



JPR/PSE Application Form Help Guide

The Joint Project Review (JPR) and Participating Special Entities (PSE) processes are the mechanisms through which the [Regional Conservation Authority \(RCA\)](#) conducts a consistency review of the proposed project per the [MSHCP](#). The JPR process occurs for projects that trigger discretionary approval by the city/County of Riverside and occurs only when the property is located within a Criteria Cell (roughly 160-acre rectangle that overlays parcels and has described conservation) (RCA, 2026). Permittees must have completed the Habitat Acquisition and Negotiation Strategy (HANS) process prior to submitting for JPR. Refer to the [Development Process](#) and About [HANS](#) for an overview of these processes.

The PSE process occurs for projects that are a public facility provider or public district, other than a Permittee city or the County of Riverside, that elects to participate in the MSHCP to obtain take authorization for covered species for a specific public project. The project must demonstrate that it is consistent with the MSHCP through RCA review and concurrence by the Wildlife Agencies (USFWS and CDFW).

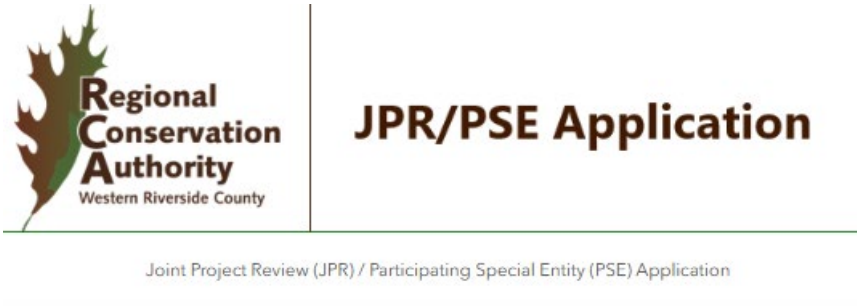
When ready to submit an application, use the [JPR/PSE Application Form](#) to submit the application. This documentation assists with the form and not the requirements set forth by the MSHCP.



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Landing Page

When the submission form is first opened, a landing page will appear. Use the [link](#) on this page as a guide to formulate your responses.



For streamlined results it is strongly encouraged to use the [Consistency Analysis Template](#).

[Help](#)

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Permittee Contact Information

The Permittee Contact Information page gathers information on the Type of Project you are Submitting, Date, contact information such as Permittee Name, Address, Contact Name, Email, Phone Number, Fax Number and Tax ID # (PSE only).

What type of project are you submitting?

There are three types of projects that you can submit with this form:

- **Private Project**

Private Projects include projects where the primary project purpose is for use by households, businesses, or other private entities (i.e. not accessible to the public except where allowed by a private owner/renter). These projects include homes, apartments, offices, industrial buildings, and retail stores, among others. This category also includes Private Projects that receive public support (e.g., support through direct public investments in infrastructure, ground leases of publicly owned land, or direct investment of public dollars in projects such as affordable housing) (RCA, 2023).

- **Public Project**

Public Projects include projects whose primary goal is to provide publicly accessible/useable infrastructure, improvements, or other amenities. Public Projects include a broad range of project types including transportation, flood control, water, wastewater, stormwater, parks, community centers, and other public buildings, among others (RCA, 2023).

- **Participating Special Entity (PSE)**

Some types of projects can obtain the MSHCP benefit granting Take Authorization by participating as Participating Special Entities (“PSE’s”). This is a third project category, which can help speed up and streamline the permit process. In many ways, PSE projects are treated similarly to Public Projects (RCA, 2023).



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What type of project are you submitting?*

-Please select-

- Private Project
- Public Project
- Participating Special Entity (PSE)

Date

This is the date that you are submitting the application. This is prefilled and cannot be changed.

Date

1/21/2026

Permittee Name

For Private and Public projects, the Permittees include the 18 western Riverside County cities and eight other agencies including the County of Riverside, Riverside County Flood Control and Water Conservation District, Riverside County Transportation Commission, Western Riverside County Regional Conservation Authority (RCA), California Department of Transportation (Caltrans), and the California Department of Parks and Recreation (RCA, 2021).

Select the Permittee name from the dropdown.

Note:



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Permittee Name*

Participating Special Entity Name

Public agencies such as public utilities, water districts, and school districts can apply for status as a Participating Special Entity (PSE) (RCA, 2026).

For a PSE application, type the name of the PSE Agency in the text box.

Participating Special Entity Name*

Address

The address for the application is the Permittees' main address. For Private and Public projects, ensure the Permittee Name is selected first and then select the address from the dropdown.

Address*

Select Permittee Name first

For PSE applicants, type in the full main address for the Permittee in the designated text box. This includes, the street address, (including unit/apartment number), city, state, and ZIP code.

Address*



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Contact Name

The Contact Name is the name of a permittee who can be reached for further questions.

Contact Name*

Email

Email is the email address of the permittee who can be reached for further questions. Upon submission, an email will be sent to this email address confirming that the application has been received.

