

## Appendix C2

Joint Project Review (JPR 18-08-29-01) for the LEAP 2018-02/Lake Street Project, Regional Conservation Agency (RCA), April 8, 2019



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April 8, 2019

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Joanna Gibson  
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3602 Inland Empire Blvd. #C220  
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Shipping Cover:

Karin and Joanna,

Please find the following JPR attached:

JPR 18-08-29-01. The Permittee is City of Lake Elsinore. The local identifier is LEAP 2018-02/ Lake Street Storage Project. The JPR file attached includes the following:

- RCA JPR Findings
- Exhibit A, Vicinity Map with MSHCP Schematic Cores and Linkages
- Exhibit B, Criteria Area Cells with Riverside Country Vegetation and Project Location
- Exhibit C, Criteria Area Cells with MSHCP Soils and Project Location
- Exhibit D, Conservation and Avoidance Areas
- Regional Map
- MSHCP Consistency Findings, by City of Lake Elsinore Dream Extreme, February 15, 2019
- Habitat Assessment and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis for the Lake Street Storage Project, by Soar Environmental Consulting, March 25, 2019
- Lake Street Storage Fencing Plan MSHCP Consistency Letter, by Soar Environmental Consulting, February 11, 2019

Thank you,

Wendy Worthey  
Western Riverside County Regional Conservation Authority



## RCA Joint Project Review (JPR) Public Project

JPR #: 18-08-29-01

Date: 4/8/2019

### Project Information

Permittee: City of Lake Elsinore  
Case Information: LEAP 2018-02/ Lake Street Storage Project  
Site Acreage: 14.44  
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.***

#### ***Data:***

Applicable Core/Linkage: Proposed Core 1

Area Plan: Elsinore

APN(s)	Sub-Unit	Cell Group	Cell
390130050	SU1 – Estelle Mountain/ Indian Canyon	Cell Group J	3751 3752

### Criteria and Project Information

The RCA understands the 14.44-acre property operated as an active sand and gravel mine from approximately 1993 to 2005, and as an aggregate concrete and base processing site from 2005 until 2015. In following with Section 3.3.1 of the MSHCP (Volume I), the RCA is providing the following Joint Project Review analysis for the proposed project, which was provided to us by the City of Lake Elsinore. Because past use of the 14.4-acre property has not gone through a review and determined to be consistent with the MSHCP Criteria, the conversion of the aggregate concrete and base processing site (existing use mapped as vacant in Figure 2-7 Section 2.2.1 of the MSHCP [Volume I]) to urban development triggers a consistency finding for the entire project and not the potential net change in the MSHCP requirements.

#### ***Criteria Comments:***

- The Project site is located within Cells 3751 and 3752 which are located in Cell Group J. As stated in Section 3.3.15 of the MSHCP, “Conservation within this Cell Group will contribute to assembly of Proposed Core 1. Conservation within this Cell Group will focus on coastal sage scrub, chaparral, grassland, riparian scrub, woodland and forest habitat. Areas conserved within this Cell Group will be connected to upland habitat proposed for conservation in Cell #3853 and #3855, and Cell Group O all to the south, to coastal sage scrub habitat proposed for conservation in Cell Group L to the east, to riparian

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habitat proposed for conservation in Cell Group I to the west and to existing PQP Lands to the north and west. Conservation within this Cell Group will range from 75%-85% of the Cell Group focusing in the western and northern portions of the Cell Group.”

