A GUIDE FOR LAND USE -- SYNOPSIS OF THE UPPER SANTA ANA RIVER WASH LAND MANAGEMENT AND HABITAT CONSERVATION PLAN

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USE OF THE SYNOPSIS

This Synopsis provides a condensed description of the Upper Santa Ana River Wash Land Management and Habitat Conservation Plan ("Wash Plan"). The Synopsis is a companion document to the Draft Environmental Impact Report (DEIR). The DEIR has been prepared to comply with the California Environmental Quality Act (CEQA) in evaluating the potential environmental impacts of the Wash Plan. A full project description and an environmental impact analysis are contained in the DEIR. For a complete understanding of the details of all of the project components, the reader should refer to the DEIR. A compact disc of the DEIR is attached to the back cover of this Synopsis.

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TABLE OF CONTENTS

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LIST OF FIGURES

LIST OF TABLES

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1.0 INTRODUCTION

1.1 INTENT AND PURPOSE

This Land Management and Habitat Conservation Plan represents a comprehensive approach to planning for the land uses within the Upper Santa Ana River Wash ("Wash"). The intent of the Upper Santa Ana River Wash Land Management and Habitat Conservation Plan (Wash Plan) is to provide for the coordination and accommodation of existing and anticipated future activities in the Upper Santa Ana River Wash Planning Area ("Planning Area"). The Wash Plan is a multi-agency, multi-property owner project that establishes the location for the often competing functions within the Planning Area, consisting of water conservation, flood control activities, mineral extraction and protection of endangered species habitat. The Wash Plan also provides for necessary public services within the Planning Area which include water supply conveyance facilities, utility corridors, road rights-of-way and recreation/trails. The purpose of the Wash Plan is to provide a comprehensive land use design that, when approved, creates a balance between the various uses of the Planning Area including protecting important biological resources.

The Wash Plan will require a series of actions by its participating agencies to implement. These include general plan amendments and conditional use permits by the Cities of Highland and Redlands, approval by the lead agency, the San Bernardino Valley Water Conservation District ("District"), of a land exchange with the U.S. Department of Interior, Bureau Land Management ("BLM"), an incidental take permit and related biological approvals by the United States Fish and Wildlife Service ("USFWS"), and California Department of Fish and Game ("CDFG") and others. The Wash Plan itself does not implement any of these individual actions, but provides an overall planning and policy framework, and accompanying environmental review, within which the implementing actions can occur. The Wash Plan will be presented to the multi-agency Upper Santa Ana River Wash Land Management and Habitat Conservation Plan Task Force ("Task Force") for approval as a planning document, and as a guide for each individual implementing agency in taking the specific regulatory actions required to make the activities described in the Wash Plan a reality.

1.2 PROJECT LOCATION AND LOCAL JURISDICTIONS

The Planning Area is located within the upper wash area of the Santa Ana River in southwestern San Bernardino County (Figure 1.1). The Planning Area is located one mile downstream of the Seven Oaks Dam within the alluvial fan of the Upper Santa Ana River. Encompassing approximately 4,467acres, the Planning Area begins at the mouth of the Santa Ana Canyon at Greenspot Road on the east, and extends westward for approximately six miles to Alabama Street. Greenspot Road generally forms the northern boundary of the Planning Area and the south bluffs of the Santa Ana River make up the southern boundary. Several governmental agencies have jurisdiction over the land uses in the Planning Area as reflected in Figure 1.1. The northern portion of the Planning Area is in the City of Highland and the southern portion is in the City of Redlands, with a small southeastern section within the jurisdiction of the County of San Bernardino. In addition, several parcels within the Planning Area are federal government ownership under the jurisdiction of the BLM.

1.3 AUTHORITY AND SCOPE

On November 20, 2002, an agreement was signed to form the Upper Santa Ana River Wash Land Management and Habitat Conservation Plan Task Force ("Task Force"). The parties to the agreement included representatives from Cemex Construction Materials, LP ("Cemex"), Robertson's Ready Mix, LTD ("Robertson's"), BLM, San Bernardino Valley Water Conservation District ("District"), East Valley Water District ("EVWD"), Redlands Municipal Utilities Department ("RMUD"), County of San Bernardino, San Bernardino County Flood Control District ("SBCFCD"), City of Redlands, and the City of Highland. The above-listed parties determined that it was in their best interests to join together to manage activities in connection with the necessary refinements, environmental review, and implementation of the Land Management and Habitat Conservation Plan ("Project"). This Wash Plan has been prepared in fulfillment of the first step of the Project. When adopted, the land uses assigned within the Planning Area, as described in this document, shall guide future development within the boundaries of the Wash Plan.

FIGURE 1.1 REGIONAL AND PROJECT LOCATION

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2.0 GOALS, OBJECTIVES AND PROJECT COMPONENTS

2.1 PROJECT GOALS AND OBJECTIVES

The purpose of the proposed Project is to allow the continued use of land and mineral resources while maintaining the biological and hydrological resources of the Planning Area in an environmentally sensitive manner. The Wash Plan is intended to coordinate and manage the present and future activities in the Wash, which are part of multiple jurisdictions, each with different needs. The goal of the proposed Project is to balance the ground-disturbing activities of aggregate mining, recreational activities, water conservation, and other public services with quality, natural habitat for endangered, threatened, and sensitive species. Objectives of the proposed Project are:

- Ensure the continued ability of the District to replenish the Bunker Hill Groundwater Basin with native Santa Ana River water using existing and potential future water recharge facilities in the Planning Area;
- Ensure the continued ability of the SBCFCD to protect land and property by managing the floodwaters of the Santa Ana River and its local tributaries (Mill Creek, Plunge Creek, and City Creek);
- Set aside and maintain habitat for sensitive, threatened, or endangered species populations in the Planning Area, and prevent colonization by non-native plants and animals, as mitigation for impacts from other aspects of the Project, such as mining, designation of areas for future roadways or water spreading facilities;
- Accommodate the relocation and expansion of aggregate mining quarries, to help ensure long-term availability of high quality aggregate reserves located within the Planning Area for local and regional use, consistent with the MRZ-2 designation or reserves in this area, and do so on land adjacent to existing quarries, that have mostly been disturbed;
- Accommodate arterial roads and highways to provide safe modes of travel; and
- Provide trails for public enjoyment of the existing environment.

2.2 PROJECT-SPECIFIC COMPONENTS

To achieve the above-stated objectives, there are nine project-specific components that are required to implement the Wash Plan:

1. Continued operation and maintenance activities of the District within the Planning Area, and designation of, and environmental mitigation for, potential future groundwater recharge facilities within the area designated for “Water Conservation” under the Land Management Plan.
2. Continued SBCFCD operations and maintenance activities within the Planning Area, and streams adjacent to or leading into the Planning Area (Mill Creek, Plunge Creek, and City Creek).
3. Continued water production operations and maintenance activities of the EVWD and RMUD, within the Planning Area.

