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September 26, 2022

Jarrett Ramaiya
City of Murrieta
1 Town Square
Murrieta, California 92562

Dear Mr. Ramaiya:

Please find the following JPR attached:

JPR 22-05-03-02. The Local Identifier is Discovery Village Development Project. The JPR file attached includes the following:

- RCA JPR Findings
- Exhibit A, Regional
- Exhibit B, Vicinity Map with MSHCP Schematic Cores and Linkages
- Exhibit C, Vegetation
- Exhibit D, Soil
- Exhibit E, Project Detail

Thank you,

Tricia Campbell

Western Riverside County Regional Conservation Authority

cc: Karin Cleary-Rose
U.S. Fish and Wildlife Service
777 East Tahquitz Canyon Way,
Suite 208
Palm Springs, California 92262

Heather Pert
California Dept. of Fish and Wildlife
3602 Inland Empire Blvd. #C220
Ontario, California 91764



RCA Joint Project Review (JPR) Findings

JPR #: 22-05-03-02

Date: 09/26/22

Project Information

Permittee:	City of Murrieta
Case Information:	Discovery Village Development Project
Site Acreage:	60.41 acres¹ (54.96-acre on-site permanent and 4.58-acre off-site permanent, and 0.87-acre on-site riparian/riverine avoidance), of which 2.37 acres (0.82-acre on-site permanent and 1.55-acre off-site permanent) are located within the Criteria Area²
Portion of Site Proposed for MSHCP Conservation Area:	0 acres

Criteria Consistency Review

Consistency Conclusion: The project is consistent with both the Criteria and Other Plan requirements with implementation of the measures presented in these Findings (including any within the project information provided to the Regional Conservation Authority by the Permittee for this JPR).

Applicable Core/Linkage: Proposed Core 2 (PC-2) and Proposed Constrained Linkage 16 (PCL-16)
 Area Plan: Southwest

APN	Sub-Unit	Cell Group	Cell
384-252-029*	SU5 – French Valley/Lower Seaco Hills	Y	5361
392-290-003*			
392-290-004*			
392-290-049			
392-290-050*			
392-290-054*			
392-290-055*			
392-300-016*			
392-310-017*			
Right-of-way			

*Denotes APNs that are partially impacted.

¹ Acreage totals may vary due to rounding.

² Joint Project Review (JPR) only occurs within MSHCP Criteria Cells. Any portion of the project that extends beyond the Criteria is not included as part of this JPR review nor these Findings.



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Project Information

- a. **Project Documentation.** JPR submittal materials provided by the Permittee included a JPR Application Form (July 29, 2022); a HANS Application (August 5, 2022); a Conceptual Street Improvement Plans Tentative Tract Map No. 38228; a Preliminary Tentative Tract Map No. 38228; a Discovery Village Conceptual Utility Layout; a Preliminary Project Specific Water Quality Management Plan (July 2021) and Hydrology and Hydraulics Report (July 29, 2021), both prepared by Justin Brown, PE, QSD, LEED AP; a Preliminary Geotechnical Investigation Report (February 7, 2019) prepared by RMA GeoScience; a Biological Technical Report for Discovery (*Report*; July 2022), a Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis (DBESP; July 29, 2022)³, and a Jurisdictional Delineation (September 15, 2021), all prepared by Glenn Lukos Associates, Inc.; and GIS shapefiles (August 2022).
- b. **Project Location.** The proposed project is located east of Interstate 215. It is located north and south of Baxter Road, west of Rocky Glen Place, north of Running Rabbit Road, and east of Antelope Road in the City of Murrieta within Riverside County (Exhibit A). The project site includes assessor parcel number (APN) 392-290-049, and includes a portion of APNs 384-252-029, 392-290-003, 392-290-004, 392-290-050, 392-290-054, 392-290-055, 392-300-016, 392-310-017 and right-of-way. It is located in the southcentral portion of the MSHCP Area (Exhibit B).
- c. **Project Description.** The proposed project involves Tentative Tract Map (TTM) No. 38228 and associated grading and infrastructure installation. A portion of the project site would be preserved as open space/avoided lands that would not contribute to MSHCP conservation. The large pads and infrastructure would facilitate future development including business park uses and retail/manufacturing/medical uses on Lot 1 through Lot 3 and multifamily (low-rise) housing units (condo) and single-family detached residential dwelling units on Lot 4 through Lot 8 (refer to *Report*). The proposed project also includes off-site improvements related to slope grading along the southern and western edges of the project and to proposed Warm Springs Road from the northern boundary to Baxter Road. The proposed Warm Springs Road is an interior roadway that would be an approximate 100-foot right-of-way.

The approximate 60.41-acre proposed project site includes on-site development of 54.96 acres, off-site improvements of 4.58 acres, and 0.87 acres of on-site riparian/riverine avoidance (Exhibit E). Of the 60.41-acre project, 2.37 acres are located within MSHCP Criteria Area (specifically, Cells 5361 and 5366), and as such, only the 2.37-acre proposed development (0.82 acre on-site and 1.55 acres off-site) is the subject of these JPR Findings (hereafter referred to as “**project site**”). The 2.37-acre project site consists of 0.82 acre of proposed development and 1.55 acre of off-site improvements. All impacts are permanent, and no temporary impacts are proposed (Exhibit E). The project is not adjacent to any existing conservation area.

³ Impacts and avoidance to Section 6.1.2 riparian/riverine resources occur entirely outside of the Criteria Area (i.e., Criteria Cells 5361 and 5366); therefore, the DBESP was not reviewed by RCA and is not further discussed within these Findings. The DBESP will be reviewed for MSHCP consistency by the Wildlife Agencies.



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No fuel modification or weed abatement zones are proposed. All staging of equipment and construction materials will be located within the proposed development footprint.

