

SAN JACINTO KPC PROMENADE DEVELOPMENT

DETERMINATION OF BIOLOGICALLY EQUIVALENT OR SUPERIOR PRESERVATION
PLAN

FOR SAN BERNARDINO KANGAROO RAT AND LOS ANGELES POCKET MOUSE

January 10, 2018 [revised July 26, 2018]

Riverside County Assessor's Parcel Numbers (APNs): 433-130-021 and 025

Project Case Numbers: PDP 16-1, SPDR 16-7, MUP's 16-2,3,4 and TPM 37099

Submitted by:
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ATTACHMENT A

FIGURES 3 AND 4

PURPOSE

The purpose of this report is to provide a Determination of Biological Equivalent or Superior Preservation (DBESP) impact analysis and mitigation for the KPC development project, located at the northwest corner of Ramona Expressway and Main Street, San Jacinto (Figure 1). The DBESP is required per the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) because of the presence of the following resources¹:

- San Bernardino kangaroo rat (*Dipodomys merriami parvus*; federally Endangered)
- Los Angeles pocket mouse (*Perognathus longimembris brevinasus*; state Species of Special Concern)

A biological assessment focused small mammal trapping survey was conducted by Natural Resources Assessment, Inc. (NRAI) on the estimated 22.5 acre project site in the City of San Jacinto, Riverside County, California (NRAI 2017a, 2017b and 2017c).

NRAI found approximately 7.0 acres of occupied San Bernardino kangaroo rat (SBKR) habitat. The same 7.0 acres were occupied by Los Angeles pocket mouse (LAPM). The 3.7-acre MSHCP survey area on the project site (specifically APN 433-130-021) overlaps entirely with the 7.0 acres of occupied habitat for these two species.

The project proponent is planning to develop the entire 22.5 acre site, which will result in the loss of the 7.0 acres of occupied habitat for the SBKR and the LAPM.

In addition to the species protected under the MSHCP, 22.1 acres lie within Criteria Cell 3098. However, based on the description of the Criteria Cell preservation priorities, the property is outside of the area proposed for acquisition.

This report describes the proposed compensation measures for impacts to SBKR and LAPM that would be equivalent or superior to avoiding the occupied project area. The number of SBKR and LAPM on the project site are limited and considered trace by the surveying biologist.

KPC Development Project

Latham Management Group is proposing to develop the entire 22.5-acre site. The project is a mixed-use, commercial and residential project.

The property is surrounded by single-family residential to the west and south, commercial to the south and vacant single-family residentially zoned properties to the north, and the Ramona Expressway to the east. The Ramona Expressway serves as a physical barrier to the San Jacinto River, further to the east.

The commercial acreage is approximately 11.5 acres and includes a 4-story hotel, services station with carwash and convenience store, drive through restaurants/bank, and retail buildings. This area will be anchored by a four-story, 120-room hotel, consisting of 125,000 square feet. Four

