



NATURAL RESOURCES ASSESSMENT, INC.

**Old Plantation Mobile Home Park Expansion Project
Conditional Use Permit
Biological Assessment
Jurupa Valley, California**

Prepared for:

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Project Number: CDC22--101


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CERTIFICATION

I hereby certify that the statements furnished below 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.



Karen Kirtland

NATURAL RESOURCES ASSESSMENT, INC.

November 18, 2022

Table of Contents

1.0	INTRODUCTION	1
2.0	SITE LOCATION AND PROPERTY DESCRIPTION.....	1
3.0	METHODS	1
3.1	DATA REVIEW	1
3.2	FIELD SURVEY	1
4.0	RESULTS.....	5
4.1	WEATHER CONDITIONS, TOPOGRAPHY AND SOILS.....	5
4.2	VEGETATION	5
4.3	WILDLIFE	7
5.0	MSHCP CONSISTENCY ANALYSIS	7
5.1	PROTECTION OF SPECIES ASSOCIATED WITH RIPARIAN/RIVERINE AREAS AND VERNAL POOLS (SECTION 6.1.2)	7
5.1.1	Riparian/Riverine Areas	7
5.1.2	Vernal Pools	7
5.1.3	Riverside Fairy Shrimp, Vernal Pool Shrimp and Santa Rosa Shrimp.....	8
5.2	CRITERIA AREA PLANT SPECIES (SECTION 6.1.3)	8
5.3	ADDITIONAL SURVEY NEEDS AND PROCEDURES (SECTION 6.3.2)	8
5.4	PROJECT RELATIONSHIP TO RESERVE ASSEMBLY, JURUPA AREA PLAN (SECTION 3.3.6)	8
5.5	GUIDELINES PERTAINING TO THE URBAN/WILDLAND INTERFACE (SECTION 6.1.4).	8
6.0	STEPHENS KANGAROO RAT HABITAT CONSERVATION PLAN	8
7.0	JURISDICTIONAL WATERS	8
8.0	RAPTORS, MIGRATORY BIRDS, AND HABITAT	9
9.0	PROJECT IMPACTS.....	9
10.0	REFERENCES.....	10

Figures

FIGURE 1. PROJECT LOCATION.....	2
FIGURE 2. PROJECT AERIAL.....	3
FIGURE 3. PROJECT LAYOUT AND LOCATIONS OF NEW MOBILE HOMESITES.	4

Photos

PHOTO 1. LOCATION A. LOOKING NORTHWEST.....	5
PHOTO 2. LOCATION B. LOOKING SOUTHEAST TOWARDS MT. RUBIDOUX.	6
PHOTO 3. LOCATION C. LOOKING NORTHEAST.....	6
PHOTO 4. LOCATION D. NO PHOTO AVAILABLE. IT IS VERY SIMILAR IN APPEARANCE TO LOCATION A, PHOTO 1.	7
PHOTO 5. LOCATION E. LOOKING NORTHEAST.	7

Appendices

APPENDIX A. WILDLIFE SPECIES OBSERVED	
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1.0 Introduction

Cirus Development Company contracted with Natural Resources Assessment, Inc. (NRAI) to prepare a general biological assessment of the proposed Old Plantation Expansion project (Project) in Jurupa Valley, Riverside County, California. The City of Jurupa Valley required a biological assessment report for the proposed Conditional Use Permit.

2.0 Site Location and Property Description

The Project is located on two parcels. Assessor's Parcel Number (APN) 181-130-008 and 181-220-002 total approximately 22.72 acres. The properties are located on the southwest side of Mission Avenue. Canary Road forms the southwestern boundary of APN 181-130-008. The Santa Ana River forms the southeastern boundary of APN 181-220-002. Crestmore Road divides the two parcels (Figures 1 and 2).

The two parcels are mostly developed as the Old Plantation Mobile Home Park. The proposed Project is to install additional mobile homes on five locations within the park (Figure 3).

3.0 Methods

3.1 Data Review

NRAI conducted a data search for information on plant and wildlife species known occurrences within the vicinity of the Project. This review included biological texts on general and specific biological resources, and those resources considered to be sensitive by various wildlife agencies, local governmental agencies and interest groups. Information sources included but are not limited to the following:

- Information provided by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) for the property.
- U.S. Army Corps 404 requirements, State Water Resources Control Board requirements and California Department of Fish and Wildlife (CDFW)1602 requirements.
- General texts and other documents regarding potential resources on the Project.

NRAI used the information to focus our survey efforts in the field. Please see Section 5.0 for a complete listing of documents reviewed.

3.2 Field Survey

Ms. Kirtland and Mr. Ricardo Montijo, subcontractor to NRAI conducted the site assessment on October 25, 2022. There is no native habitat anywhere on either parcel. Therefore, the field team focused our efforts on surveying each proposed new mobile home locations and taking representative photos of the existing conditions.



Figure 1. Project Location



Figure 2. Project Aerial.