The site is surrounded by a mix of vacant lands, commercial, and residential developments to the north, south, and west, and a mix of vacant lands and rural developments to the east. The site contains gently sloping topography with elevation ranging from 1,505 feet to 1,580 AMSL (above mean sea level) According to the *Report*, vegetation communities within the 2.37-acre project site include ruderal, developed, and disturbed buckwheat scrub. MSHCP baseline vegetation communities (1994) within the site consist of agricultural land, chaparral, and developed or disturbed land (Exhibit C). Soil series within the 2.37-acre project site include Cieneba sandy loam, 5 to 8 percent slopes; Greenfield sandy loam, 2 to 8 percent slopes, eroded; Las Posas loam, 2 to 8 percent slopes, and Cajalco fine sandy loam, 2 to 8 percent slopes, eroded (Exhibit D). None of these soils are directly related to or support Narrow Endemic Plant Species, Criteria Area Plant Species, or Delhi Sands Flower-loving Fly which are further discussed in Section 6.1.3 and 6.3.2 below.

Relation to Reserve Assembly

- a. **Reserve Assembly Summary.** As stated in Section 3.2.3 of the MSHCP, “Proposed Core 2 (Antelope Valley) is located approximately in the southwest region of the Plan Area. This Core Area consists largely of private lands but also contains small pieces of Public/Quasi-Public Lands. Connections from the Core are made through Proposed Constrained Linkages 15 (Lower Warm Springs Creek), 16, 17 (Paloma Valley), and 18. The Core is constrained in all directions by existing agricultural uses and urban Development. Though the Core has one of the highest P/A ratios of all MSHCP proposed or existing Cores, it is highly connected to other MSHCP conserved lands and is located only 1.1 miles from the nearest connected Core, Existing Core J (Lake Skinner/Diamond Valley Lake). This Core provides important Habitat for the Quino checkerspot, which has key populations in this area. This butterfly is restricted by the distribution and availability of its host plants, which in many areas have been replaced by non-native exotic weed species and habitat type conversion. Because of the large number of Covered Activities planned in this area and the constrained condition of the Core, management of edge conditions will be necessary in this area to maintain high quality Habitat for the Quino checkerspot and other species using this Core.” The acronym P/A is Perimeter to Area.

As stated in Section 3.2.3 of the MSHCP, “Proposed Constrained Linkage 16 is located approximately in the south-central region of the Plan Area. This Constrained Linkage consists of an unnamed blueline drainage connecting Proposed Linkage 8 in the west with Proposed Core 2 (Antelope Valley) in the east. The Linkage provides Habitat for species and also provides for movement of species. The Linkage likely provides for movement of common mammals such as bobcat. Existing urban Development and agricultural use constrain the Linkage along its entire length, and the Linkage is completely surrounded by a city-designated planned land use. Species movement through the Linkage may also be affected by the intersection



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of the Linkage with I-215. Therefore, treatment and management of edge conditions along this Linkage will be necessary to ensure that it provides Habitat and movement functions for species using the Linkage.”

A portion of the project site is located within Cell 5361 (0.81 acre on site and 1.42 acres off site) and Cell 5366 (0.01 acre on site and 0.13 acre off site), both a part of Cell Group Y (four Cells). As stated in Section 3.3.15 of the MSHCP, “Conservation within this Cell Group will contribute to assembly of Proposed Core 2 and Proposed Constrained Linkage 16. Conservation within this Cell Group will focus on chaparral, coastal sage scrub, grassland, riparian scrub, woodland and forest habitat and agricultural land. Areas conserved within this Cell Group will be connected to chaparral, coastal sage scrub and grassland habitat proposed for conservation in Cell Group X to the east and to chaparral habitat proposed for conservation in Cell Group C in the Sun City/Menifee Area Plan to the west. Conservation within this Cell Group will range from 55%-65% of the Cell Group focusing in the eastern and western central portions of the Cell Group.”

Cell Group Y totals 645 acres. Using the mid-range (60%), approximately 387 acres are described for conservation within this approximate 645-acre Cell Group. To date, 399.5 acres have been developed or are approved for development in this Cell Group, which includes the 2.37-acre proposed project site acreage and 37.8 acres of covered roads acreage. There are 77.7 acres in this Cell Group that have already been conserved, of which 55.1 acres are within areas described for conservation (described as contributing to Proposed Core 2) and 22.6 acres are within areas described for conservation (described as contributing to Proposed Constrained Linkage 16). Therefore, with 77.7 acres conserved to date (described as contributing to Proposed Core 2 and Proposed Constrained Linkage 16), 309.3 acres are still needed for conservation in order to achieve the mid-range goal of 387 acres. There are 40.5 undeveloped acres available within the eastern portion of the Cell Group and an additional 63 undeveloped acres within the western central portion of the Cell Group, both that would functionally contribute to Proposed Core 2 and Proposed Constrained Linkage 16. In summary, with 77.7 acres conserved to date that functionally contribute to Proposed Core 2 and Proposed Constrained Linkage 16, and 103.5 undeveloped acres available for conservation that could also functionally contribute to Proposed Core 2 and Proposed Constrained Linkage 16 (totaling 181.2 acres), Cell Group Y could not achieve the mid-range goal of 387 acres nor the low-range goal of 354.8 acres.

While Cell Group Y cannot achieve its mid-range or low-range goal, because the location of the proposed project site is outside of the area described for conservation, and because the proposed project site would not functionally contribute to PC-2 or PCL-16, development of the proposed project would not impede the conservation goals for PC-2 or PCL-16 nor result in issues regarding fragmentation.