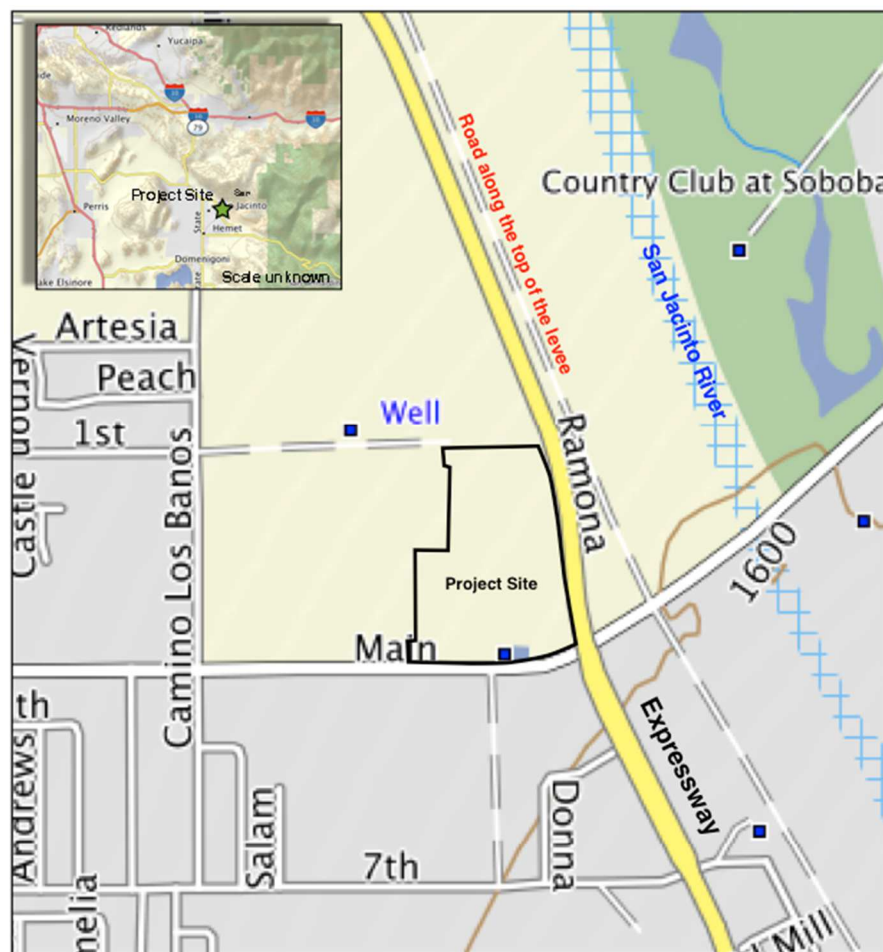
¹ The MSHCP survey area for these two species of small mammals overlaps with a 3.7 acres of APN 433-130-021 thus triggering an evaluation, trapping study, and now DBESP.

commercial pads totaling 22,600 square feet and a service station are proposed along the Ramona Expressway frontage, with a 6,600-square foot office building,

Three-story senior apartments, with 114 units proposed for the interior of the project site. The senior housing is proposed on approximately 7.0 acres in the internal portion of the project and will serve as a buffer to the single-family residential development to the west.

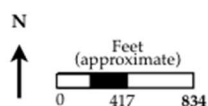
A 0.9 acre detention basin is proposed for the western portion of the site.

The Preferred Alternative would impact approximately 7.0 acres of habitat occupied by the SBKR and the LAPM.



Map Base: San Jacinto (date unknown)
7 1/2' USGS topographic quadrangle

Figure 1. Project Location and Site Vicinity



KPC Promenade
Latham Management Group
San Jacinto, California

1.0 PROPOSED PROJECT

The project proposed by Latham Management Group is to develop a mixed-use, commercial and residential project on a 22.5-acre site. The development anchored by a four-story, 120-room hotel, consisting of 125,000 square feet. Four commercial pads totaling 22,600 square feet and a service station are proposed along the Ramona Expressway frontage, with a 6,600 square-foot office building and three-story senior apartments, with 114 units proposed for the interior of the project site. A 0.9 acre detention basin proposed for the western portion of the site.

The proposed project design is an integrated development.