4. Aggregate mining activities of Robertson's and Cemex, on the areas designated in the Land Management Plan for mining, including construction of aggregate vehicle haul roads, an access road from the mining area to 5th Street in Highland, and reclamation of the mine pits at the end of mining operations.
5. Adoption of General Plan Amendments by the Cities of Highland and Redlands for trails, habitat conservation, and mining land use designations.
6. Designation of, and environmental mitigation for, expanded roadway rights-of-way on Alabama Street and Orange Street-Boulder Avenue, widening and straightening of Greenspot Road, and dedication of right-of-way for a new Greenspot Road Bridge.
7. Dedication of rights-of-way for, and management of, recreational trails in the Planning Area.
8. A land exchange between the District and the BLM. This land exchange is the subject of an Environmental Impact Statement (EIS) being prepared under separate cover. The District's participation in such land exchange is covered by this EIR.
9. A land exchange between the SBCFCD and Robertson's Ready Mix.

3.0 BACKGROUND AND HISTORY

3.1 GEOLOGIC, BIOLOGIC AND ECONOMIC IMPORTANCE

The Wash is a natural floodplain and alluvial fan that conveys frequently devastating floodwaters and receives sediment deposits. The alluvial deposits provide excellent conditions to establish settling basins for percolating surface water to the groundwater basin, providing a significant source of water supply for the local region. These same geologic conditions provide regionally significant deposits of aggregate (sand and gravel) used to support the building industry and local economy. In recent years, the value of the Wash as habitat for a variety of sensitive, threatened, and endangered species has become more apparent due to the decrease in this type of habitat throughout southern California. These important functions within the Wash, water conservation, aggregate extraction and processing, flood control, and wildlife habitat, have often been in direct competition for the same land. It was apparent as early as the 1980s that a land management plan for the future of the Wash would be needed to provide areas for the extraction of valuable construction materials, preserve declining sensitive habitats as well as maintain other public services such as water supply facilities, transportation and utility corridors and recreation/trails.

3.2 WASH COMMITTEE FORMED

In 1993, representatives of numerous agencies, including water, mining, flood control, wildlife and municipal interests, formed a Wash Committee to address local mining issues. Subsequently, the role of the Committee was expanded to address all the land functions in the Wash. The Wash Committee met on an as-needed basis with other stakeholders in the wash area, including representatives from the mining companies.

The Wash Committee began meeting again in 1997 to determine how to use the Wash to accommodate all the important functions identified above. A Policy Action Committee (PAC) was established consisting of elected officials from the County, Cities of Highland and Redlands, the District, and the Field Manager from BLM. A Technical Advisory Committee (TAC) was formed with representatives of the PAC agencies and other water, mining, flood control, and wildlife interests. The District chairs and provides staff support for the Committees.

The TAC consciously ignored land ownership lines and began anew to decide how the land could best be used. As a result of extensive workshops during 1998 and 1999, a general consensus of the TAC was reached in early 2000 on the areas within the Wash designated for the specified land uses, which is the basis of the Wash Plan. As expected, this proposed plan for land use conformed neither to previously planned land use nor to current land ownership. For example, the TAC found that some land previously proposed for mining had high habitat value and could be used for conservation, while other land previously proposed for habitat had little value for that purpose and could be used for mining. It became apparent that to make a plan work, land ownership and expected land use would both have to change.

The proposed designations for land use cross both land ownership (3 public entities and 2 private parties) and land use jurisdiction lines (2 cities and the County). The TAC determined that planned mining expansion is best addressed by consolidating future mining activity into one area adjacent to existing mining operations within the western half of the Planning Area. This focuses extraction activities on lands currently in or near mining disturbance – lands with the least long-term wildlife habitat value. In addition, the TAC determined that portions of the BLM land designated as Areas of Critical Environmental Concern (ACEC) were previously disturbed or fragmented by adjacent mining activities, and thus would be better suited for mining expansion. Some of the most intact, viable wildlife habitat areas are contained within lands leased for future mining and currently used for water conservation. The TAC concluded that some of these lands were best suited for joint use as water and habitat conservation rather than mining. To effect these conclusions, a trade of land between the District and BLM was proposed. BLM owned land in the western part of the Wash adjacent to existing mining, while the District owned land in the eastern and middle parts. Making this exchange would make existing BLM land designated as ACEC, but of lesser environmental importance and already disturbed in part by mining haul roads and adjacent to existing mining, available to expand the mining area. In return, the District land would remain habitat and be designated ACEC, providing protection of habitat for species, while simultaneously ensuring an adequate depth of soil for water spreading operations.

3.3 TASK FORCE ESTABLISHED

A general consensus on the location of specified land uses within the Planning Area was reached by the TAC in early 2000. In order to create the framework for joint funding and governance from all participants, for the proposed land management plan, the Task Force was formed. Membership in the Task Force includes the County of San Bernardino, the Cities of Highland and Redlands, the District, BLM, CEMEX, Robertson's., SBCFCD, EVWD, and RMUD. In recognition of the important roles they play in this process, U.S. Fish and Wildlife Service, California Department of Fish and Game, U.S. Army Corps of Engineers, California Department of Water Resources, County of Orange, and Inland Valley Development Agency are all advisory members to the Task Force. The District operates as project manager and staff support for this body.

4.0 EXISTING LAND USES

4.1 DESCRIPTION OF EXISTING LAND USES

The Planning Area is generally bounded by urban uses and vacant land on the north, by urban and agricultural uses plus vacant land on the south, by the San Bernardino International Airport on the west, and by agricultural uses and the San Bernardino Mountains to the east. Other adjacent or nearby uses include the Redlands Municipal Airport to the south, and the Redlands wastewater treatment facility and adjacent municipal landfill to the southwest. Figure 4.1 shows the Existing Land Uses within the Planning Area. Three north-south paved roadways cross the Planning Area: Alabama Street, Orange Street/Boulder Avenue, and State Route 30 (SR-30). Greenspot Road forms a portion of the northeastern boundary. Existing uses in the Planning Area include aggregate mining and processing operations, water conservation, waterways/flood control, habitat preservation, and various recreational uses.

4.1.1 Aggregate Mining

Four aggregate processing operations are currently located in the Planning Area. Two of these operations, the Matich Batch plant and the A-1 Grit plant located on approximately seven acres east of Alabama Street in the City of Redlands, are not participants in the Plan, although the Wash Plan designates this land for mining operations. The other two mining operations, controlled by Cemex and Robertson's, are included in the Project. As shown in Figure 4.1, Existing Land Uses, these existing mining and processing operations are generally located in the western portion of the Planning Area. The Cities of Highland and Redlands have approved permits for all four of these mining operations. Currently, the permitted mining areas encompass about 832 acres or about 19 percent of the Wash Planning Area.

4.1.2 Water Conservation

Water spreading basins of the District are located in the eastern section of the Planning Area. The spreading grounds currently contain 16 percolation basins with a wetted area of approximately 64 acres. The water is conveyed by gravity flow to basins where it ponds to depths of 3 to 10 feet. The water then percolates into the ground, recharging the Bunker Hill Groundwater Basin. The District and its predecessors have been operating these and other water conservation facilities in the Upper Santa Ana River wash area since 1911 to ensure recharge of the Bunker Hill Groundwater Basin in an environmentally and economically responsible way, using local native surface water to the maximum extent practicable to improve the supply and quality of groundwater, balancing such demands with those of land, mineral, and biological resources.