Note: For Private and Public projects, the email address must be from an email domain of one of the MSHCP Permittees. A consultant's email will not be accepted.

Email*

jdoe@county.org

Phone

The Phone # is the phone number of the person completing the application who can be reached out to with further questions. This includes a 3-digit area code followed by the 7-digit phone number.

Phone #*

(999) 999-9999



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Fax

The Fax # is the fax number of the person completing the application who can be reached out to with further questions. This includes a 3-digit area code followed by the 7-digit fax number.

Fax #

(999) 999-9999

Tax ID

The Tax ID # is the identification number of the agency completing that application, used by the Internal Revenue Service (IRS) to recognize that agency for tax and financial purposes. This is typically a 9-digit number.

Note: This field only applies to PSE applications.

Tax ID #*

Applicant Information

The Applicant Information page gathers the applicant information. Information such as Name of Applicant, Name of Company, Mailing Address, Email and Phone Number are gathered.

Note: This page only applies to Public Project applications.

Name of Applicant

The Name of Applicant is the name of the person who is requesting the application, who can be reached for further questions.

Note: This field only applies to Public Project applications.



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Name of Applicant*

Name of Company

This is the name of the company of applicant who is requesting the project.

Note: This field only applies to Public Project applications.

Name of Company*

Mailing Address

The Mailing Address is the main address of the company for the applicant.

Note: This field only applies to Public Project applications.

Mailing Address*

Email

Email is the email address of the applicant.

Note: This field only applies to Public Project applications.

Email*

jdoe@companyname.com



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Phone Number

The Phone # is the phone number of the applicant. This includes a 3-digit area code followed by the 7-digit phone number.

Note: This field only applies to Public Project applications.

Phone #*

(999) 999-9999

Consultant Representative Information

The Consultant Representative Information page gathers the consultant information. Information such as Name of Firm, Name of Contact, Email and Phone Number are gathered.

Note: This page only applies to PSE applications.

Name of Firm

This is the name of the consulting firm who represents the permittee.

Note: This field only applies to PSE applications.

Name of Firm*

Name of Contact

The Contact Name is the name of the person who is completing the application, who can be reached for further questions.

Note: This field only applies to PSE applications.



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Name of Contact*

Email

Email is the email address of the consultant assisting with the application who can be reached for further questions.

Note: This field only applies to PSE applications.

Email*

jdoe@consultingfirm.com

Phone Number

The Phone # is the phone number of the consultant assisting with the application who can be reached for further questions. This includes a 3-digit area code followed by the 7-digit phone number.

Note: This field only applies to PSE applications.

Phone #*

(999) 999-9999

HANS

If the development project occurs within a Criteria Cell, then a Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process is triggered whereby it is determined



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whether all or a portion of the project is described for conservation by the MSHCP and thus, needed for reserve assembly. Refer to the [HANS Flow Chart](#) for a summary of the process.

If the development property is evaluated and determined to be needed for reserve assembly, a HANS Determination is provided to the project applicant and a Joint Project Review (JPR) by the RCA is required (RCA, 2026).

The HANS page checks to see if the applicant has completed the HANS process before proceeding.

Has a HANS been completed for this project?

A HANS is optional for public projects and mandatory for private projects. If a HANS has not been completed for private projects, the application process will be incomplete, and the application form will be rejected. If a HANS has been completed, select 'Yes, we have made an initial HANS determination'. Otherwise, select 'No', if submitting a private project, exit the application process and complete a HANS before proceeding.

Note: This field only applies to Private Project and Public Project applications.

Has a HANS been completed for this project?*

Refer to Section 6.1.1.B and Section 6.1.1.C in Volume I of the MSCHP

Yes, we have made an initial HANS determination

No

Resubmittal Information

The Resubmittal Information page gathers information on projects that are being resubmitted. Information such as the existing JPR/PSE Number, Lead Reviewer and if Previous Comments have been reviewed are gathered here.



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Is this a resubmittal?

If the project has previously been submitted and you are addressing comments or adding supporting documentation, select 'Yes'. Otherwise, if this is a project that has never been through the JPR or PSE process before, select 'No'.

Is this a resubmittal?*

Yes No

What is the JPR number assigned to the project?

The JPR number is the identification number assigned to the project after it has been reviewed for completion. This number starts with JPR and includes four, 2-digit numbers separated by hyphens.

Note: This field only applies to JPR applications.

What is the JPR number assigned to the project?*

JPR 25-11-15-01

JPR 26-01-21-01

What is the PSE number assigned to the project?

The PSE number is the identification number assigned to the project after it has been reviewed for completion. This number starts with PSE and includes four, 2-digit numbers separated by hyphens.

Note: This field only applies to PSE applications.



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What is the PSE number assigned to the project?*

PSE 25-11-15-02

Who was the lead reviewer on the project?

This is the contact person assigned to the project who reviews and provides any necessary comments.