- b. **Rough Step.** The proposed project is within Rough Step Unit 6. As stated in Section 4 of the MSHCP 2020 Annual Report, “Rough Step Unit 6 encompasses 101,542 acres within the south-central region of western Riverside County and includes Antelope Valley, Warm Springs Creek, Paloma Creek, Lake Skinner, Johnson Ranch, and Diamond Valley Lake (see *Figure 4-7, Rough Step Unit #6*). This Rough Step Unit is bound by Interstate 15 to the northwest, Bundy Canyon Road and Olive Avenue to the north, and Palm Avenue to the west. Only that portion within Criteria Cells is tracked by Rough Step and not all vegetation or land cover within a Rough Step Unit has acreage goals. In Rough Step Unit 6 there are 10



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vegetation/land cover types, but only four have Rough Step acreage goals; coastal sage scrub; grasslands; riparian scrub, woodland, forest; and woodlands and forests. *Table 4-9, Rough Step Unit 6 Acreage Totals* provides the losses and gains and resulting allowable development acreage for each of the five vegetation communities with acreage goals.

Through 2020, a total of 2,633 acres of conservation has occurred for the four tracked vegetation communities within Rough Step Unit 6. Losses to this unit total 918 acres, with remaining development allowance as followed: 70 acres of coastal sage scrub; 408 acres of grasslands; 6 acres of riparian scrub, woodland, forest; and 10 acres of woodlands and forests. This unit remains in Rough Step for 2020.”

Although the 2021 Annual Report has not been finalized, the remaining development allowance as of the end of 2021 is preliminary as follows: 64 acres of coastal sage scrub, 337 acres of grassland, 6 acres of riparian scrub, woodland, and forest, and 10 acres of woodlands and forests. As of the end of 2021, this unit remains in Rough Step. MSHCP Baseline vegetation (1994) for the project site located within Criteria Cells 5361 and 5366 consists of chaparral, and agricultural lands and developed and disturbed lands which are not tracked for rough step (Exhibit C). The Rough Step Unit 6 development allowance may have changed by the time this project submits for a grading permit. As such, the RCA provides the following required Measure to ensure the City does not exceed Rough Step allowances:

ROUGH STEP MEASURE. *In accordance with MSHCP Volume I, Section 6.7, it is the Permittees responsibility that [i]f the rough step rule is not met during any analysis period (performed annually by the Regional Conservation Authority [RCA]), the Permittees must conserve appropriate lands supporting a specified vegetation community within the analysis unit to bring the Plan back into the parameters of the rule prior to authorizing additional loss of the vegetation community for which the rule was not achieved. The Permittee is encouraged to consult with the RCA on current rough step allowances prior to working with project applicants developing grading plans. The Permittee must not cause additional loss of any rough step vegetation that is out of balance. Prior to issuance of a grading permit, the Permittee will confirm with the RCA that the Project will not impact out-of-balance Rough Step vegetation in the applicable Rough Step unit.*

Other Plan Requirements (MSHCP Volume I)

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

Yes. There are no riparian/riverine resources on the portion of the 2.37-acre project site within Criteria Cells (i.e., within the impact footprint in Criteria Cells 5361 and 5366); however, riparian/riverine resources (i.e., tributary drainages to Murrieta Creek) occur within the project site outside of the Criteria Cells. There is no suitable riparian bird habitat within the 2.37-acre project site. There are no vernal pools or other habitat suitable for sensitive fairy shrimp species within the project site.



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Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

Yes. The project site is located within a Narrow Endemic Plant Species Survey Area (NEPSSA), specifically Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia California Orcutt grass, and Wrights' trichocoronis.

Section 6.3.2 – Was Additional Survey Information Provided?

Yes. The project site is located in a Criteria Area Species Survey Area for plants, specifically Parish's brittle scale, Davidson's salt scale, thread-leaved brodiaea, round-leaved filaree, smooth tarplant, Coulter's goldfields, little mousetail, and mud nama. The project site is not located in Additional Survey Needs and Procedures Areas for amphibians or small mammals. The project site does not support Delhi sands (Exhibit D) or in areas that would trigger additional review for Delhi sands flower-loving fly. However, the project site is located in an Additional Survey Needs and Procedures Area for burrowing owl.

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

Yes. The project is not located within or adjacent to existing and future MSHCP Conservation Areas. However, ephemeral tributaries are located within the central portion of the project occurring outside of the Criteria Area, and ultimately flow to Warm Springs Creek, which flows to Murrieta Creek and are described for conservation.

Comments on Other Plan Requirements:

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

Riparian/Riverine. According to the *Report*, GLA conducted an evaluation of MSHCP Riparian/Riverine areas on October 19, 2017, October 27, 2019, and August 16, 2021. According to the *Report*, approximately 0.17 acre of riparian/riverine resources, specifically 0.14 acre of riverine resources and 0.03 acre of riparian habitat, were mapped as Section 6.1.2 riparian/riverine resources (i.e., ephemeral drainages which are tributaries to Warm Springs Creek, which is a tributary to Murrieta Creek)⁴. However, these features are located outside of the Criteria Area, and therefore, are not further discussed in these Findings. Indirect impacts will be addressed with the implementation of Urban/Wildlife Interface Guidelines per Section 6.1.4 of the MSHCP below.

Vernal Pools/Fairy Shrimp. According to the *Report*, GLA conducted an evaluation of MSHCP vernal pools and/or seasonal ponds on October 19, 2017, and October 27, 2019. GLA surveyed the project for vernal pool/seasonal pool habitat, including features with potential to support fairy shrimp. The project does

⁴ The project would permanently impact 0.002-acre of MSHCP Section 6.1.2 riparian/riverine resources and would avoid 0.87 acre of riparian/riverine resources that would be protected by a deed restriction; however, these impacts and avoidance areas occur entirely outside of the Criteria Area (i.e., Criteria Cells 5361 and 5366). Therefore, the DBESP will be reviewed for MSHCP consistency by the Wildlife Agencies.



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not contain any depressions (natural or artificial) that would inundate long enough to support resources associated with vernal pool, including fairy shrimp. According to GLA, on-site soils are categorized as sandy loam soils which are generally not associated with vernal pools, and observation of soils on the site lacked clay soil components. In addition, no plants were observed that are associated with vernal pools and similar habitat that experience prolong inundation. Therefore, focused surveys for fairy shrimp were not warranted.