4.1.3 Flood Control

The SBCFCD maintains flood control facilities along the Santa Ana River, Mill Creek, Plunge Creek, and City Creek. These active flow channels cover approximately 350 acres and contain levees to keep the water flows within the confines of the channels.

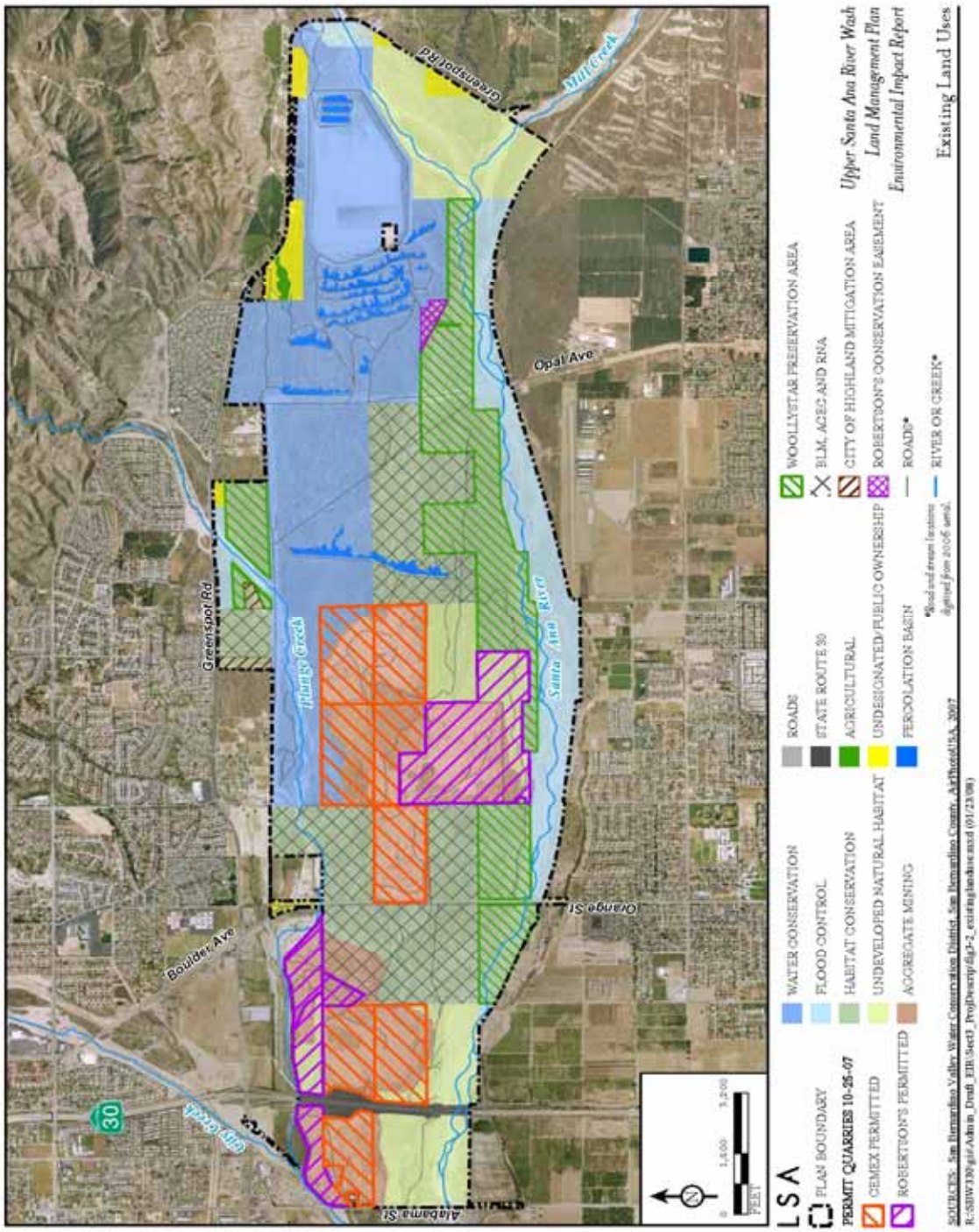
4.1.4 Habitat Conservation Areas

Under a Local Cooperation Agreement with the U.S. Army Corps of Engineers (Corps) and three County Flood Control Districts (Orange, Riverside, and San Bernardino), preservation areas currently exist in the Planning Area for the Santa Ana River woollystar (Eriastrum densifolium ssp. sanctorum). The preservation areas consisting of approximately 547 acres were created to provide mitigation for the impacts to this endangered species due to the construction of the Seven Oaks Dam, located upstream from the Planning Area. The preservation areas generally follow the Santa Ana River along the southern boundary of the Planning Area and Plunge Creek around the northern boundary near Greenspot Road. In addition, two small habitat mitigation areas, totaling approximately 26 acres, exist that were set aside by the Conservation District and the City of Highland for past projects.

4.1.5 Arterial Roads/Highways

The Planning Area includes portions of local and regional roads and highways. These include Alabama Street, Orange Street/Boulder Avenue, Greenspot Road and State Route 30. Several utility easements are located in the right-of-way of the public roadways which traverse or border the Planning Area. These utilities include EVWD water and sewer lines, RMUD water lines, Southern California Gas Company gas lines, Southern California Edison power lines, and Adelphia fiber optic cable. As these utility easements are located within the roadway rights-of-way, they are considered part of the roadway systems and will not be referred to as individual uses in the Planning Area.

FIGURE 4.1 EXISTING LAND USES



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5.0 PROPOSED LAND USES

5.1 DESCRIPTION OF PROPOSED LAND USES

The Wash Plan proposes a mix of uses in combination with the changes in land ownership resulting from two land exchanges. The uses consist of: Water Conservation, Flood Control, Habitat Conservation, Aggregate Mining, Arterial Roads/Highways, and Other Land Uses. These uses are proposed to be distributed over the areas designated in Figure 5.1, and are described in more detail below.

5.1.1 Water Conservation

Existing Water Conservation lands (1,260 acres) are concentrated in the eastern portion of the Planning Area. All water conservation activities would continue to be focused within the Planning Area, which is located about one mile downstream from the Seven Oaks Dam. A reduction of approximately 511 acres of land reserved for water conservation activities would occur with the implementation of the proposed Project. Water spreading facilities existing within areas designated in the Land Management Plan as habitat conservation areas will continue to be available for water spreading. Biological clearance for additional, future facilities in the Water Conservation area of the Land Management Plan is also a component of this Project. The specific designs, and construction-level environmental review of such potential, future facilities, will require independent or supplemental environmental review.