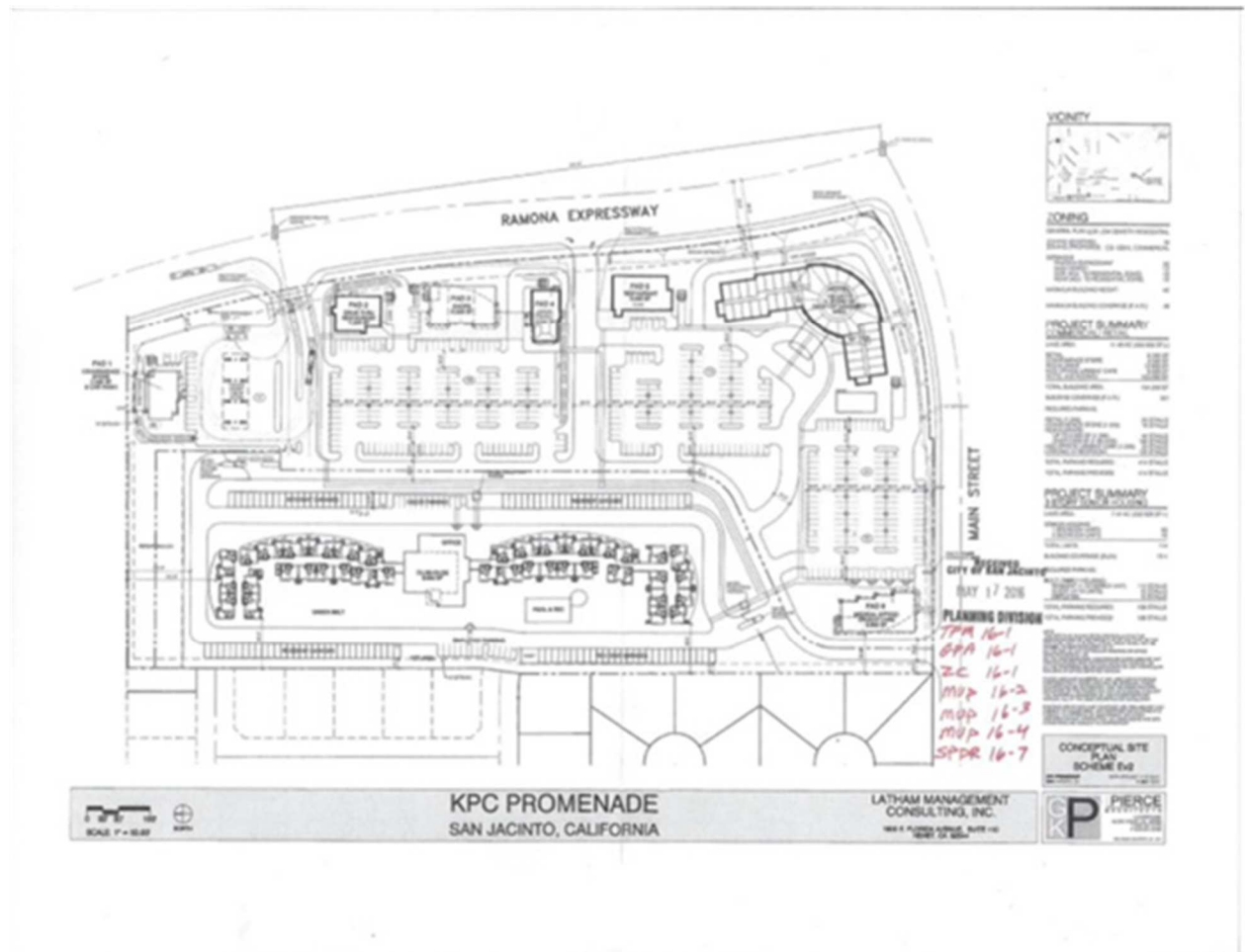


Figure 2. Site Plan

2.0 SAN BERNARDINO KANGAROO RAT (SBKR) AND LOS ANGELES POCKET MOUSE (LAPM) RESULTS

An estimated 3.7 acres of the eastern portion of the Project occurs within the MSHCP survey area for SBKR and LAPM [Exhibit 3 – MSHCP Overlay Map]. Per the MSHCP, lands that occur within a survey area for an MSHCP designated species, such as SBKR and LAPM, must have a habitat evaluation for the species, and if potential habitat for the species is present within the MSHCP survey area, then a focused survey (or trapping survey) is required. Only that portion of the property within the MSHCP survey area is required to be surveyed, however for this project, the entire project site was trapped.