Who was the lead reviewer on the project?*

A dropdown menu with a light green border. The selected item is 'Anna Cassady'. The menu is open, showing a list of names: 'Anna Cassady' (highlighted in green), 'Megan Enright', 'Sarah Greely', and 'Galen Hagen'. A vertical scrollbar is visible on the right side of the list.

- Anna Cassady
- Anna Cassady
- Megan Enright
- Sarah Greely
- Galen Hagen

Have you reviewed the comments and made changes based on feedback provided?

This question ensures that you are prepared to resubmit the application. If the comments provided from the previous submission(s) have been looked at and addressed, select 'Yes, I have reviewed and addressed the comments provided in the previous submission(s)'. If the comments provided from previous submission(s) have not been reviewed and addressed, select 'No, I have not reviewed and addressed the comments provided in previous submission(s)', exit the application and revisit the comments before proceeding with the submission. The application will be rejected if the comments are not addressed.



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Have you reviewed the comments and made changes based on feedback provided?*

Please review the comments and ensure they are addressed in the supporting documentation prior to resubmitting.

Project Information

The Project Information page gathers general information on the Project. Information such as Project Name, Project Description, APNs within the Project Boundary, Total Project Acreage, Total Acres Planned for Development and Conservation (Private Projects), Fee Credit and Incentives (Private Projects), Project Type (Public Projects and PSE), Area Plan and Take Authorization (PSE).

Project Name

This is a descriptive name given to the project.

Project Name*



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Project Description

The Project Description clearly explains all the project components, along with definition and descriptions of all temporary and permanent impacts.

Project Description*

Explain all the project components, include definitions and descriptions of all temporary and permanent impacts

Provide a detailed description here. Explain the project components, including definitions and all temporary and permanent impacts.

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APNs within the Project Boundary


How many APNs are within the Project Boundary refers to the combined number of whole and partial APNs within the mapped footprint of the proposed development, infrastructure project or land use change.

How many APNs are within the Project Boundary?*

123 3

In addition to identifying the number of APNs within the Project Boundary, a list of APNs must be provided. For a project containing more than 11 APNs, provide the list of APNs in an Excel or CSV format and submit it along with the application. If there are less than 11 APNs, they can be entered within the form.

The format of an APN is a three, 3-digit number separated by hyphens. Enter this number in

the Project APNs text box. Click on the plus button  to add additional APNs. Click on

the numbers    to navigate through APNs that have already been entered.

Click on the trash can  to remove an APN.



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Enter in the APNs within the Project Boundary (3)



Project APNs*

123-456-789

Note: A blank APN will not be accepted by the form and will prevent moving onto the next screen. If this happens, use the trash can icon to remove the empty APN prior to moving forward.

Project Acreages

Total Project Acreage

This is the total area within the project boundary in acres including permanent impacts such as proposed development and infrastructure, temporary impacts, and conservation.

Total Project Acreage*

Please ensure that the Total Project Acreage is equal to the summation of the Total Acres Planned for Development, Conservation and Other Designations.

Total Acres Planned for Development

This field is a numerical field pertaining to the number of acres being allocated for development. This includes permanent impacts such as proposed development and infrastructure, as well as temporary impacts.

The Total Project Acreage must equal the Total Acres Planned for Development value plus the Total Acres Planned for Conservation and Total Acres Planned for Other Designations.



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Total Acres Planned for Development*

Total Acres Planned for Conservation/Total Acres Planned for Conservation as Described by HANS

This field is a numerical field pertaining to the number of acres being allocated for conservation. . If there are no acres allocated for conservation, enter the number 0.

The Total Project Acreage typically equals the Total Acres Planned for Conservation value plus the Total Acres Planned for Development plus the Total Acres Planned for Other Designations.

Total Acres Planned for Conservation*

Total Acres Planned for Other Designations

This field is a numerical field pertaining to the number of acres being allocated for other things such as, avoidance areas. If there are no acres allocated for other things, enter the number 0.

The Total Project Acreage typically equals the Total Acres Planned for Conservation value plus the Total Acres Planned for Development plus the Total Acres Planned for Other Designations.

Total Acres Planned for Other Designations

i.e. Avoidance areas



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Incentives Offered by Permittee

Incentives are provided to encourage voluntary contributions towards the MSHCP (RCA, 2023). If incentives have been negotiated during the HANS process, they must be identified on the HANS form and disclosed at the JPR stage.

Note: This section only applies to Private Project applications.

What incentives, if any are proposed

Several incentives are available to propose. These options include: None, Other and Reduction of development fees.

Note: This field only applies to Private Project applications.

What incentives, if any, are proposed by the Permittee for MSHCP conservation lands as part of the entitlement process?*

Fast track processing

Other

If 'Other' is selected in the previous question, it needs to be identified what other incentives are being proposed. Enter the proposition in this text box.

Note: This field only applies to Private Project applications when 'Other' is selected as part of the previous question.

Other

Type other incentives here

Incentive A

Reduction of development fees

If 'Reduction of development fees' is selected in the previous question, it needs to be identified which fees are being proposed for reduction. Enter the fees in this text box.



