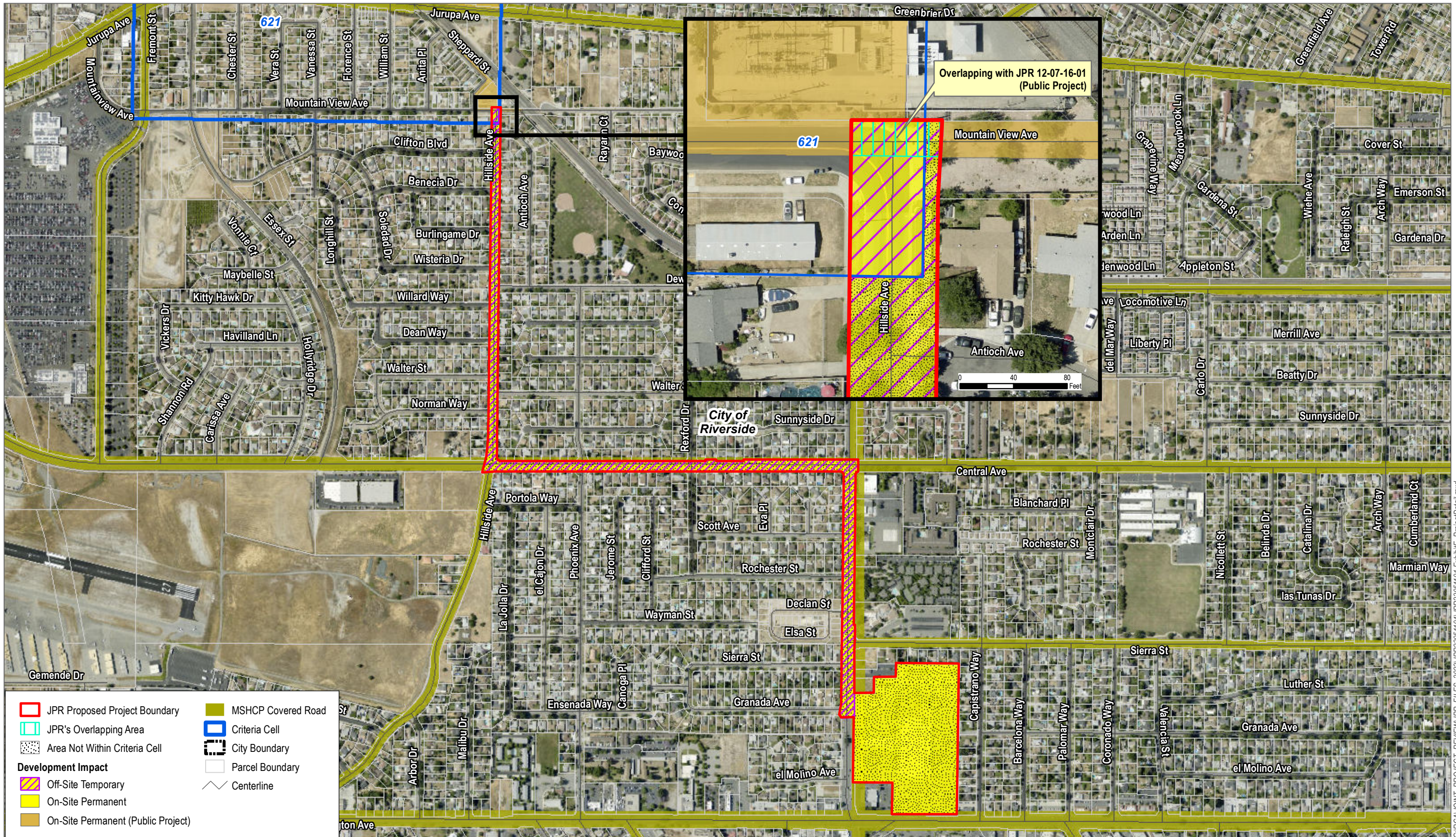
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EXHIBIT D

JPR Log No. 23-05-11-01 - Soil

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JPR Proposed Project Boundary	MSHCP Covered Road
JPR's Overlapping Area	Criteria Cell
Area Not Within Criteria Cell	City Boundary
Development Impact	
Off-Site Temporary	Parcel Boundary
On-Site Permanent	Centerline
On-Site Permanent (Public Project)	

SOURCE: Western Riverside County Regional Conservation Authority 2023; County of Riverside 2023; Esri Basemap 2023. Map created on 6/7/2023.



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