TRAPPING RESULTS

Three SBKR were captured during the Trapping Survey. One was a scrotal male (ready for breeding) and the other two were non-perforated females (not ready for breeding). The current occupied habitat is restricted to a narrow strip on the eastern end of the property.

Four Los Angeles pocket mouse were captured during the same trapping survey.

Attachment A illustrates the area occupied by SBKR and although not indicated, LAPM was found in the same locations (NRAI 2107c).

The acreage of occupied habitat on site is confined to the eastern portion of the property within and adjacent to Ramona Expressway [Attachment A].

The density of SBKR and LAPM in the occupied area is trace. Suitable and currently unoccupied habitat occurs across the entire site.

There are currently an estimated 6.0 to 7.0 acres of overlapping SBKR and LAPM habitat. NRAI did not have an explanation for the restricted distribution of SBKR on site since the majority of the site appears suitable. Historical use of the property and disking could be one of the limiting factors to distribution.

The proposed development will impact all 6.0 to 7.0 acres of occupied habitat, however only 3.7 acres of this occurs within the MSHCP survey area for the two species.

The site is physically separated from the San Jacinto River, by Ramona Expressway and the western levee along the river (Figure 1). There is no connection from the site to the river except overland across the Ramona Expressway (a busy roadway) and the levee or along Main Street. On the other side of and directly adjacent to the river is the golf course belonging to the Country Club at Soboba Springs, part of the Soboba Band of Luiseno Indians Reservation.

3.0 IMPACTS

The project will permanently affect 6.0 to 7.0 acres of habitat occupied by the SBKR and LAPM. There are no separate areas of habitat occupied by only one of the two species. The location of the occupied habitat is along the eastern side of the property and adjacent to Ramona Expressway [Attachment A]. This is the area proposed for commercial development. Of the 6.0 to 7.0 acres of

impact, only 3.7 occurs within the MSHCP survey area for these two species. As such, the MSHCP requires that the proposed project mitigate for that portion of the project that affects the occupied MSHCP survey area for the species at an equivalent or superior level.

4.0 AVOIDANCE

Commercial and residential development in San Jacinto has been almost non-existent until these past two years, as the City was very slow to recover from the Great Recession. Development has just started a comeback in the last year but is still at a slower pace than surrounding communities. The lack of development has seriously impacted the commercial retail services and sales and gas taxes to the City. These taxes are critical to the City's future and this project will provide those needed revenues.

The overall project as proposed would provide a range of commercial services, medical office, and senior housing opportunities, benefitting residents in the local area and provided needed tax revenue to the City of San Jacinto.

There is currently no retail development in this eastern area of the City to provide services to its residents. This project would provide services, including a medical office in proximity to the residents, which will reduce vehicle miles traveled to services at other locations. In addition, commercial development at this location would also include opportunities for bus transportation for the commercial center, and the surrounding residential.

The commercial nature of the project requires buildings and driveways along the Ramona Expressway frontage (eastern side of the property), which is the same location of the SBKR and LAPM occupation. As a result, there are no design modifications or project changes proposed that will either avoid or minimize impacts to the two species. The only alternative is not to approve the proposed project.

The size of the population of both SBKR and LAPM is small and limited entirely to the eastern side of the property. In addition, access between populations of the two species on the west and east side of Ramona Express is greatly constrained by the Ramona Expressway and levees along the San Jacinto River.

To set aside 90 percent of the occupied habitat that overlaps with the MSHCP survey area for the species is not a feasible alternative for the project.

Due to the trace population of both the SBKR and LAPM, mitigation measures, as recommended by Regional Conservation Agency (RCA) staff and preliminary discussions with the USFWS and CDFW, the latter two collectively referred to as the "Wildlife Agencies", are proposed in Section 5.0.

5.0 MITIGATION

The following mitigation for the project was developed in coordination with the RCA and wildlife agencies.

5.1 SAN BERNARDINO KANGAROO RAT

SBKR will be relocated to RCA-owned and managed lands following the below approach. Coordination will occur with the RCA and the wildlife agencies during all stages of the relocation process.