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Note: This field only applies to Private Project applications when ‘Reduction of development fees’ is selected as part of the previous question.

Which fees are proposed for reduction (if applicable):*

Note: MSHCP Local Development Mitigation Fee Credits are subject to the RCA fee credit policy in the MSHCP Mitigation Fee Implementation Manual1.

Fee Z is proposed for reduction

Is a fee credit being proposed for conservation lands?

A fee credit is a reduction against the Local Development Mitigation Fee (LDMF) for new development in Western Riverside County. Developers can apply for a Fee Credit when they provide land to the RCA that contributes to the MSHCP conservation goals (RCA, 2023).

If ‘Reduction of development fees’ is selected in the previous question, and conservation rich lands will be provided that can contribute towards the MSCHP conservation goals, select ‘Yes’, otherwise select ‘No’

Note: This field only applies to Private Project applications when ‘Reduction of development fees’ is selected as part of the previous question.

Is a fee credit being proposed for conservation lands?*

 Yes No

Is all or a portion of the MSHCP conservation land also required to be set aside as part of the entitlement process

In some instances, land is also required to be set aside for specific reasons. Reasons available to select are; California Environmental Quality Act avoidance/mitigation (e.g. cultural resources), Land with 50 percent or greater slopes, Flood zone, Local ordinance restrictions, Other or None.



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Note: This field only applies to Private Project applications when a Fee Credit is being proposed for conservation.

Is all or a portion of the MSHCP conservation lands also required to be set aside as part of the entitlement process?*

Flood zone

Other

If 'Other' is selected in the previous question, it needs to be identified for what purpose other lands also need to be set aside. Enter the purpose in this

Note: This field only applies to Private Project applications when a Fee Credit is being proposed for conservation, and 'Other' is selected as part of the previous question.

Other

Type other reasons for the entitlement process

It is set aside for entitlement because...

Project Type

The Project Type classifies a project into a specific category. Project Types available for Public Projects include Flood Control, Transportation, Water/Wastewater and Other. Project Types available for PSEs include Utility, Water/Wastewater, School District, and Other.

Note: Questions regarding Project Type only appear for Public Projects and PSE applications.



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Project Type*

Other

If 'Other' is selected in the previous question, it needs to be identified what other type of project is being proposed. Enter the project type in this text box.

Note: This field only applies to Public Project and PSE applications when 'Other' is selected as part of the previous question.

Enter Project Type*

Utility Type

If 'Utility Type' is selected in the previous question, it needs to be identified what type of utility project this is. Enter the utility type in this text box.

Note: This field only applies to PSE applications when 'Utility Type' is selected as part of the previous question.

Utility Type*

Take Authorization

Take Authorization is the legal permission to impact plant or wildlife species covered by the MSHCP (RivCo, 2026).

Note: Questions regarding Take Authorization only appear for PSE applications.



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Which Species do you need Take Authorization for?

It must be identified which species will be impacted by the project. List all species affected by the project that need Take Authorization in the text box provided.

Note: This field only appears for PSE applications.

Which species do you need to Take Authorization for?*

When and how long will the Proposed Activity take place?

The timeframe for which Take Authorization applies must be identified in the text box provided.

Note: This field only appears for PSE applications.

When and how long will the Proposed Activity take place?*

Is Take Authorization needed for operations and maintenance?

If Take Authorization is needed on an ongoing basis for operation and maintenance purposes, select 'Yes' and explain why. Otherwise, select 'No'.

Note: This field only appears for PSE applications.



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Is Take Authorization needed for operations and maintenance?*

Yes

No

Please explain

Provide an explanation as to why Take Authorization is needed for operations and maintenance in the text box provided.

Note: This field only appears for PSE applications when 'Yes' is selected for the previous question.

Please explain*

Take Authorization is needed for maintenance because...

Area Plan

The Area Plan refers to one of the community planning areas defined by the County of Riverside General Plan (RivCo, 2026). Select the Area Plan(s) to which the project belongs.

Area Plan*

The Pass ▼

Reserve Assembly

Reserve Assembly is the acquisition and conservation of Additional Reserve Lands (ARL).



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Is the project located in the criteria area?

The criteria area is the area comprised of Cells depicted on Figure 3-1 of the MSHCP, Volume I (RivCo, 2026). If the project is located partially or fully within the criteria area, select 'Yes', otherwise select 'No'.

Is the project located in the criteria area?*

Yes No

Which cells are affected?

If the project is within the criteria, list the criteria cell(s) in which the project involves.

Note: This field only appears when 'Yes' is selected for the previous question.

Which cells are affected?*

1234

If the project is located in the Criteria Area, attach a description of how the project contributes to the Reserve Assembly by assessing project's location in relation to the Cell Criteria.

Is the project located either partially or wholly on Public/Quasi-Public (PQP) Lands?