- b. Rough Step: The proposed Project is within Rough Step Unit 8. Rough Step Unit (RSU) 8 encompasses 50,408 acres within the west-central region of western Riverside County and includes the cities of Lake Elsinore and Canyon Lake, the Alberhill Area, San Jacinto River, Horsethief Canyon, and Temescal Wash. This RSU is bounded by the Santa Margarita Mountains to the west, Interstate 215 to the east, Bundy Canyon Road to the south, and Rough step 7 to the north. Within RSU 8, there are 22,690 acres within the Criteria Area. Key vegetation communities within RSU 8 include coastal sage scrub; grassland; riparian scrub, woodland, forest; and Riversidean alluvial fan sage scrub. RSU 8 is currently out of balance for grassland. According to the draft 2015 Annual Report a total of 4,535 acres of conservation has been acquired within this Rough Step Unit. In 2015 an additional 19 acres of grassland were acquired bringing the rough step imbalance up from 191 acres in 2014 to 172 acres in 2015. There are 448 acres of pending grassland conservation in RSU 8; 1) completed JPR projects but not yet conveyed (212 ac), 2) Summerly Back Basin mitigation areas (139 ac), and 3) Cottonwood Canyon conservation area (97 ac). While the timing of conveyance of development related conservation is unknown, both the Summerly Back Basin and Cottonwood Canyon conservation can be expected within 1-2 years. The RCA and Permittees continue to focus our acquisition efforts when possible on Grassland, as well as working to acquire additional acres in the other vegetation categories, within the Rough Step Unit. The project will affect predominantly the developed or disturbed vegetation category with a small amount of chaparral vegetation category impacted. Based on the above discussion the proposed project will not affect Rough Step.
- c. Project information provided by the Permittee included the following: LEAP 2018-02 MSHCP Consistency findings (8-21-2018, revised 2-15-19), Soar Lake Street Wall letter (2-11-2019), and Habitat Assessment and Western Riverside County Multiple Species Habitat Conservation Plan for the Lake Street Storage Project (November 18, 2017, Amended July 16, 2018, Amended March 25, 2019). The project consists of a gas station, indoor RV storage unit, and self-storage facility. The gas station is proposed in the westernmost portion of the property, the indoor RV storage facility on the center of the property, and the self-storage facility is proposed on the easternmost portion of the property. The property was an active sand and gravel mine from 1993 to 2005, and, as an aggregate concrete and base processing site from 2005 to 2012. The site is highly disturbed and consist predominantly of bare ground. Soils on the project site consist of alluvium soils. The habitat immediately surrounding the project site consist of grassland, riparian scrub and ruderal ground. Temescal wash is directly south of the property.
- d. Reserve Assembly: As mentioned above, The Project site is located within Cell Group J. Conservation with in this Cell Group will contribute to assembly of Proposed Core 1. Conservation within this Cell Group will focus on coastal sage scrub, chaparral, grassland, riparian scrub, and woodland and forest habitat.



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Conservation within this Cell Group will range from 75%-85% of the Cell Group focusing in the western and northern portions of the Cell Group. The midrange acreage goal for Cell Group J is 1536 acres. To date 1558.19 acres are conserved within Cell Group J. Acreage goals for Cell Group J have been met, therefore the project site will not impede the completion of Proposed Core 1 within Cell Group J.

### Other Plan Requirements

#### **Data:**

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

Yes. There are no riparian/riverine areas on the Project site, however the project site is adjacent to riparian/riverine areas. There is no suitable habitat for riparian birds on the project site, however there is suitable habitat within 100m of the project site.

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

Yes. The Project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA).

Section 6.3.2 – Was Additional Survey Information Provided?

Yes. The Project site is located within a Criteria Area Species Survey Area (CASSA) for thread-leaved brodiaea, Davidson's saltscale, Parish's brittlescale, smooth tarplant, round-leaved filaree, Coulter's goldfields, and little mousetail.

The site is not located in an Additional Survey Needs and Procedures Areas for burrowing owl.

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

Yes. The Project is located adjacent to Proposed Core 1 and is directly north of Temescal Wash.

#### **Other Plan Requirement Comments:**

- a. Section 6.1.2: According the *Assessment* no riparian/riverine features are present on the project site. However, Temescal wash is directly south of the project site and riparian/riverine habitat occurs within 100m of the project site

Vernal Pools/ Fairy Shrimp: There are no vernal pools, and no suitable habitat for fairy shrimp. Soils are coarse-grained and well-draining. No ponding, depressions, road cuts, or other potential fairy shrimp habitat was detected on the site. No features that could hold water for an extended period of time were found on the site. As such the project site does not support vernal pool or fairy shrimp habitat.