- 1.** A suitable relocation site for SBKR on existing RCA conserved lands has been preliminarily determined (refer to Exhibit 4). If it is determined that the property illustrated on Exhibit 4 is not viable for relocation, it will be communicated with the RCA and wildlife agencies so that other lands can be located and evaluated. The following detailed standards regarding the characteristics and quality of the relocation site and “relocation site preparation” will be included/performed:
 - a.** The relocation site shall be assessed for species suitability, and include suitable vegetation, cover, soils, etc. The relocation site should match as closely as possible (or better) the current habitat conditions found on the project site.
 - b.** The relocation site shall be trapped and determined unoccupied by SBKR. If occupied, a different location shall be chosen for relocation in coordination with the RCA and wildlife agencies.
 - c.** The relocation site will need to be determined suitable, but any deficiency or factor limiting the presence of SBKR will need to be identified and resolved prior to relocation. For example, if it is determined that weed cover is the likely factor causing absence of the SBKR, weed control would need to be implemented by the applicant’s team just prior to relocation.
 - d.** The relocation site shall be adjacent to an area with existing SBKR presence.
 - e.** The relocation site must be conserved in perpetuity.
- 2.** Only an approved qualified small mammal expert with experience in small mammal relocation will be contracted to handle the pre-construction on-site trapping, tagging captured individuals, noting specific details regarding distribution and spacing, relocation efforts, and monitoring.
- 3.** Pre-construction trapping efforts will assist in gathering other pertinent details regarding SBKR distribution and thus support the relocation of individuals similar to their existing on-site distribution.
- 4.** The implementation of soft release techniques, such as possible use of hacking cages and installation of temporary artificial burrows, shall be necessary to aid in success of the relocated individuals.
- 5.** The applicant shall coordinate with RCA regarding the following:
 - a.** Funding of RCA’s long-term maintenance (e.g., weed control) of the relocation site.
 - b.** Funding to RCA to support long-term monitoring of the relocated SBKR.
- 6.** The project proponent shall commit to prepare a detailed “Small Mammal Relocation Site Preparation, Trapping, and Relocation Plan”, and that it will include, at a minimum, the information presented above as well as provide additional specific actions as they become known in coordination with RCA and the Wildlife Agencies. The Plan will be approved by the RCA and wildlife agencies prior to relocation efforts.
- 7.** If additional or alternate form(s) of mitigation to what is presented above for SBKR, is deemed necessary and approved by the RCA and wildlife agencies, at the completion of the mitigation a DBESP Addendum Letter will be provided to the RCA and wildlife agencies as part of the administrative record for the project.

5.2 LOS ANGELES POCKET MOUSE

Mitigation for 3.7 acres of permanent impacts to LAPM will be in the form of fee payment at \$14k/acre provided to the RCA for Geller #2 Phase 3 conservation land. Geller #2 Phase 3 is a 40-acre parcel (APN 583-180-001) on upper Temecula Creek occupied by LAPM.

If additional or alternate form(s) of mitigation to what is presented here for LAPM is deemed necessary and approved by the RCA and wildlife agencies, at the completion of the mitigation a DBESP Addendum Letter will be provided to the RCA and wildlife agencies as part of the administrative record for the project.

6.0 DETERMINATION OF BIOLOGICALLY EQUIVALENT OR SUPERIOR PRESERVATION

LAPM and SBKR are occupying the same areas of the project with the property at least annually mowed and/or disked [Exhibit 3]. The property has a constrained connection to other occupied habitat, on the east side of Ramona Expressway in the San Jacinto River, that is to be conserved under the MSHCP. The San Jacinto River provides suitable habitat and is connected to upstream and downstream habitat for both species. Currently, individual animals in the River (and vice versa) can access the Project property by crossing the Expressway and Main Street road surfaces. It is unlikely this occurs routinely, but during high volume rainstorms that cause flooding in LAPM and SBKR occupied areas of the San Jacinto River, individuals may seek refuge on the Project site.