Public/Quasi-Public Lands (PQP) is a subset of MSHCP Conservation Area lands totaling approximately 347, 000 acres of lands known to be in public/private ownership and expected to be managed for open space value and/or in a manner that contributes to the Conservation of Covered Species (including lands contained in existing reserves), as generally depicted in Figure 3-1 of the MSHCP, Volume I (RivCo, 2026).

If the project is completely or partly on PQP land select 'Yes', otherwise, select 'No'.



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Is the project located either partially or wholly on Public/Quasi-Public (PQP) Lands?*

Yes No

Will the project affect the biological conservation value of these PQP Lands?

If the project impacts the conservancy of these lands by selecting 'Yes', otherwise, select 'No'. If 'Yes' is selected, the PQP replacement analysis is required upon submission.

Note: This field only appears when 'Yes' is selected for the previous question.

Will the project affect the biological conservation value of these PQP lands?*

Yes No

Please attach PQP replacement analysis ([See Section 3.2.1 of the MSHCP](#)) at the end of this submission.

Is the project a Covered Activity, as described in Section 7 of the MSHCP?

Covered activities are certain activities carried out or conducted by Permittees, Participating Special Entities, Third Parties Granted Take Authorization and others within the MSHCP Plan Area, and described in Section 7 of the MSHCP, Volume I, that will receive Take Authorization under the Section 10(a) Permit and the NCCP Permit, provided these activities are otherwise lawful (RivCo, 2026).

If the project is a Covered activity, select 'Yes', otherwise, select 'No'.



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Note: This field only applies to Private Project and Public Project applications.

Is the project a Covered Activity, as described in Section 7 of MSHCP?*

Yes No

List which section of the MSHCP describes the project as a Covered Activity

Explain and provide justification as to how the project is a Covered Activity (i.e. Covered Road, Trail, Facilities, etc.) and supply the MSHCP section(s) which describes it.

Note: This field only appears when 'Yes' is selected for the previous question.

List which section of the MSHCP describes the project, along with justification of how the project meets the definition of a Covered Activity.*

Section 7.4.1 - Emergency Repairs describe this project and meets the definition of a Covered Activity because...

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Have you discussed the following area(s) in your submission

If the project is located in the Criteria area and/or on PQP lands, additional discussion is needed addressing consistency with and incorporation of [Section 7.5](#). Specifically, Section 7.5.1 - Siting and Design (Public Transportation Projects), Section 7.5.2 - Wildlife Crossings (Public Transportation Projects), Section 7.5.3 - Construction (Public Projects applications), and MSHCP Appendix C/BMPs (Private Projects and Public Projects).

Note: This section only applies to Private Project and Public Project applications.

Section 7.5.1 - Siting and Design

When the project is a Public Transportation project, additional discussion is needed pertaining to Section 7.5.1 - Siting and Design. This question ensures that you are prepared



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with appropriate documentation to submit the application. If Section 7.5.1 - Siting and Design has been discussed, select 'Yes'. If Section 7.5.1 - Siting and Design has not been discussed, select 'No', exit the application and address Section 7.5.1 - Siting and Design before proceeding with the submission. The application will be rejected if Section 7.5.1 - Siting and Design is not addressed.

Note: This field only applies to Public Project applications when 'Transportation' is selected as the Project Type on the Project Information page.

Section 7.5.1 - Siting and Design*

Yes No

Section 7.5.2 - Wildlife Crossing

When the project is a Public Transportation project, additional discussion is needed pertaining to Section 7.5.2 - Wildlife Crossing. This question ensures that you are prepared with appropriate documentation to submit the application. If Section 7.5.2 - Wildlife Crossing has been discussed, select 'Yes'. If Section 7.5.2 - Wildlife Crossing has not been discussed, select 'No', exit the application and address Section 7.5.2 - Wildlife Crossing before proceeding with the submission. The application will be rejected if Section 7.5.2 - Wildlife Crossing is not addressed.

Note: This field only applies to Public Project applications when 'Transportation' is selected as the Project Type on the Project Information page.

Section 7.5.2 - Wildlife Crossings*

Yes No



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Section 7.5.3 - Construction

When the project is a Public project, additional discussion is needed pertaining to Section 7.5.3 - Construction. This question ensures that you are prepared with appropriate documentation to submit the application. If Section 7.5.3 - Construction has been discussed, select 'Yes'. If Section 7.5.3 - Construction has not been discussed, select 'No', exit the application and address Section 7.5.3 - Construction before proceeding with the submission. The application will be rejected if Section 7.5.3 - Construction is not addressed.

Note: This field only applies to Public Project applications.

Section 7.5.3 - Construction*

Yes No

MSHCP Appendix C/BMPs

Additional discussion is needed pertaining to [MSHCP Appendix C/BMPs](#). This question ensures that you are prepared with appropriate documentation to submit the application. If MSHCP Appendix C/BMPs has been discussed, select 'Yes'. If MSHCP Appendix C/BMPs has not been discussed, select 'No', exit the application and address MSHCP Appendix C/BMPs before proceeding with the submission. The application will be rejected if MSHCP Appendix C/BMPs is not addressed.