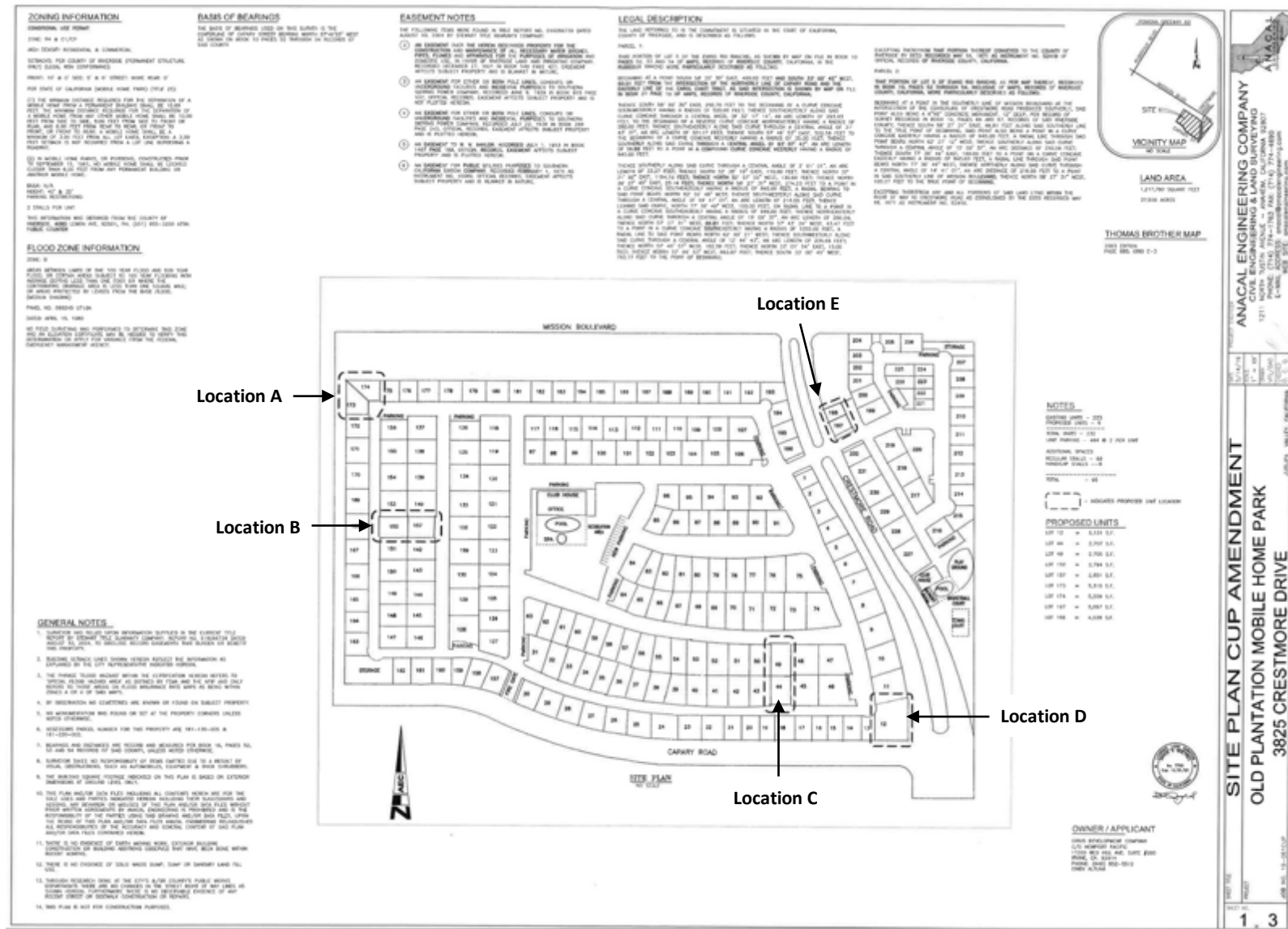


Figure 3. Project Layout and Locations of New Mobile Homesites.

4.0 Results

4.1 Weather Conditions, Topography and Soils

Weather at the beginning of the survey was 72° Fahrenheit, winds less than one mile per hour from the west and partly overcast skies. By the end of the survey, the temperature was 72° Fahrenheit, with less than one mile per hour winds from the southeast and partly overcast skies.

The site topography is flat (Figure 2). Based on aerial photography, the two parcels have been occupied by the mobile home park since 1995. APN 181-220-002 is immediately adjacent but separated from the Santa Ana River by a large levee. The remainder of the parcel and APN 181-130-008 is surrounded by existing development.

There is no native soil left on the two parcels. The soils are covered by pavement or are landscaped (Photos 1 through and 5).

The MSHCP mapped the parcels as Agriculture in 1994. The parcels were mapped as Developed / Disturbed in 2012.