Riparian Birds: No habitat for riparian birds is present on site. However, there is suitable riparian habitat within 100 meters of the project site. Due to the assumed presence of least Bell's vireo in Temescal wash

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by the applicant, Species Objective 3 for this species is triggered which involves providing a buffer between occupied (or assumed occupied) habitat and the proposed development. The City shall either condition the project to require a 100-meter buffer or for the project to construct a physical barrier that would ensure noise levels reaching the assumed occupied habitat do not exceed residential noise standards. A 6-foot solid masonry wall along the southern and eastern project boundary that fall within 100 meters of assumed occupied least Bell's vireo habitat may be an option. The use of sound barriers in-lieu of setbacks can be an acceptable approach for minimizing potential indirect impacts caused to sensitive biological resources (including for least Bell's vireo) by noise. Its effectiveness is directly related to its location and dimensions (e.g. height, length) as it relates to the noise-generating sources and the areas to be protected. Refer to Comment d., below regarding compliance with Section 6.1.4 of the Plan.

Based on the information provided in the *Assessment* and the information provided in this JPR document (including Conditions of Approvals), the Project demonstrates compliance with Section 6.1.2 of the MSHCP.

- b. Section 6.1.3: The Project site not is located within a Narrow Endemic Plant Species Survey Area (NEPSSA).
- c. Section 6.3.2: The Project site is within a Criteria Area Species Survey Area (CASSA) for Thread-leaved brodiaea, Davidson's saltscale, Parish's brittlescale, smooth tarplant, round-leaved filaree, Coulter's goldfields, and little mousetail. The project site has been intensely disturbed for the past 20 years. The site has been used as an active mining site and as such topsoil has been removed from the site. Due to the highly disturbed nature of the site and presence of coarse-grained soils, the project site does not have suitable habitat for CASSA plant species.

Burrowing owl: The Project site is not located in the area for additional survey needs for burrowing owl.

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

- d. Section 6.1.4: To preserve the integrity of areas adjacent to the Project site 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. Specifically, the Permittee should include as Project conditions of approval the following measures:
  - i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. The Project will not result in runoff being discharged into the MSHCP conservation area. The Project is designed as to not release toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processed within the MSHCP Conservation Area. The project will incorporate one or more of the following measures: low impact development (LID) practices, natural detention basins, grass swales, and/or mechanical trapping devices.

## **RCA Joint Project Review (JPR) Public Project**

JPR #: 18-08-29-01

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- ii. Land use proposed in proximity to the MSHCP Conservation Area that use chemicals or generates bio-products such as oil machinery and trucks 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.
- iii. Any new permanent lighting proposed as part of the project will be shielded away from nearby conserved lands, sensitive habitats, and/or targeted conserved lands. The City will condition the project to perform the necessary lighting study to confirm the proposed project does not increase existing ambient lighting reaching the conservation lands. If the lighting study demonstrates that lighting into adjacent conservation lands is increased, additional avoidance and minimization measures will need to be conditioned for the project by the City. Such measures may include solid wall(s).
- 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. Any equipment used during initial development shall be maintained in good working conditions with proper noise-reducing equipment installed. To ensure compliance with the Plan, the City shall condition the project to construct a physical barrier (e.g. a solid masonry wall) along the southern and eastern project boundary. A 6-foot solid masonry wall may be sufficient, however the City shall condition the project to conduct a noise study, confirming the type and dimensions of the barrier needed to ensure project-generated noise levels reaching adjacent conservation lands does not exceed residential noise standards. This is necessary as not all project details were available for review at the time of this joint project review.
- v. No invasive and/or non-native plant species on the California Invasive Plant Counsel List will be used to landscape the Project site.
- 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.

Based on the information provided in the *Report*, the Project demonstrates consistency with Section 6.1.4 of the MSHCP.

- e. MSHCP Volume I, Appendix C: The following best management practices (BMPs), as applicable, shall be implemented for the duration of construction:



## **RCA Joint Project Review (JPR) Public Project**

JPR #: 18-08-29-01

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- 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 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.
- ix. 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, RWQCB and shall be cleaned up immediately and contaminated soils removed to an 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.