Mitigation for the LAPM and SBKR is proposed at a 1:1 replacement ratio but with the replacement lands being higher quality for each species. The project will relocate the trace population of SBKR from the 3.7-acre portion of Project property to another parcel within the San Jacinto River, owned and managed by the RCA and roughly 1.3 miles north/northeast of the Project (Exhibit 4). The relocation lands principally support Scalebroom Alliance and California Annual Grassland Alliance. If the preliminary relocation lands illustrated in Exhibit 4 are found not viable, then other lands will be evaluated, but in all cases, relocation lands will be higher in value given the parameters set in Section 5.1 of this document.

For LAPM, the project will provide fee payment for 3.7 acres to the RCA for the Geller #2 Phase 3 purchase. The Geller property is on the upper Temecula Creek, occupied by LAPM, and is part of a functioning ecosystem. This location has a higher value to the species than the Project property.

The proposed mitigation would facilitate the opportunity for needed commercial development in the City of San Jacinto to serve its residents, while providing funding for land/habitat mitigation and relocation of species to a superior location along the San Jacinto River and upper Temecula Creek.

7.0 DOCUMENTS CITED

Natural Resources Assessment, Inc. 2017a. General Biological Assessment, Revised. KPC Promenade, San Jacinto, California. Report prepared for Latham Management Group, Hemet, California.

Natural Resources Assessment, Inc. 2017b. Pre-Construction Biological Survey, KPC Promenade, San Jacinto, California. Report prepared for Latham Management Group, Hemet, California.

Natural Resources Assessment, Inc. 2017c. San Bernardino Kangaroo Rat (*Dipodomys merriami parvus*) and Los Angeles Pocket Mouse (*Perognathus longimembris brevinasus*), Presence/Absence Trapping Studies, KPC Promenade Development. Report prepared for Latham Management Group, Hemet, California.

ATTACHMENT A

ATTACHMENT A

(Taken from NRAI 2017c)

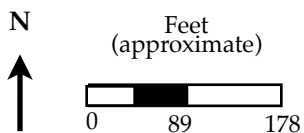
KPC Promenade Trap Lines, SBKR Capture Points and Occupied Habitat