Riparian Birds. The 2.37-acre project site does not contain suitable habitat for MSHCP-covered riparian birds including least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo; therefore focused surveys were not warranted.

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

b. Section 6.1.3 NEPSSA Plants.

The project site is located within a Narrow Endemic Plant Species Survey Area for Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia California Orcutt grass, and Wright's trichocoronis. A habitat assessment was conducted by GLA on March 13, 2019, to document existing site conditions. According to the *Report*, Table 4-2, suitable habitat was determined absent for Munz's onion (site lacks clay soils), many-stemmed dudleya (e.g., site lacks clay soils, slopes), spreading navarretia (e.g., site lacks vernal pools, chenopod scrub, meadows and seeps), California Orcutt grass (e.g., site lacks vernal pools), and Wright's trichocoronis (e.g., site lacks alkaline soils in meadows and seeps, marshes and swamps and vernal pools). According to the *Report*, Table 4-2, it was determined that only suitable habitat for San Diego ambrosia (grasslands, disturbed habitats, coastal sage scrub) was present. The *Report* noted that the 2019 rainy season resulted in many, evenly spaced rain events and higher than average total rainfall. As such, the 2019 season was an optimal time to conduct rare plant surveys since the likelihood of observing such species was higher than in years following drought. Therefore, focused surveys were conducted by GLA on March 13, May 7, and May 31, 2019. Focused plant surveys were negative for San Diego ambrosia. Therefore, this species is not expected to occur.

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

c. Section 6.3.2. Additional Survey Needs and Procedures. The following describes Additional Survey Needs and Procedures applicable to the proposed project:

CASSA Plants. The project site is located within a Criteria Area Species Survey Area for Parish's brittlescale, Davidson's saltscale, thread-leaved brodiaea, round-leaved filaree, smooth tarplant, Coulter's goldfields, little mousetail, and mud nama. A habitat assessment was conducted by GLA on March 13, 2019, to document existing site conditions. According to the *Report*, Table 4-2, suitable habitat was determined to be absent for Parish's brittlescale (site lacks chenopod scrub, playas, and vernal pools), Davidson's saltscale (site lacks alkaline soils), thread-leaved brodiaea (site lacks

suitable vernal pools and clay soils), round-leaved filaree (site lacks clay soils), Coulter's goldfields (site lacks playas, vernal pools, marches and swamps), little mousetail (site lacks vernal pools), and mud nama (site lacks marshes and swamps). According to the *Report*, Table 4-2, it was determined that only suitable habitat for smooth tarplant (grasslands and disturbed areas) was present. The *Report* noted that the 2019 rainy season resulted in many, evenly spaced rain events and higher than average total rainfall. As such, the 2019 season was an optimal time to conduct rare plant surveys since the likelihood of observing such species was higher than in years following drought. Therefore, focused surveys were conducted by GLA on March 13, May 7, and May 31, 2019. Focused plant surveys were negative for smooth tarplant. Therefore, this species is not expected to occur.

Burrowing Owl. The project site is located within an Additional Survey Needs and Procedures Area for burrowing owl. In accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (RCA 2006), a Step I *Habitat Assessment* and Step II-A *Focused Burrow Survey* were conducted concurrently on March 13, 2019, within the project site and within an additional 500-foot buffer around the site. According to the *Report*, suitable habitat and suitable burrows and burrow complexes were present; therefore, a Step II-B *Focused Burrowing Owl Survey* was conducted on March 21 and 28, April 14, and May 31, 2019. Updated focused burrowing owl surveys were conducted on August 6, 13, 20, and 28, 2021. Suitable burrows for roosting or nesting (> 4 inches in diameter) were present. No burrowing owls or characteristic sign such as white-wash, feathers, tracks, or pellets were detected. However, because of the presence of habitat suitable for burrowing owl within the project site, the following measure is applicable to the proposed project:

BURROWING OWL MEASURE. Due to the presence of potentially suitable habitat, a 30-day pre-construction survey for burrowing owls is required prior to initial ground-disturbing activities (including vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging, grading, etc.) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the project site prior to the initiation of ground-disturbing activities, the project proponent will immediately inform the Regional Conservation Authority (RCA) and the Wildlife Agencies, and will need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrowing owl is found, the same coordination described above will be necessary.

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

- d. **Other Species Requirements:** According to the *Report*, a California gnatcatcher (*Polioptila californica californica*) individual was incidentally detected during the focused burrowing owl survey on March 28, 2019. According to the *Report*, the individual was observed within the disturbed buckwheat scrub vegetation



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and was likely foraging throughout the site. No additional incidental detection of California gnatcatcher occurred during the other survey efforts. The 2.37-acre project site would permanently impact 0.03-acre of disturbed buckwheat scrub that is occupied by California gnatcatcher.

Although protocol-level surveys for California gnatcatcher are not required, per the MSHCP, Permittees are required (per the USFWS Special Terms and Conditions for Permit TE-088609-0) to avoid clearing California gnatcatcher occupied habitat in the Criteria Area between March 1 and August 15. Note that take under the MSHCP does not provide take of nesting birds nor supersede other state or federal requirements that restrict take of nesting birds.

CALIFORNIA GNATCATCHER MEASURE. For construction projects within the Criteria Area, habitat clearing, grubbing, grading, and associated construction actions will be timed to avoid the active breeding season for California gnatcatchers, defined for purposes of the MSHCP as March 1 to August 15 per the USFWS Special Terms and Conditions for Permit TE-088609-0. If gnatcatcher breeding season avoidance is not possible, protocol-level focused surveys for coastal California gnatcatcher, consistent with the USFWS survey guidelines, would be performed prior to any vegetation removal or other site disturbance.

- e. **Section 6.1.4. Urban/Wildlands Interface Guidelines.** To preserve the integrity of areas adjacent to the 2.37-acre project site (i.e., ephemeral drainages that ultimately flow to Murrieta Creek), which are proposed Conservation Areas, the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP Conservation Area should be considered by the Permittee in their actions relative to the project. Therefore, the Permittee should include the following measures as project conditions of approval, as applicable:

SECTION 6.1.4 MEASURE.