4.2 Vegetation

There are no native vegetation communities present on the five sites (Photos 1 through 4, Locations A, B, C and E. The photo for Location D was not saved by the camera)..



Photo 1. Location A. Looking northwest.



Photo 2. Location B. Looking southeast towards Mt. Rubidoux.



Photo 3. Location C. Looking northeast.

Photo 4. Location D. No photo available. It is very similar in appearance to Location A, Photo 1.



Photo 5. Location E. Looking northeast.

4.3 Wildlife

There was no wildlife observed on Locations A through D. Species on Location E and in the general area of the mobile park include house finch (*Carpodacus neomexicanus*), house sparrow (*Passer domesticus*), mourning dove (*Zenaida macroura*) and common raven (*Corvus corax*). No native amphibians, reptiles or mammals were observed.

5.0 MSHCP Consistency Analysis

5.1 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (Section 6.1.2)

5.1.1 Riparian/Riverine Areas

The topography of the five sites is flat. They are either landscaped or paved, and there are no riparian/riverine areas. No impacts to riparian/riverine will occur and the Project is consistent with Section 6.1.2.

5.1.2 Vernal Pools

The topography of the five sites is flat. They are either landscaped or paved, and there are no vernal pools. No impacts to vernal pools will occur and the Project is consistent with Section 6.1.2.

5.1.3 Riverside Fairy Shrimp, Vernal Pool Shrimp and Santa Rosa Shrimp

The topography of the five sites is flat. They are either landscaped or paved, and there is no suitable habitat within the five sites. No impacts to fairy shrimp species will occur and the Project is consistent with Section 6.1.2.

5.2 Criteria Area Plant Species (Section 6.1.3)

There were no Criteria Area Plant Species identified as potentially present for the two parcels making up the property. The Project is consistent with MSHCP Section 6.1.3.

5.3 Additional Survey Needs and Procedures (Section 6.3.2)

The MSHCP identified burrowing owl (*Athene cunicularia*) and the following Narrow Endemic Plant Species as potentially present, due to the proximity of APN 181-220-002 to the Santa Ana River. The three Narrow Endemic Plant Species of concern are San Diego Ambrosia (*Ambrosia pumila*), Brand's Phacelia (*Phacelia stellaris*) and San Miguel Savory (*Clinopodium chandleri*).

There is no suitable habitat for burrowing owl or the Narrow Endemic Plant species on any of the proposed new mobile home sites.

There were no Additional Survey Needs identified as potentially present for the two parcels making up the property.

The Project is consistent with MSHCP Section 6.3.2.

5.4 Project Relationship to Reserve Assembly, Jurupa Area Plan (Section 3.3.6)

The two properties are located outside of any Criteria Cells.

The Project is consistent with Section 3.3.6.

5.5 Guidelines Pertaining to the Urban/Wildland Interface (Section 6.1.4).

There are no urban/wildlands interface surrounding the five sites.

The Project is consistent with MSHCP Section 6.1.4.

6.0 Stephens Kangaroo Rat Habitat Conservation Plan

The species objectives for the Stephens kangaroo rat (SKR) in the Western Riverside MSHCP were designed to incorporate the Long-Term Stephens Kangaroo Rat Habitat Conservation Plan (SKR Plan). Any Projects that are within the MSHCP boundaries must meet the SKR Plan requirements.

The property is located within the SKR fee area. Payment of the fee may be required if not already paid.

7.0 Jurisdictional Waters

The site is flat and without major highs or lows. There are no channels, flow lines or other evidence of confined flow. There are no jurisdictional waters as defined by the U.S. Army Corps of Engineers, California Department of Fish and Wildlife and the State Water Resources Control Board regulations.

8.0 Raptors, Migratory Birds, and Habitat

All suitable nesting habitats are within landscaped areas that experience already high levels of human activity. The proposed mobile home installations will not significantly impact raptors or other nesting birds.

9.0 Project Impacts

All Project impacts are confined to the Project boundaries. All impacts are permanent. There are no offsite or temporary impacts.

10.0 References

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Appendix A. Wildlife Species Observed

ANIMALS

BIRDS / AVES

Common Name	Scientific Name	Native?
Herons and Egrets	Ardeidae	
Great Blue Heron	<i>Ardea herodias</i>	Y
Doves and Pigeons	Columbidae	
Eurasian Collared-dove	<i>Streptopelia decaocto</i>	N
Crows and Ravens	Corvidae	
Common Raven	<i>Corvus corax</i>	Y
Falcons	Falconidae	
American Kestrel	<i>Falco sparverius</i>	Y
Finches	Fringillidae	
House Finch	<i>Haemorhous mexicanus</i>	Y
Passerines	Passeridae	
House Sparrow	<i>Passer domesticus</i>	N
Starlings	Sturnidae	
European Starling	<i>Sturnus vulgaris</i>	Y
Flycatchers	Tyrannidae	
Cassin's Kingbird	<i>Tyrannus vociferans</i>	Y