Map Base: Google Earth 2016

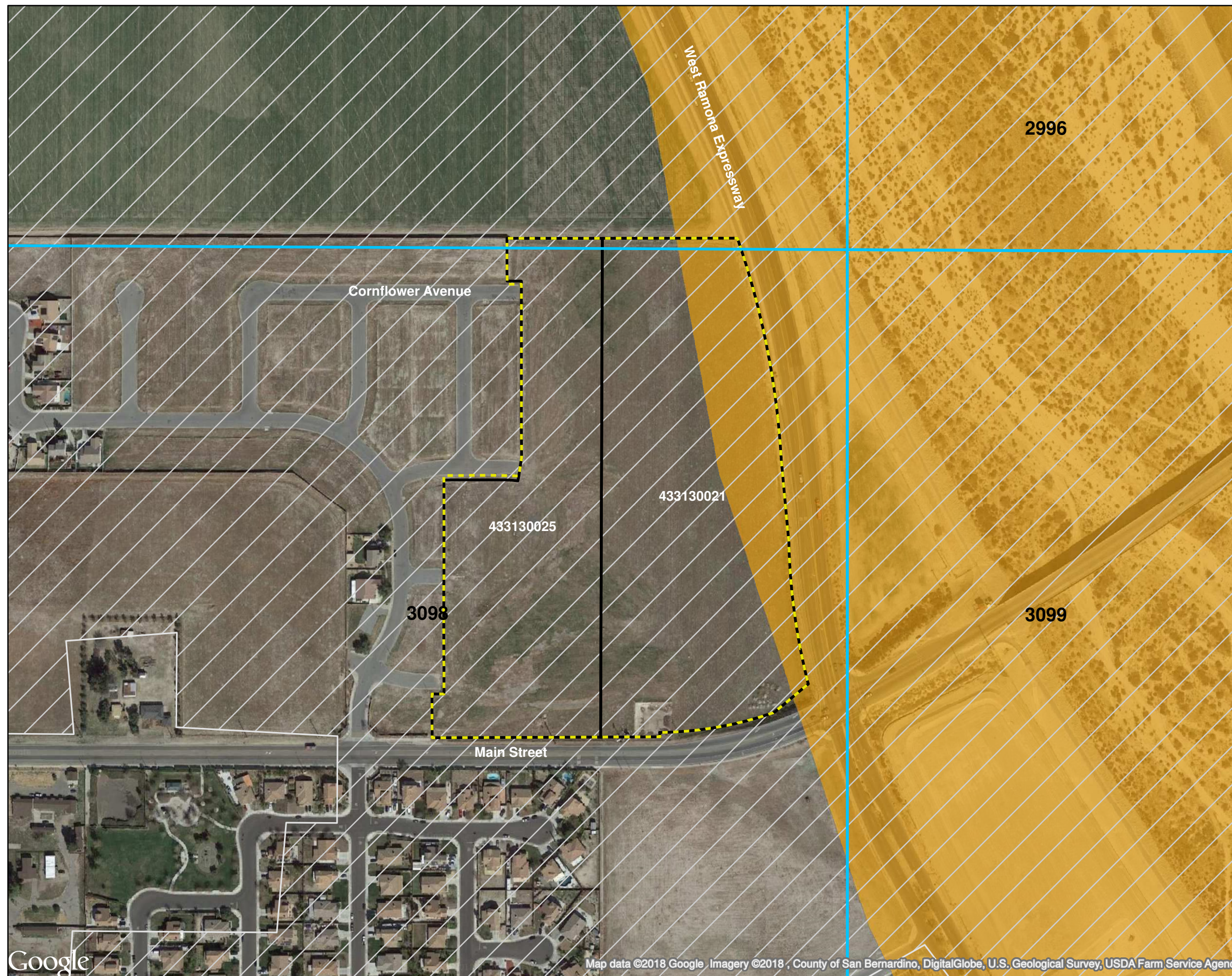
Traplines SBKR Capture Points and Occupied Habitat

★ SBKR Capture



KPC Promenade
Latham Management Group
San Jacinto, California

FIGURES 3 AND 4



- Project Site
- Parcels
- Burrowing Owl Survey Area
- Small Mammal Survey Area (3.7 ac.)
- Criteria Cells



0 125 250 500
Feet

1 inch = 250 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: C. Lukos, GLA
Date Prepared: July 1, 2018