- i. **Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas. Best Management Practices (BMPs) will be implemented to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm downstream biological resources or ecosystems.** According to the Report, the project shall incorporate measures required through the National Pollutant Discharge Elimination System (NPDES) requirements and the project's contractor would be required to develop a Stormwater Pollution Prevention Plan (SWPPP) to address runoff and water quality during construction. The project has been designed to detain runoff generated on the site such that there would be no increase in developed storm flows as compared to existing drainage conditions. Additionally, the project would be subject to compliance with a Project-specific Water Quality Management Plan (WQMP).

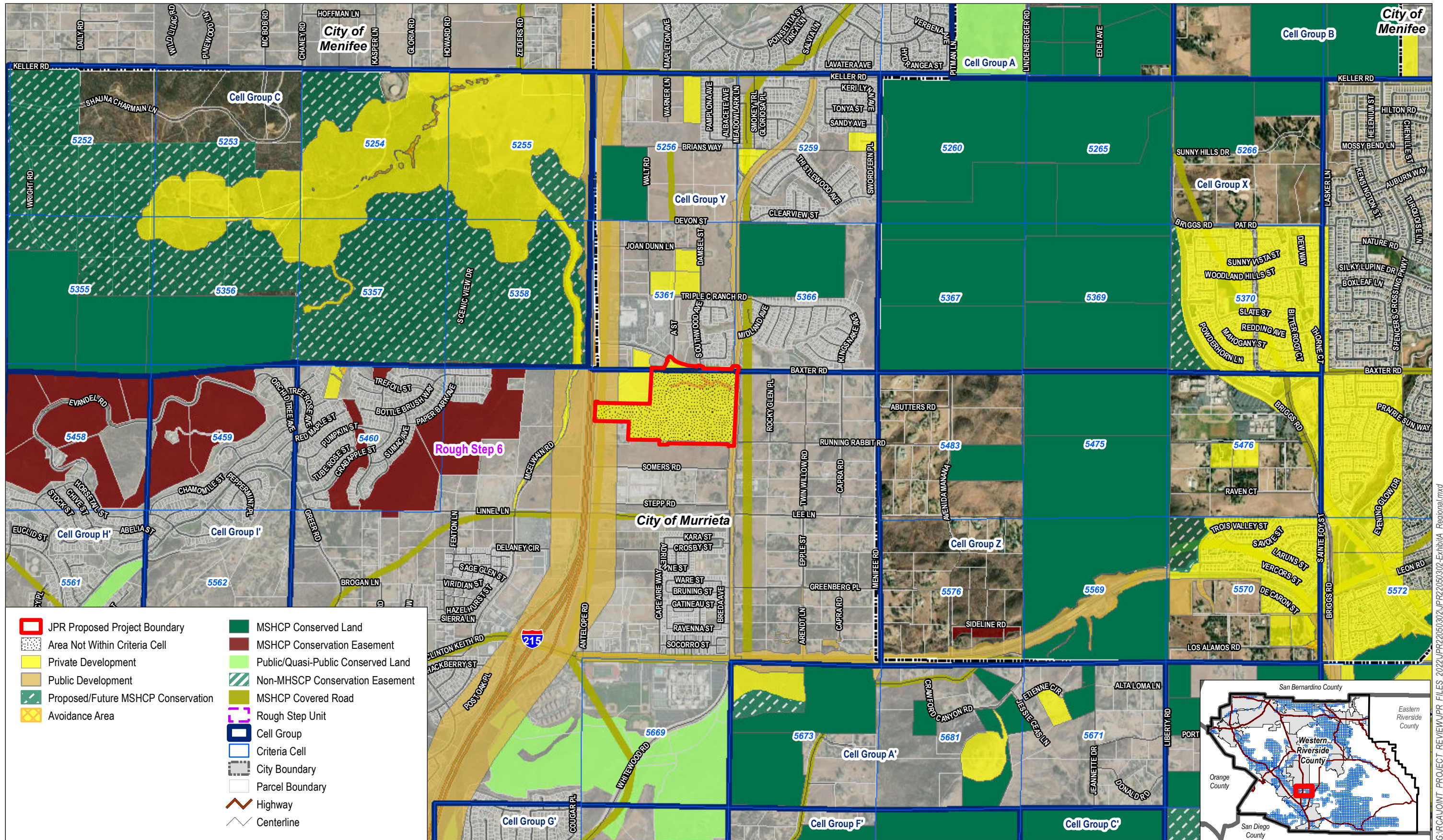
- ii. **Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.** According to the *Report*, measures such as those employed to address drainage shall be implemented. The project would also implement a SWPPP that will address runoff during construction.
- iii. **Night lighting shall be directed away from the MSHCP Conservation Area and the avoided area on site to protect species from direct night lighting.** According to the *Report*, if night lighting is required during construction, shielding shall be incorporated to ensure ambient light is not increased.
- iv. **Proposed noise-generating land uses affecting the MSHCP Conservation Area, including designated avoidance areas, shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.** According to the *Report*, it is expected that noise thresholds would be exceeded during construction operations. Since the noise threshold of 65dBA Leq would be exceeded during construction, construction should be conducted outside of the breeding season (February 1 to August 31 is recognized as the breeding season) to further reduce potential indirect noise effects on special status wildlife. If this is not feasible, then sound walls, hay bales, or other measures designed to reduce effects from project noise levels on special-status wildlife species would be installed/erected prior to the commencement of ground-disturbing activities. Sound monitoring would also occur as needed, within 300 feet of potential burrowing owl and nesting bird territories to ensure that noise levels at these locations are below the 65 dBA Leq level and would not affect special-status wildlife species.
- v. **Avoid use of invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans for the portions of the project that are adjacent to the MSHCP Conservation Area, including avoidance areas. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas and designated avoidance areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features.**
- vi. **Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into existing and future MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.**

- vii. **Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.**
 - viii. **Weed abatement and fuel modification activities are not permitted in the Conservation Area, including designated avoidance areas.**
- f. **Appendix C.** The following best management practices (BMPs), as applicable, shall be implemented for the duration of construction:

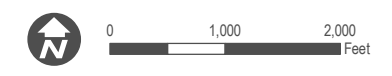
APPENDIX C MEASURE.