Note: This field only applies to Private Project and Public Project applications.

Have you discussed the following area(s) in your submission? ▼

MSHCP Appendix C/BMPs*

Yes No



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Survey Requirements

Covered Species for which surveys may be required by applicants for public and private Development projects include 4 birds, 3 mammals, 3 amphibians, 3 crustaceans, 14 Narrow Endemic Plants, and 13 other sensitive plants within the Criteria Area. Of these 40 species, survey area maps are provided for 34 species, and surveys will be undertaken within suitable Habitat areas in locations identified on these maps in the MSHCP Plan (RivCo, 2026).

Section 6.1.2: Riparian, Riverine, Fairy Shrimp and Vernal Pool Habitats

The remaining six species are associated with riparian/riverine areas and vernal pools and include least Bell's vireo, southwestern willow flycatcher, western yellow-billed cuckoo, Riverside fairy shrimp, Santa Rosa Plateau fairy shrimp, and vernal pool fairy shrimp.

Although there are no survey area maps for these six species, surveys for these species will be undertaken as described in Section 6.1.2 of the MSHCP (RivCo, 2026).

Does the project footprint impact riparian habitat?

After surveys are complete, select 'Yes' if riparian habitat is affected. If riparian habitat is not affected, select 'No'. Provide Biological reports addressing your selection with your application submission.

Does the project footprint impact riparian habitat?*

Yes No

Attach Biological report(s) addressing the presence/absence of riparian habitat

Does the project footprint impact riverine habitat?

After surveys are complete, select 'Yes' if riverine habitat is affected. If riverine habitat is not affected, select 'No'. Provide Biological reports addressing your selection with your application submission.



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Does the project footprint impact riverine habitat?*

Yes No

Attach Biological report(s) addressing the presence/absence of riverine habitat

Does the project footprint impact vernal pools?

After surveys are complete, select 'Yes' if vernal pools are affected. If vernal pools are not affected, select 'No'. Provide Biological reports addressing your selection with your application submission.

Does the project footprint impact vernal pools?*

Yes No

Attach Biological report(s) addressing the presence/absence of vernal pools

Does the project footprint impact fairy shrimp?

After surveys are complete, select 'Yes' if fairy shrimp is affected. If fairy shrimp is not affected, select 'No'. Provide Biological reports addressing your selection with your application submission.



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Does the project footprint impact fairy shrimp?*

Yes No

If Yes to any of the above, also attach a DBESP

Does the project footprint impact (directly or indirectly) suitable habitat for species listed in Section 6.1.2?

After surveys are complete, select 'Yes' if habitat suitable for species listed in Section 6.1.2 is affected. If suitable habitat is not affected, select 'No'. Provide focused surveys or documentation addressing your selection with your application submission.

Does the project footprint impact (directly or indirectly) suitable habitat for species listed in Section 6.1.2?*

Yes No

Attach focused surveys

Section 6.1.3: Narrow Endemic Plant Species Survey Area (NEPSSA)

The MSHCP is a Criteria-based plan, focused on preserving individual species through Conservation. Conservation is based on the particular Habitat requirements of each species as well as the known distribution data for each species. The existing MSHCP database does not, however, provide the level of detail sufficient to determine the extent of the presence or distribution of Narrow Endemic Plant Species within the MSHCP Plan Area. Since Conservation planning decisions for these species will have a substantial effect on the status of these species, additional information regarding the presence of these species must be gathered during the long-term implementation of the MSHCP to ensure that appropriate Conservation of these species occurs (RivCo, 2026).



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Is the project subject to NEPSSA surveys?

Within identified Narrow Endemic Plant Species survey areas (including the MSHCP Conservation Area), site-specific focused surveys for Narrow Endemic Plant Species shall be required for all public and private projects where appropriate Habitat is present (Riveo, 2026).

Select 'Yes' if the project is subject to NEPSSA surveys and attach any relevant Focused Surveys, Habitat Assessment and a DBESP if 90% of the habitat with long term conservation value is NOT being avoided. If the project is not subject to NEPSSA surveys, select 'No'.

Section 6.1.3: Narrow Endemic Plant Species Survey Area (NEPSSA)



Is the project subject to NEPSSA surveys?*

Yes No

Attach Habitat Assessment and any relevant Focused Surveys

Attach DBESP if 90% of the habitat with long term conservation value is NOT being avoided.

NOTE: Submission of a DBESP would not be consistent for impacts to species whose conservation objective has not been met. Refer to the RCA's website [Annual Report Table B-2 & Table B-3](#).

Section 6.3.2: Additional Species Surveys

In order to receive species coverage, the MSHCP must meet the FESA issuance criteria for HCPs which require, among other things, that the HCP disclose the impacts likely to result from the proposed taking, and measures the applicant shall undertake to avoid, minimize and mitigate such impacts. For the species discussed in Section 6.3.2 for which coverage is sought under the MSHCP, existing available information is not sufficient to make findings necessary to satisfy these issuance criteria. For those species, survey requirements are



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incorporated in the MSHCP, to provide the level of information necessary to receive coverage for those species in the MSHCP (RivCo, 2026).