5.1.2 Flood Control

Flood Control land uses within the Planning Area currently consist of approximately 414 acres. With implementation of the proposed Project, land devoted to flood control uses would be reduced by approximately 6 acres. Despite a 6 - acre reduction in land devoted to flood control activities, flood control activities would include the continuation of an existing flood control program related to the Santa Ana River and its tributaries. The proposed Project includes only the currently conducted flood control activities. The Planning Area contains a portion of the Santa Ana River to the south, Mill Creek to the southeast, and Plunge Creek in the central northern portion. City Creek skirts the project boundary on the northwest.

Santa Ana River

Periodic maintenance work associated with the Santa Ana River is required and includes the following:

- Maintenance, repairs, and construction to harden the face of the Santa Ana River levee to prevent erosion of the embankment; and
- Repair, construction, and low-flow maintenance work for levee areas to ensure that water flow travels safely into the Santa Ana River/Mill Creek confluence areas.

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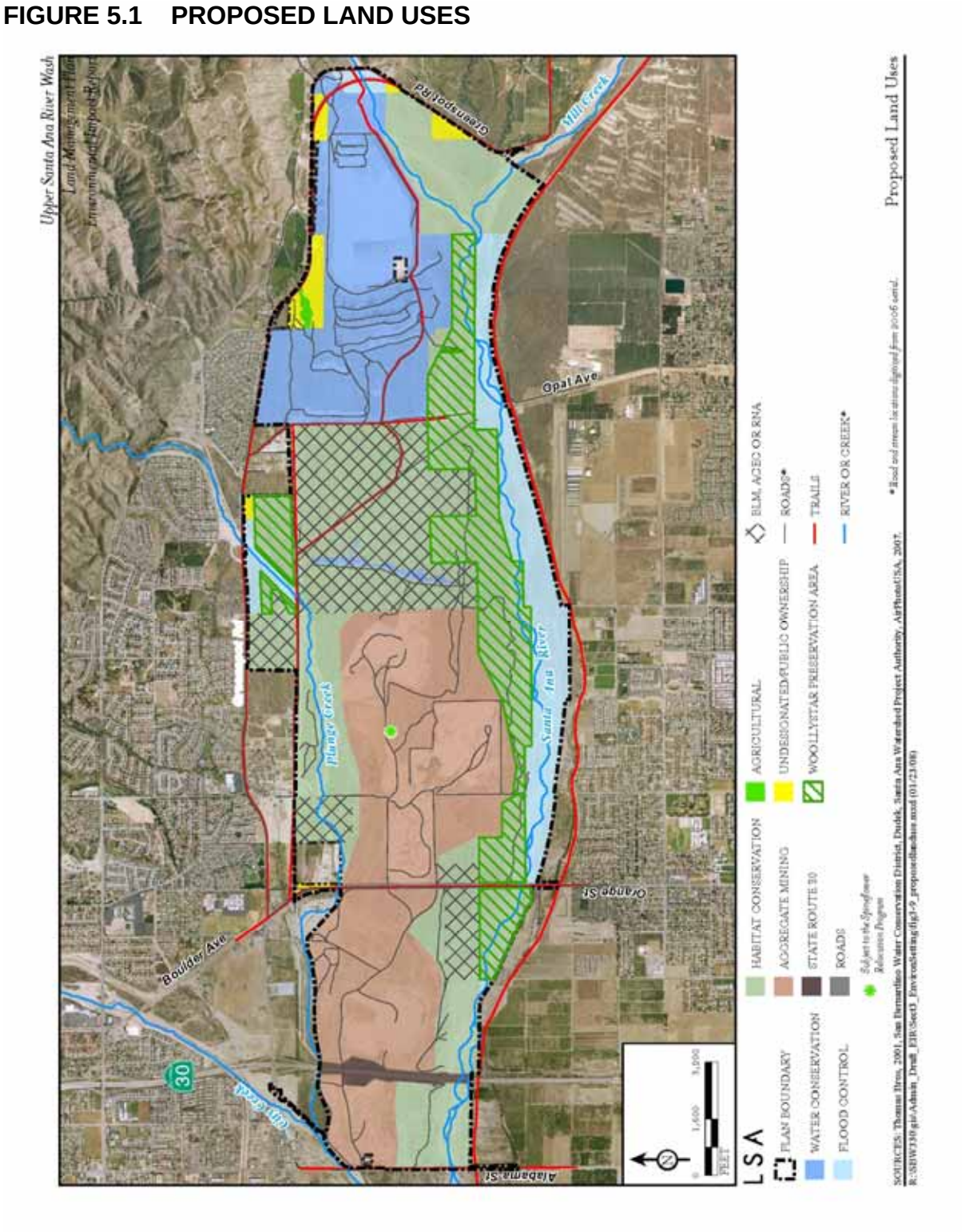
FIGURE 5.1 PROPOSED LAND USES



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Mill Creek

The Mill Creek levee and floodwall[1] starts on the upstream end and travels along the south side of the creek to its confluence with the Santa Ana River. Frequent maintenance is required during the year (repair, construction, grading, armor surfacing, and low-flow maintenance work) along the entire reach of Mill Creek levee. No extra activities for Mill Creek would be required with the proposed Project.

Plunge Creek

Plunge Creek maintenance includes continued repair and construction to the levees downstream of the crossing of Greenspot Road. Low-flow channel work is necessary to ensure that flow passes safely away from residences and other properties along Greenspot Road. No additional Plunge Creek maintenance work would be required as a part of the proposed Project.

City Creek

As in the past, City Creek (located off the project site to the northwest) requires levee maintenance, repair, and construction work on both its sides as well as low-flow channel work upstream and downstream of the Alabama Bridge crossing. These routine maintenance activities keep water flows within the confines of the channel on their way to the Santa Ana River. In addition, maintenance, repair, and construction for both sides of the confluence of City Creek and Plunge Creek as well as low-flow channel work is necessary on a periodic basis. There would be no added flood control activities required with the proposed Project with respect to City Creek.

5.1.3 Habitat Conservation Areas

Conservation of the Planning Area habitat is considered critical to the long-term survival of a variety of sensitive species. Two State-listed and federally-listed plant species—the Santa Ana River woollystar and the slender-horned spineflower—and two federally-listed wildlife species—the coastal California gnatcatcher and the San Bernardino kangaroo rat—are known to occur on the site. The Los Angeles pocket mouse is a species also known to occur on the site. Although not a federally-listed wildlife species, it is relatively restricted in geographic range and habitat requirements, and is listed as a California special species of concern. The Planning Area would include 1,947 acres of Habitat Conservation (an increase of 732 acres over existing conditions) made up of the following and further described below:

- Bureau of Land Management (BLM) Areas of Critical Environmental Concern (ACEC).[2] The land to be exchanged to BLM and designated ACEC provides for an unrestricted wildlife movement corridor across the wash.
- Santa Ana River Woollystar Preservation Area.
- District Conservation Easement.
- City of Highland Biological Mitigation Area.
- Habitat Conservation and Potential ACEC.

[1] A floodwall is a long, narrow reinforced concrete wall usually built to protect land from flooding. If built of earth, the structure is usually referred to as a levee. Floodwalls and levees confine stream flow within a specified area to prevent flooding.