- i. **A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.**
- ii. **Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.**
- iii. **The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.**
- iv. **The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.**
- v. **Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.**
- vi. **Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian species identified in MSHCP Global Species Objective No. 7.**
- vii. **When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing or other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments off site. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.**

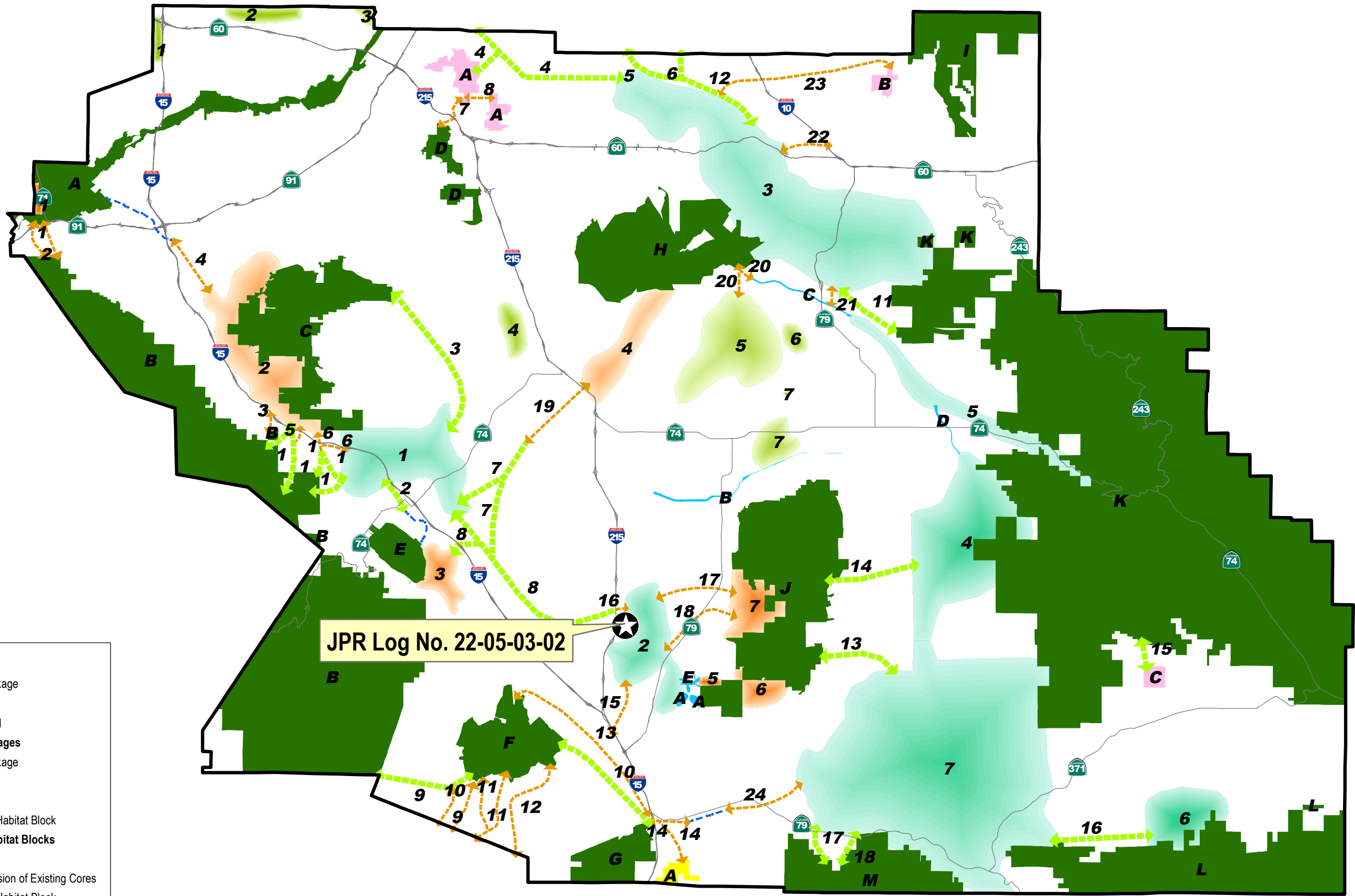
- viii. **Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS, and CDFG [CDFW], RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.**
- ix. **Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.**
- x. **The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.**
- xi. **The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.**
- xii. **Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.**
- xiii. **To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).**
- xiv. **Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.**
- xv. **The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions, including these BMPs.**



SOURCE: Western Riverside County Regional Conservation Authority 2022; County of Riverside 2022; Esri Basemap 2022. Map created on 9/21/2022.