In addition to the Narrow Endemic Plant Species listed in Section 6.1.3, additional surveys may be needed for certain species in conjunction with Plan implementation in order to achieve coverage for these species.

Is the project subject to surveys?

If the project is subject to surveys, select 'Yes' and attach any relevant Focused Surveys, Habitat Assessment and a DBESP if 90% of the habitat with long term conservation value is NOT being avoided. If the project is not subject to surveys, select 'No'.

Is the project subject to surveys?*

Yes No

Which Species

Identify the types of species that are subject to surveys within the project.

Note: This question only appears when 'Yes' is selected for the previous question.



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Which species?

<input checked="" type="checkbox"/> Small Mammals
<input type="checkbox"/> Amphibians
<input checked="" type="checkbox"/> Burrowing Owl
<input type="checkbox"/> Delhi Sands Flower-Loving Fly
<input type="checkbox"/> CASSA Plants
<input type="checkbox"/> NEPSSA Plants

Attach Habitat Assessment and any relevant Focused Surveys

Attach DBESP if 90% of the habitat with long term conservation value is NOT being avoided.

NOTE: Submission of a DBESP would not be consistent for impacts to species whose conservation objective has not been met. Refer to the RCA's website [Annual Report Table B-2 & Table B-3](#).

Section 6.1.4: Urban Wildlands Interface Guidelines

Sections 3.2 and 3.3 of the MSHCP provide a general description of the MSHCP Conservation Area and contain the Criteria for Reserve Assembly. As the MSHCP Conservation Area is assembled, "hard-line" boundaries shall be established, and Development may occur adjacent to the MSHCP Conservation Area. Future Development in proximity to the MSHCP Conservation Area may result in Edge Effects that will adversely affect biological resources within the MSHCP Conservation Area. To minimize such Edge Effects, guidelines shall be implemented in conjunction with review of individual public



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and private Development projects in proximity to the MSHCP Conservation Area. Edge effects associated with existing and future land uses in proximity to the MSHCP Conservation Area shall also be addressed through overall MSHCP management activities described in the MSHCP (RivCo, 2026).

Note: This section of the form requires a DBESP and documentation on how the project is consistent with the MSHCP. No question is posed on the form initiating a response.

Attach documentation on how the project is consistent with this section of the MSHCP and DBESP

Other Approvals or Permits

If the project has other approvals or permits, select ‘Yes’ . If the project doesn’t have other approvals or permits, select ‘No’.

Note: Questions regarding Other Approvals or Permits only appear for PSE applications.

Do you currently have or have had any other approvals or permits related to the Proposed Activity described in the Application?*

Yes No

Please list name of approvals/permits and the authorizing agencies

List the authorizing agencies and the name of the approvals/permits in the text box below.

Note: This field only appears when ‘Yes’ is selected for the previous question.

Please list name of the approvals/permits and the authorizing agencies

Approval Name, Permit Name, Agency Name1, Agency Name 2



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Project Mitigation

A number of Public Projects also pay fees related to the MSHCP in order to mitigate the impact of public projects in accordance with the terms of the Implementing Agreement (RCA, 2023). These different types of Public Projects and the fees related to them are discussed more in the [MSHCP Mitigation Fee Implementation Manual](#).

Note: This section only applies to Public Project applications.

Select the mitigation type(s):

This question requires the selection of all the appropriate mitigation types that apply to the project. With each selection, the required fees will appear at the bottom of the page. See Table below for the fees required for each mitigation type.

Mitigation Type	Fee
Maintenance/Safety per Section 7.2.1, 7.3.4 of MSHCP	Exempt
Transportation Infrastructure	Regional payments from Measure A/TIMF or Caltrans mitigation bank
Public Infrastructure on PQP lands	Purchase and dedication of lands with equivalent or superior conservation value at no less than 1:1
Public Facilities	Payment of MSHCP Fee at commercial/industrial per acre rate
Flood Control	3% of capital costs, may be offset by replacement or creation of habitat
Parks	1:1 replacement habitat and/or payment of MSHCP Fees (commercial/industrial per acre rate)
Waste	Landfill tipping fees



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What type(s) of mitigation fee structure apply to this project*

Fees that will be applied:

- Regional payments from Measure A/TUMF or Caltrans mitigation bank

Required Documentation

In order to complete the application, supporting documentation must be provided. The application may be denied if documentation is missing. Refer to the following chart for the supporting documentation that is required for each type of project.

Attach all supporting documentation in a zip file.