[2] ACECs were authorized in Section 202 (c)(3) of the Federal Land Policy and Management Act of 1976([43 U.S.C. 1712), which states that in the development and revision of land use plans, there shall be given “priority to the designation and protection of areas of critical environmental concern.”

Bureau of Land Management Areas of Critical Environmental Concern

Some 642 acres of land within the Planning Area is located within BLM ACECs, which are areas where natural conditions are to be maintained insofar as possible. However, approximately 61 acres located in the westernmost BLM ACEC has been disturbed by mining activities. With implementation of the proposed Project, some ACEC land, including the 61 acres of disturbed area, would be exchanged for higher quality habitat, which would be designated ACEC land. The real estate transaction that would implement this land exchange is analyzed in a companion environmental document, *Upper Santa Ana River Wash Land Exchange Environmental Impact Statement*. The land exchange, which is currently under way, is expected to be approved approximately nine months to a year subsequent to the EIR. The land exchange is expected to result in increased long-term protection for Santa Ana River woollystar and slender-horned spineflower.

Santa Ana River Woollystar Preservation Area

As a result of the construction of the Seven Oaks Dam in the 1990s and early 2000s, critical habitat of the Santa Ana River woollystar, a federally listed endangered species, was affected. The ACOE and the local sponsors of the Seven Oaks Dam (the Counties of Orange, Riverside, and San Bernardino) entered into a Section 7 Consultation[3] with the USFWS. As a result of that consultation, the existing Santa Ana River Woollystar Preservation Area[4] was established as part of the mitigation for the construction of the Seven Oaks Dam. Its existence would continue with the proposed Project in an expanded form, as approximately 47acres of land that presently contain Santa Ana River woollystar would be added to the Santa Ana River Woollystar Preservation Area. These 47 acres would link two divided units of the Santa Ana River Woollystar Preservation Area that extend along the Santa Ana River. In return, a 20-acre corner of the Santa Ana Rive Woollystar Preservation Area that has been disturbed by a prior lumber mill use and is poor habitat would be designated Aggregate Mining, increasing the area by a net 20 acres for a total of 574 acres.

District Conservation Easement

As mitigation for impacts to biological resources that were created with the construction of a mining vehicle haul road in the Planning Area for Robertson's mining activities, 10 acres of land owned by the District were placed into a conservation easement. This conservation easement ensures that this area would be left in its natural state and that no development or disturbance to biological resources would occur on the site.

City of Highland Biological Mitigation Area

The City of Highland completed a storm drain project that required approximately 16 acres of land be designated for the mitigation of impacts that the project caused to biological resources. This mitigation area would continue be left in its natural state thereby contributing to the total habitat conservation lands within the Planning Area.

City of Redlands

The City of Redlands owns property at the westerly edge of the Planning Area that is located between Alabama Street on the west and SR-30 on the east. Some of the land is currently leased to Cemex and the remainder is vacant open space. Approximately 141 acres of this property would be

[3] Section 7 of the Endangered Species Act of 1973.

[4] With a total area of 707 acres, 547 acres of the Santa Ana River Woollystar Preservation Area are within the Project area and 160 acres are located outside the Project area.

assigned a Habitat Conservation land use designation to protect Santa Ana Woollystar habitat and other species that are present.

Additional Habitat Conservation Areas

Additional Habitat Conservation land uses would involve land set aside for the purpose of informal or formal (in the case of easements) protection of habitat and/or species. Some of the land could become either Habitat Conservation or part of the BLM ACEC land, depending on the appraised values of the parcels for the proposed land exchanges between BLM and the District.

Summary of Habitat Conservation Areas

Habitat Conservation Area	Existing Conservation Area (acres)	Proposed Conservation Area (acres)	Difference
Bureau of Land Management ACEC	642	674	**32**
Santa Ana Woollystar Preservation Area	547	574	**27**
District Conservation Easement	10	10	**0**
City of Highland Biological Mitigation Area	16	16	**0**
City of Redlands Former Open Space	0	141	**141**
Habitat Conservation/Potential ACEC	0	532	**532**
Totals	**1,215**	**1,947**	**732**

5.1.4 Aggregate Mining

Aggregate mining land uses of the proposed Project include the following:

- Expansion of two existing sand and gravel mining operations Cemex and Robertson's.
- Reclamation plans for the closure of mining facilities (Cemex and Robertson's) following the completion of mining extraction activities.

Expansion of Mining

Table of Land Uses for Proposed Project and Comparison with Existing Land Uses summarizes the existing and planned mining production and footprint. Total mining production for Cemex and Robertson's currently averages about 4.5 million tons per year (MTPY).[5] With the proposed Project, maximum production of the aggregate processing plants would be 3.0 million tons per year for each mining company, with a combined total of 6.0 MTPY, or about an 8 percent increase in total production. The existing mining footprint covers approximately 832 acres. With the proposed Project, the combined footprint of Cemex and Robertson's quarries and associated facilities would total 1,195 acres, an approximately 43.6 percent increase in acreage.

[5] Sum of average production for the past three years (2003-2005) based on truck tickets or sales.

With implementation of the proposed Project, material would be mined using standard open pit techniques. Equipment used would not differ (other than as a result of technological advancements or replacement equipment) from that currently being used for mining in the Planning Area. The mining operators would excavate the designated extraction areas with the same standard mining practices used in and approved for existing operations. The estimated operating life of the proposed mining facilities would be 61 years.

Reclamation of Mining Areas

The completed mining areas would be used for future water conservation, including water recharge and water storage basins, open space, or acceptable recreation uses agreed upon by the landowner and, depending on its location, whichever City (City of Highland or City of Redlands) would be involved. The side slopes would be revegetated with native plant species and would be available for habitat conservation and open space. Processing plants, mining equipment, stockpiles, and refuse would be removed. Locked gates and fencing, as needed, would remain along quarry rims with signs posted every 300 feet to prevent public access into the quarries.

5.1.5 Arterial Roads/Highways

A public arterial and a highway traverse the Planning Area. In addition, the Planning Area contains an existing private circulation system. Unpaved private haul roads are presently used by mining trucks, and several agencies[6] use service roads within the Planning Area to perform maintenance and other activities. There would be no change to these existing haul roads and service roads. The proposed project would include the setting aside of rights-of-way for Alabama Street, Orange Street-Boulder Avenue and the Greenspot Road realignment and associated bridge.

Fifth Street Mining Access Road

As part of the proposed Project, a new haul road would be constructed along the existing City Creek east-side levee to access 5th Street. The new access road would serve as an ingress and egress route for the trucks serving Cemex and Robertson's. This access road would connect with a haul road to be constructed within the Aggregate Mining area to serve the processing plants of Cemex and Robertson's. The northern terminus of this haul road would connect to eastbound 5th Street for exiting mining vehicles. Entering vehicles would ingress from the westbound lane on 5th Street and traverse beneath the 5th Street bridge connecting to the new access road.