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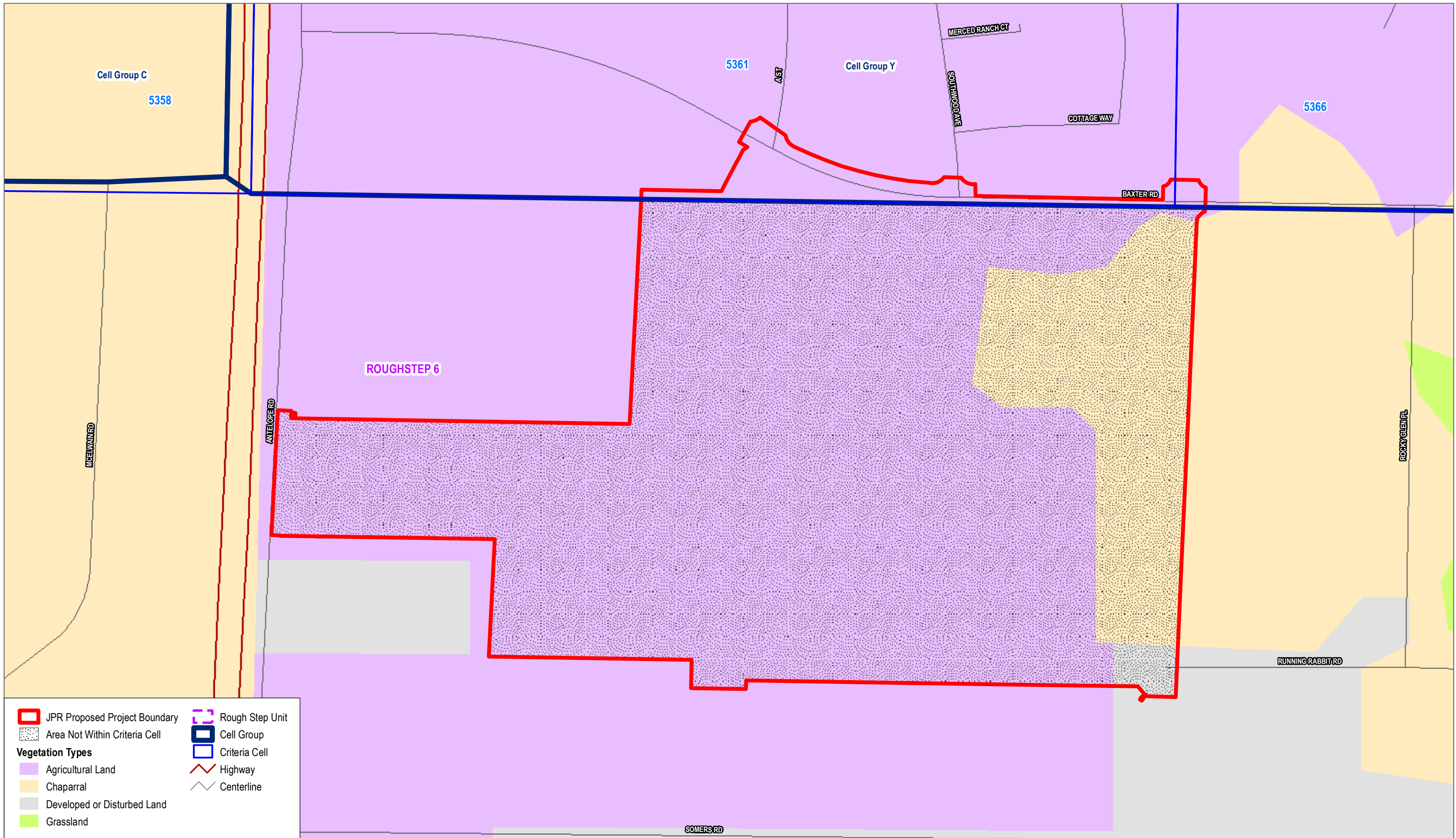
JPR Log No. 22-05-03-02

- Proposed Linkages**
- Constrained Linkage
 - Linkage
 - Existing Channel
- Existing Cores & Linkages**
- Constrained Linkage
 - Core
 - Linkage
 - Noncontiguous Habitat Block
- Proposed Cores & Habitat Blocks**
- Core
 - Proposed Extension of Existing Cores
 - Noncontiguous Habitat Block

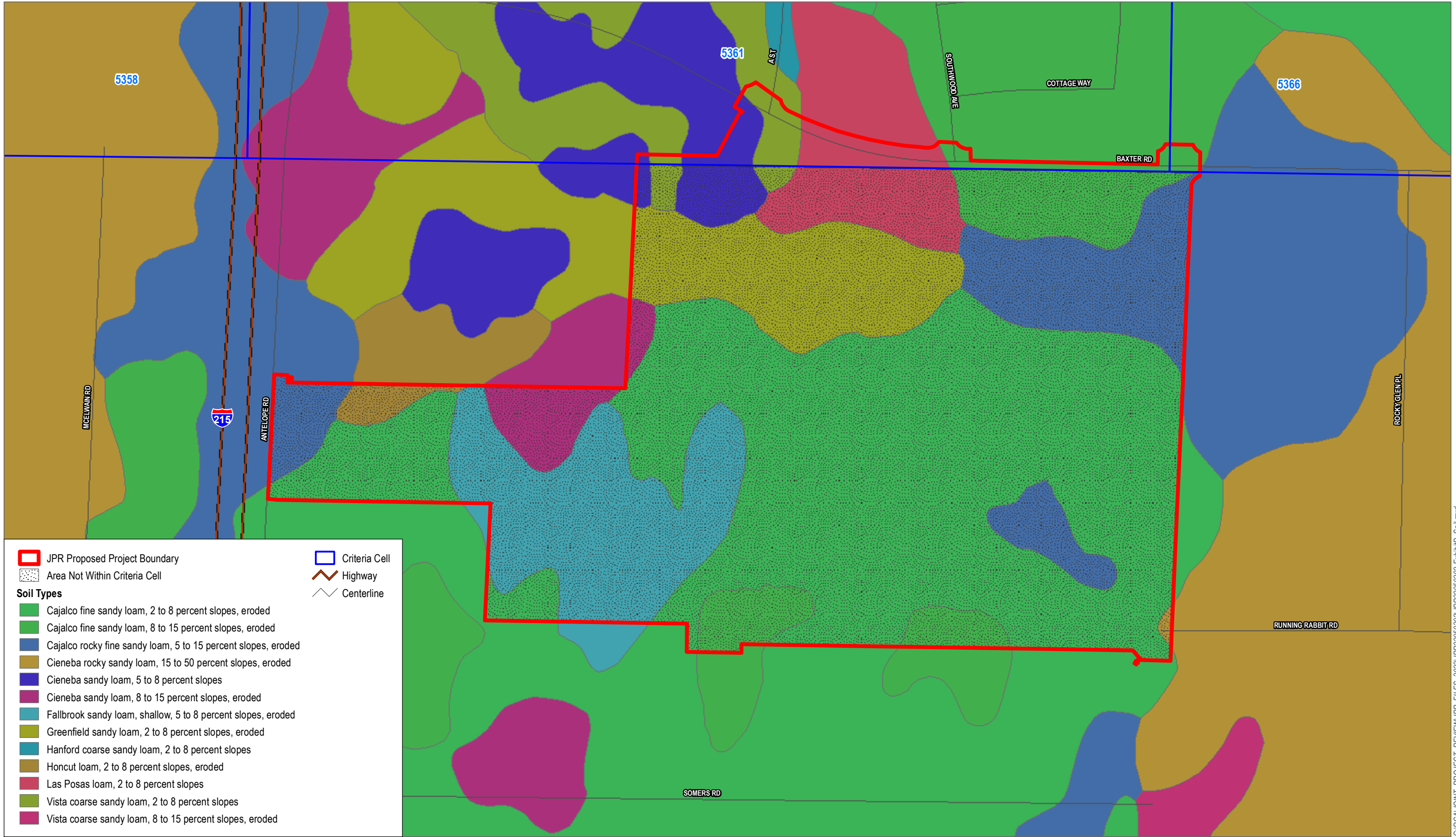
SOURCE: Western Riverside County Regional Conservation Authority (WRC-RCA). Map created on 8/24/2022