Documentation	Private Project	Public Project	PSE
Shapefiles depicting proposed project boundary, development boundary, proposed development, conservation, mitigation and any offsite improvements. Note: GIS shapefile acreages must be consistent with the acreages in the supporting documentation	✓	✓	✓
All relevant reports and findings	✓	✓	✓
Digital copy of project documentation such as consistency analysis	✓	✓	✓
PQP Replacement Analysis (See Section 3.2.1 of the MSHCP)	✓	✓	✓
Documentation addressing the project's consistency with and incorporation of Section 7.5.1 - Siting and Design		✓ *	
Documentation addressing the project's consistency with and incorporation of Section 7.5.2 - Wildlife Crossings		✓ *	
Documentation addressing the project's consistency with and incorporation of Section 7.5.3 - Construction		✓	



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Discussion addressing the project’s consistency with and incorporation of MSHCP Appendix C/BMPs	✓	✓	
Biological Report(s) addressing the presence/absence of riparian habitat	✓	✓	✓
Biological Report(s) addressing the presence/absence of riverine habitat	✓	✓	✓
Biological Report(s) addressing the presence/absence of vernal pools	✓	✓	✓
Biological Report(s) addressing the presence/absence of fairy shrimp	✓	✓	✓
DBSEP	✓	✓	✓
Documentation supporting impact/no impact on suitable habitat for species in Section 6.1.2	✓	✓	✓
Habitat Assessment and focused surveys supporting section 6.1.3 NEPSSA	✓	✓	✓
Habitat Assessment and focused surveys supporting section 6.3.2 Additional Species Surveys	✓	✓	✓
Documentation on how the project is consistent with section 6.1.4 Urban Wildlands Interface Guidelines	✓	✓	✓

*For Public Transportation Projects

Application Submission

There are a few more steps to submit the application. You must agree that the project meets consistency with the MSHCP and complete the CAPTCHA question.

Consistency Agreement

If consistency with the MSCHP has not been reached, the application process will be incomplete, and the application form will be rejected. If the application meets consistency with the MSCHP, select 'Yes'. Otherwise, select 'No', exit the application process and obtain consistency before proceeding.



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By submitting this application and all supporting documents, you acknowledge as the MSHCP Permittee that the permittee has reviewed the documents and agrees that the proposed project is consistent with the MSHCP.*

Yes

No

After confirming consistency with the MSHCP and selecting 'Yes', enter your name in the text box that appears.

Note: This field only appears when 'Yes' is selected for the previous question.

Enter your name to confirm the information and determinations provided on this application.*

Jane Doe

CAPTCHA

To prove that you are human, complete the CAPTCHA question to continue with the submission. Click the Submit button to submit the application to the RCA.

If you do not receive an email from RCA Compliance after clicking the submit button, your application has not been received. Please verify the email address and fill out the application form again. If issues persist, email RCACompliance@rctc.org for further assistance.

Please complete the CAPTCHA below to submit the survey.

Type the characters you see in the image.

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Post Submission

Once you have clicked Submit, an email with the submission responses will be sent to the contact email and consultant email (if applicable). Keep this for your records. An RCA Compliance team member will validate the application for completeness and reach out to the contact email in the application.

If an email was not received, that application was not submitted. Try resubmitting and verifying that the contact email listed is correct.

If issues persist, contact RCACompliance@rctc.org

Citations

RCA. (2021) Who are the permittees? The Vista. Regional Conservation Authority Western Riverside County. <https://www.wrc-rca.org/who-are-the-permittees/#:~:text=Collaboration%20with%20permittees%20expedites%20construction,infrastructure%2CMSHCP%2Cpartners%2CPermittees>

RCA. (2023) *MSHCP Mitigation Fee Implementation Manual*. Regional Conservation Authority Western Riverside County. https://www.wrc-rca.org/wp-content/uploads/2023/02/MSHCP_Mitigation_Fee_Implementation_Manual_February_2023.pdf

RCA. (2026) *Development Process*. Regional Conservation Authority Western Riverside County. <https://www.wrc-rca.org/development-applications/>

RCA. (2026) *FAQ's*. Regional Conservation Authority Western Riverside County. <https://www.wrc-rca.org/faqs/#:~:text=What%20is%20the%20JPR%20process,parcels%20and%20has%20described%20conservation>

RivCo (2026) *Multiple Species Conservation Plan (MSHCP) - Volume 1 – MSHCP DEFINITIONS* The County of Riverside. <https://rctlma.org/multiple-species-habitat-conservation-plan-mshcp-volume-1-mshcp-definitions>

RivCo (2026) *Volume 1 – APPENDIX E*. The County of Riverside. <https://rctlma.org/multiple-species-habitat-conservation-plan-mshcp-volume-1-appendix->



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[e#:~:text=SUMMARY%20OF%20SPECIES%20SURVEY%20REQUIREMENTS,maps%20in%20the%20MSHCP%20Plan.](#)

RivCo (2026) *Volume 1 – SECTION 6 – MSHCP IMPLEMENTATION STRUCTURE*. The County of Riverside. <https://rctlma.org/multiple-species-habitat-conservation-plan-mshcp-volume-1-section-6-mshcp-implementation-n#2392643287-3068970988>