Right-of-Way for Arterials

Total acreage for right-of-way for existing arterials (Alabama Street, Orange Street, and Greenspot Road realignment and its associated bridge) is 66 acres within the Planning Area. The proposed Project would include the setting aside of right-of-way for Alabama Street for the portion that is located in the City of Redlands. The Orange Street/Boulder Avenue right-of-way would be established within both Redlands and Highland. Rights-of-way within the City of Highland for the Greenspot Road realignment and bridge would also be established with the proposed Project. Approximately 30 additional acres would be set aside for right of way for a future total of 96 acres of right of way within the Planning Area.

[6] Agencies that use the service roads include San Bernardino Valley Water Conservation District, San Bernardino County Flood Control District, East Valley Water District, San Bernardino Valley Municipal Water District, Southern California Edison, and Metropolitan Water District.

5.1.6 Trails

Various trail plans for the Cities of Highland and Redlands do not fully match up within the boundaries of the Planning Area. The proposed Project seeks to rectify that situation by presenting a plan of integrated trails. The trails within the Project boundaries would consist of eight interconnecting hiking and bicycle trails:

• Alabama Street Trail	• Pole Line Road Trail
• Boulder Avenue-Orange Street Trail	• Old Rail Line Trail
• Greenspot Road Trail	• The Cone Camp Road Trail
• Old Greenspot Road Trail	• Borrow Pit South Rim Trail

All trails would be located on existing service roads, utility easements, and old railroad beds. Except for the placement of barricades and signs indicating that trails and service roads would serve a dual purpose, there would be no construction activities associated with trails. Off-road vehicles and off-trail equestrian uses would not be permissible trail activities within the interior of the Planning Area. Boulders or similar barricades may be placed to direct trail users away from habitat conservation, flood control, water conservation, and other areas.

5.1.7 Other Land Uses

Other existing land uses, which would remain the same with implementation of the proposed Project, include the following:

- Agriculture;
- Area Not a Part (various land uses); and
- Vacant land uses (five areas) that are a part of the proposed Project.

The Agricultural use is located south of Greenspot Road in the northeastern portion of the Planning Area. This is an approximately 6-acre active citrus grove and its agricultural use would continue with the proposed Project. Several areas totaling about 52 acres, although located within the Planning Area, are not considered to be participants for this Project and are identified as “Area Not a Part”. They include the following uses:

- Recreation (the 35.5-acre Inland Fish and Game Club);
- Water Conservation (a privately owned parcel in the southwest part of the former ACOE borrow pit);
- Vacant (an area north of the citrus grove and a sliver south of Greenspot Road on the northern boundary); and
- Mining (an existing batch plant on the western border of the Project).

There are other parts of the proposed Project that are identified as undesignated public ownership land totaling 70 acres.

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6.0 SUMMARY OF EXISTING AND PROPOSED LAND USES

The proposed Land Management and Habitat Conservation Plan designate specific areas within the Planning Area for future uses. These uses have been grouped into eight land use categories. Existing uses within the Planning Area will continue under the proposed plan, although, in some cases, in different locations or with greater acreage representation. The areas designated for these uses are shown in Figure 6.1 and the acreage is tabulated in the table below. In addition, the map and table show related land use components of the Land Management Plan. Not shown is the land transfer component, as this in not an actual land use.

Table of Land Uses for Proposed Project and Comparison with Existing Land Uses

Land Use	Existing Land Uses (acres)	Proposed Project (acres)	Difference in Acreage	Main Reason(s) for Change in Acres
Water Conservation	1,260	749	-511	Water Conservation changes to Habitat Conservation.
Flood Control	414	408	-6	Portions are utilized as rights-of-way.
Habitat Conservation	1,215	1,947	732	Unmanaged Open Space and Water Conservation changes to Habitat Conservation.
Undeveloped Natural Habitat	604	0	-604	Existing open space that is unmanaged; with the proposed project, all open space would be managed.
Aggregate Mining and Processing	832	1,195	363	Aggregate Mining becomes consolidated area where mining haul roads exist, away from Habitat Conservation of better quality.
Arterial Roads/ Highways	66	96	30	Road rights-of-way are designated for future roadway projects (Alabama Street and Orange Street-Boulder Avenue widening, and Greenspot Road widening, realignment and bridge).
Agricultural	6	6	0	No change.
Undesignated Public Ownership	70	66	-4	Portions are utilized as rights-of-way.
Planning Area	**4,419**	**4,419**	**0**	No change.
Area Not a Part	52	52	0	No change.
Area within Planning Boundary	**4,467**	**4,467**	**0**	**No change**

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7.0 SUPPORTING ACTIONS INCLUDED IN THE WASH PLAN

7.1 LAND EXCHANGE BETWEEN BLM AND SBVWCD

In order for the Wash Plan to be implemented, a land exchange between the District and the BLM must occur. It is understood that public land under the jurisdiction of the BLM will be exchanged with lands owned by the District at a ratio or value per acre to be determined mostly by the value of the lands' aggregate resources. The parcels under consideration for the land exchange are shown in Figure 7.1. The table of federal lands below provides the legal description and the corresponding acreage of the parcels under the jurisdiction of BLM considered for exchange. The table of non-federal land provides the legal description and the corresponding acreage of the parcels under the jurisdiction of the District considered for exchange.

Table of Federal Land Proposed for Exchange

Legal Description	Acres
Township 1 South, Range 3 West, SBM Section 10, S ½, NE ¼, S ½, NW ¼, SW ¼, S ½, SE ¼; (approximately 85 acres of Federal lands described as N ½, N ½, SE ¼, N ¼, SW ¼, SE ¼, S ½, NW ¼, SW ¼, SE ¼, S ½, S ½, SW ¼, S ½, N ½, S ½, and SW ¼ would be included in the exchange only if necessary to equalize values)	315 to 400

Source: BLM

Table of SBVWCD Land Proposed for Exchange

Assessor's Parcel No.	Legal Description	Acres
291-151-001 291-151-002 291-151-005	Township 1 South, Range 3 West, SBM Section 12, NW ¼, NE ¼	320
290-271-003 portion of included in exchange if needed to equalize value	Township 1 South, Range 3 West, SBM Section 9, S ½, S ½, SE ¼, S ½, N ½, S ½, SE ¼, except that portion conveyed to the State of California for State Route 30	60

Source: BLM

The final selection of parcels to be exchanged depends on the appraised values of the parcels and the approval of Congress.

7.2 LAND EXCHANGE BETWEEN ROBERTSON'S AND SBCFCD

In order for the proposed mining area of the Plan to be implemented, a land exchange between Robertson's Ready Mix and the SBCFCD must occur. In this land exchange, approximately 20 acres of the existing Woollystar Preserve owned by the Flood Control District will be exchanged for approximately 47 acres of land owned by Robertson's Ready Mix (Figure 7.1). The land to be exchanged by the Flood Control District has been disturbed by a prior lumber use and is poor habitat for the Santa Ana River woollystar. The land to be exchanged by Robertson's is prime habitat for the Santa Ana River woollystar and also presently contains many woollystar species. In addition, the land is adjacent to the existing Woollystar Preservation Area. This exchange will increase the size of the Woollystar Preserve and add land with many existing woollystar species to the Woollystar Preserve Area. The land exchange requires approval of the Advisory Committee for the Woollystar Preserve as well as a modification to the Record of Decision for the Santa Ana Woollystar.