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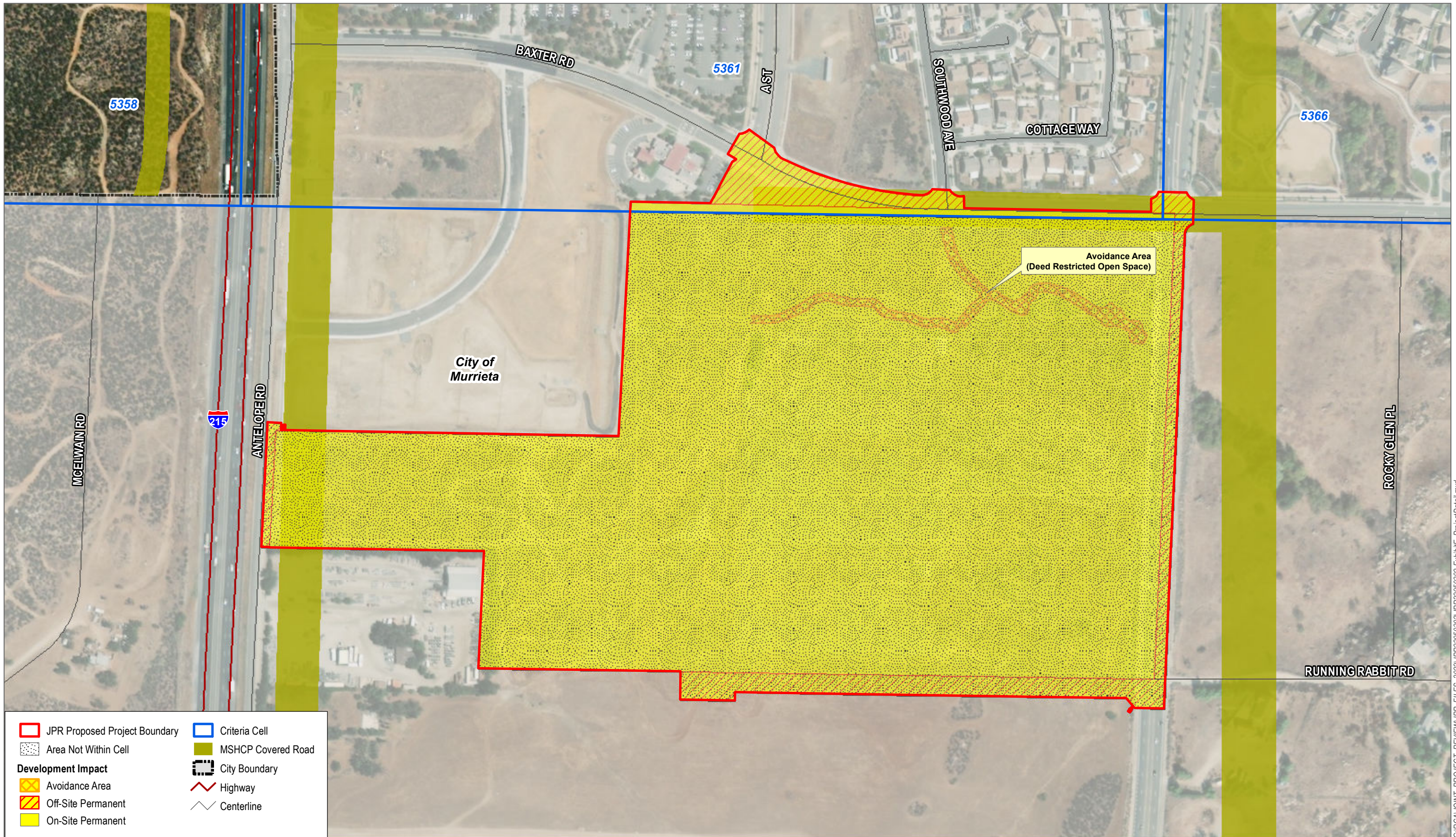


SOURCE: WRC-RCA MSHCP Baseline Vegetation (1994). Map created on 9/21/2022.



SOURCE: Western Riverside County Regional Conservation Authority 2022; County of Riverside 2022; USDA/NRCS Soils 2017

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SOURCE: Western Riverside County Regional Conservation Authority 2022; County of Riverside 2022; Esri Basemap 2022. Map created on 9/21/2022.