KPC PROMENADE

MSHCP Overlay Map

GLENN LUKOS ASSOCIATES

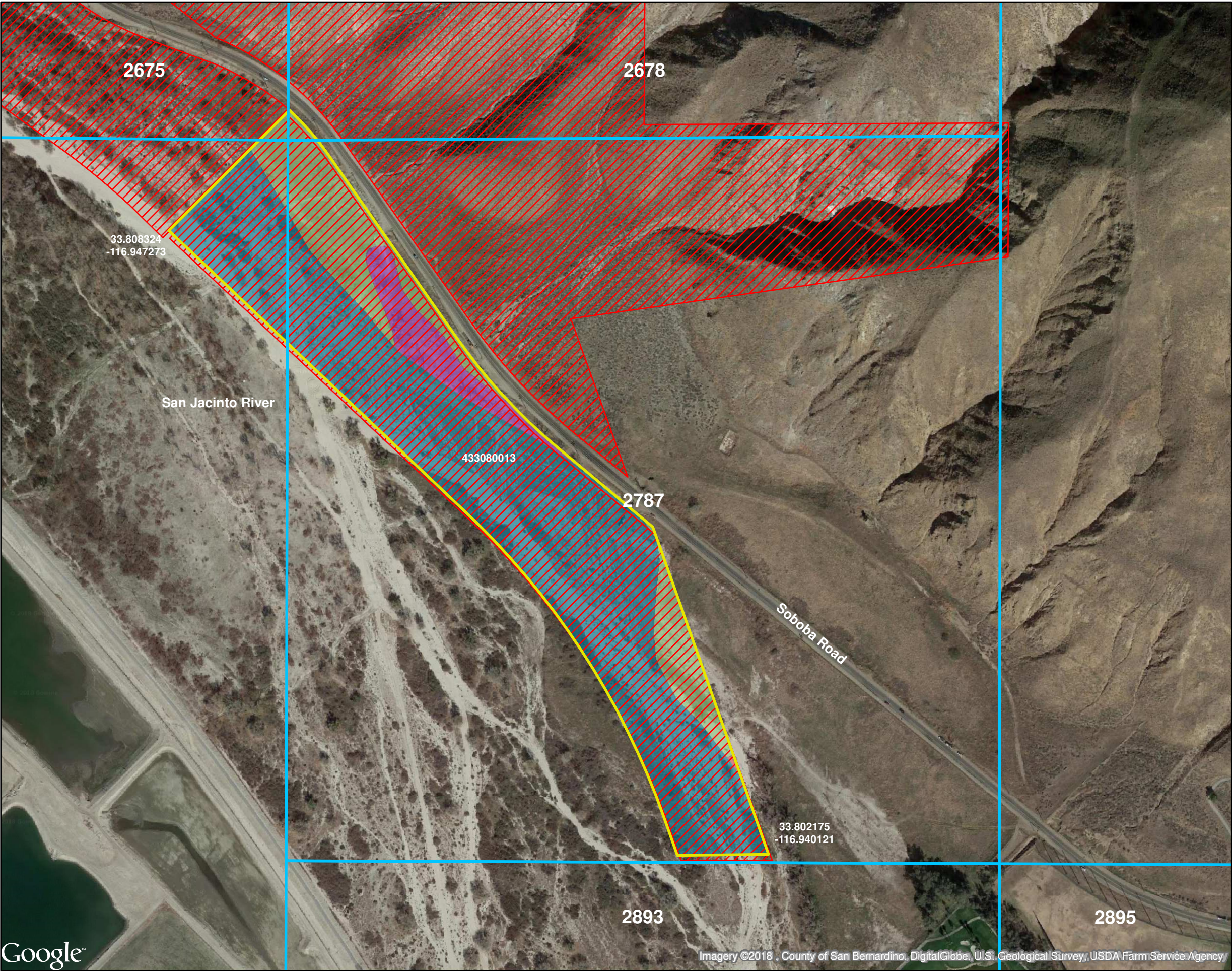


Figure 3

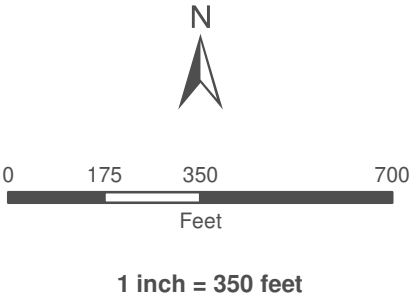
Google

Map data ©2018 Google Imagery ©2018, County of San Bernardino, DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency

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- Parcel Boundary
 - RCA MSHCP Conserved Lands
 - Criteria Cells
 - California Annual Grassland Alliance*
 - Eucalyptus Alliance*
 - Fremont Cottonwood Alliance*
 - Scalebroom - (California Buckwheat - Mexican Elderberry - Mulefat)*
- *Riverside County GIS Vegetation Mapping 2012



Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: C. Lukos, GLA
Date Prepared: July 1, 2018

KPC PROMENADE
Proposed SBKR/LAPM Relocation Lands

GLENN LUKOS ASSOCIATES

Figure 4