7.3 LAND OWNERSHIP – EXISTING AND PROPOSED

The existing land ownership is displayed in Figure 7.2. The ownership pattern is intermixed private, local government and federal government. The proposed land ownership following the two land exchanges discussed above is reflected in Figure 7.3. The future land ownership pattern under the Wash Plan will facilitate the consolidation of land uses envisioned in the Project.

FIGURE 7.1 LAND EXCHANGES

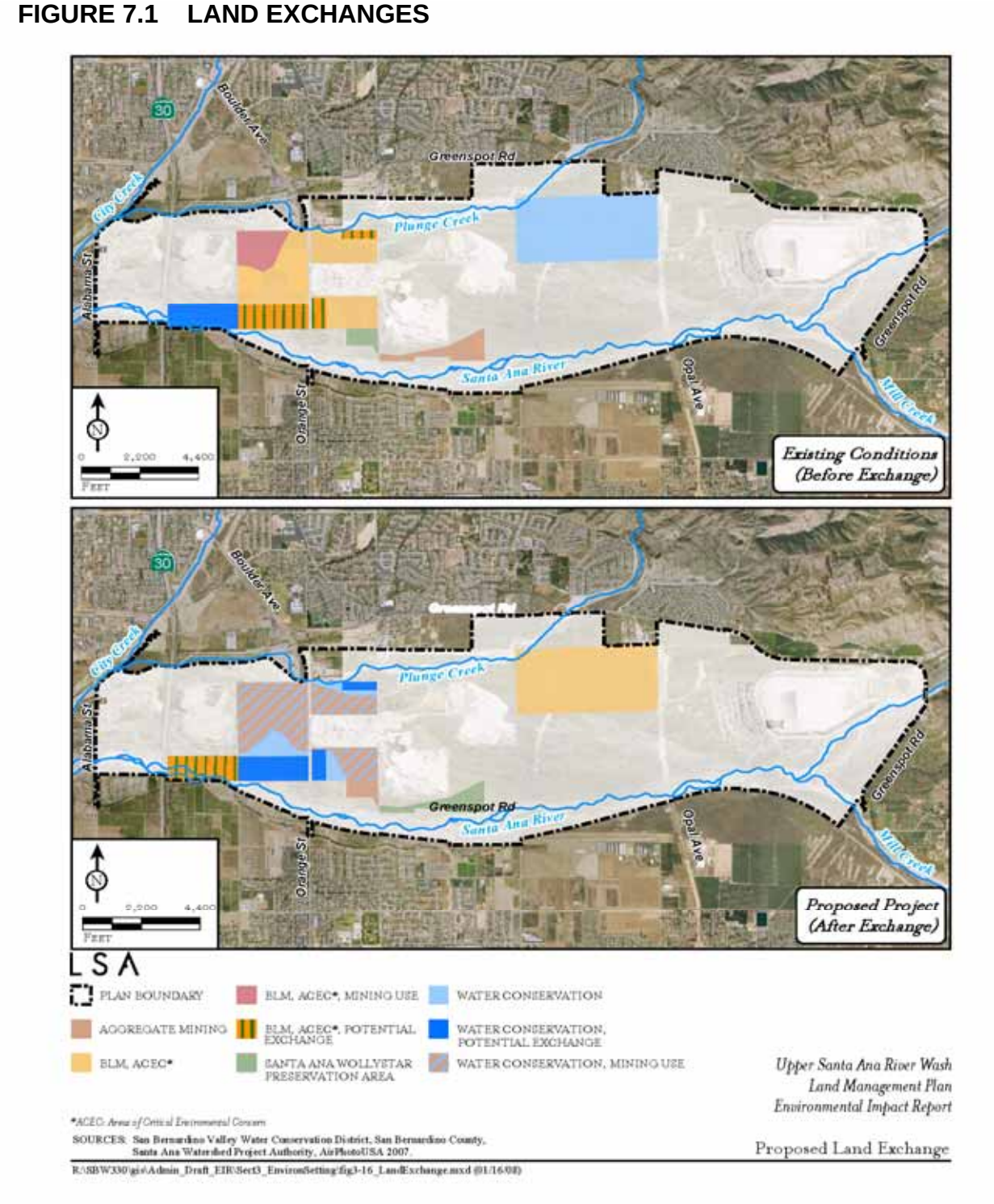


FIGURE 7.2 EXISTING OWNERSHIP

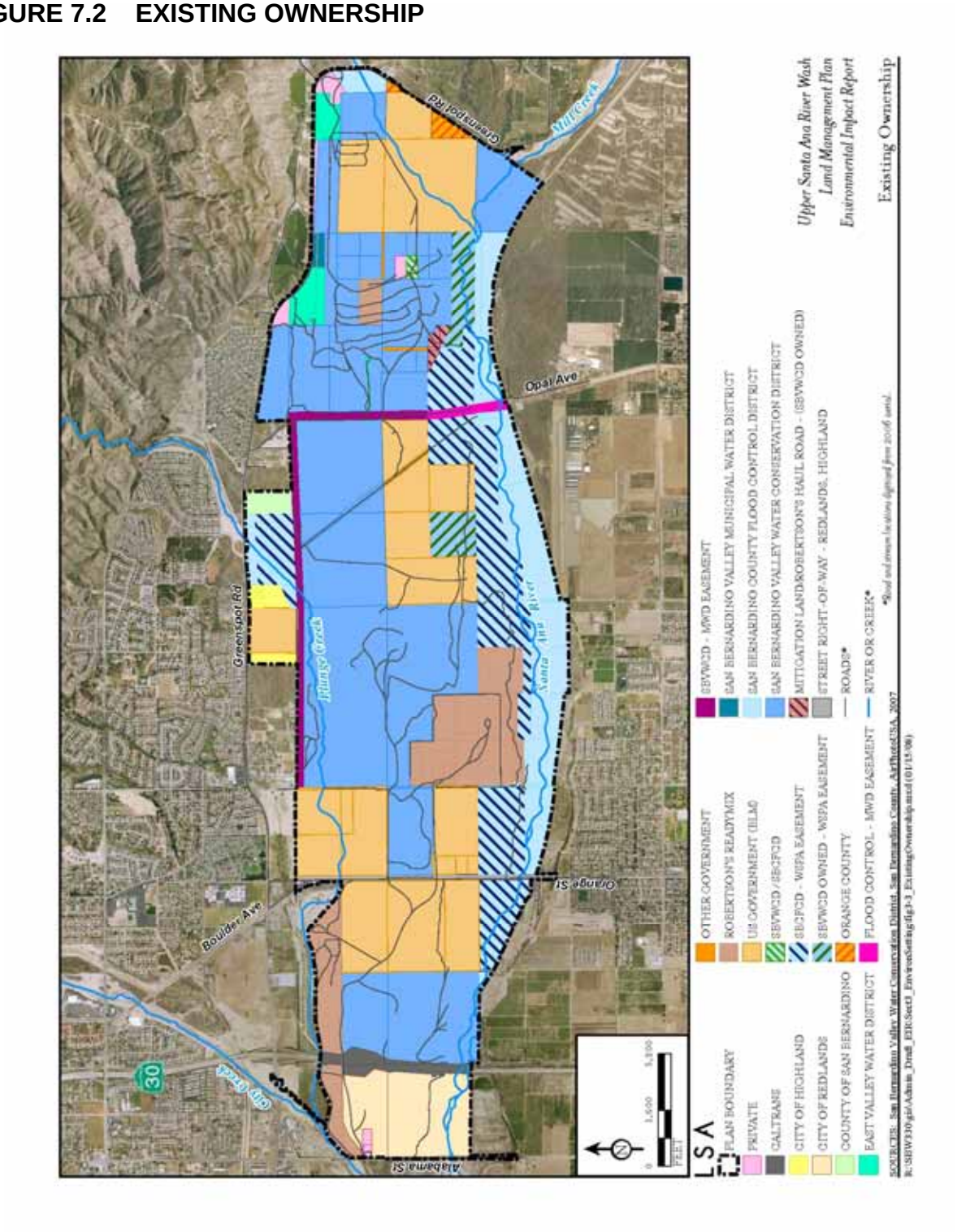
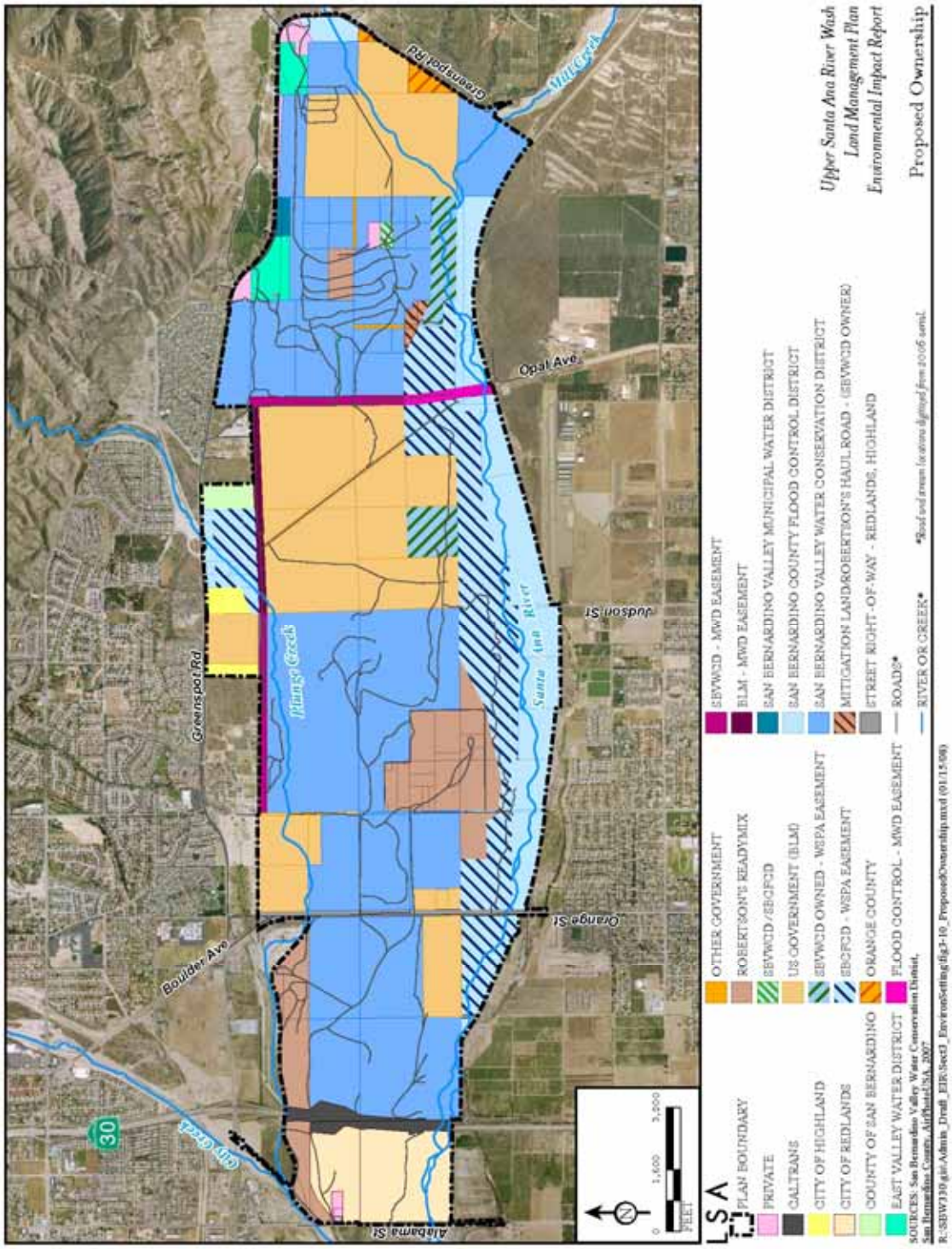


FIGURE 7.3 PROPOSED OWNERSHIP



7.4 HABITAT CONSERVATION PLAN

A Habitat Conservation Plan (HCP) will be required to fully implement the Wash Plan. The HCP will be another step in the Wash Plan that will allow the USFWS to issue an Incidental Take Permit (ITP) pursuant to Section 10(a)(1)(B) of the Federal Endangered Species Act. The ITP is required for limited disturbance of endangered species that is incidental to otherwise lawful activities associated with the Wash Plan, such as Cemex and Robertson's mining operations, including a new paved road and new Access Road, and Cities of Redlands and Highland for a Trails Management Plan and street rights-of-way designations; and City of Highland designation of right-of-way for future construction of a new bridge on Greenspot Road over the Santa Ana River. The HCP will be designed to monitor, minimize, and mitigate potential effects to listed species and critical habitat caused by full implementation of the Project. The HCP provides assurance that the issuance of the Incidental Take Permit for mining operations and other Wash Plan components will not appreciably reduce the likelihood of the survival and recovery of the species of concern in the wild. The HCP also allows for a Consistency Determination by the CDFG pursuant to Section 2080.1 of the Fish and Game Code (after the USFWS completes a Federal Environmental Assessment (EA) for the Incidental Take Permit), and issuance of a Streambed Alteration Agreement pursuant to Section 1600 et seq., also of the Fish and Game Code.

Two plants and two animals which are listed as threatened or endangered under the state and/or Federal Endangered Species Acts are known to occur in the Wash Planning Area. The listed animals include the federally listed endangered San Bernardino kangaroo rat (Dipodomys merriami parvus), and the federally threatened coastal California gnatcatcher (Polioptila californica californica). The listed plants include the state and federally listed endangered Santa Ana River woollystar and the state and federally listed endangered slender-horned spineflower (Dodecahema leptoceras). According to the USFWS and the CDFG, conservation of the Wash Planning Area habitat is considered critical to the long-term survival of a variety of sensitive species. The HCP will address these species and others that may occur within the project area.