## RCA Joint Project Review (JPR) Public Project

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- 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.

BD

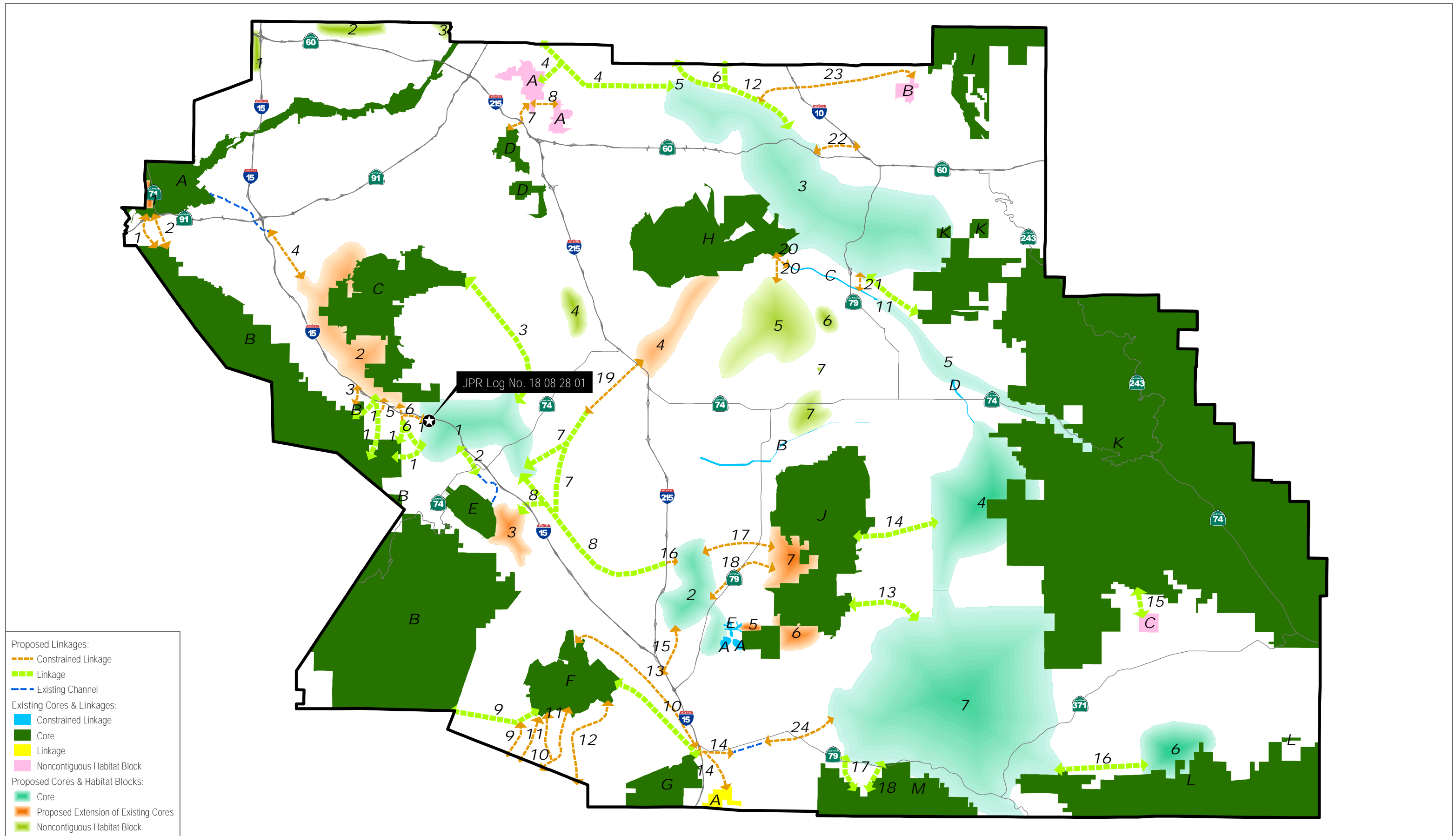


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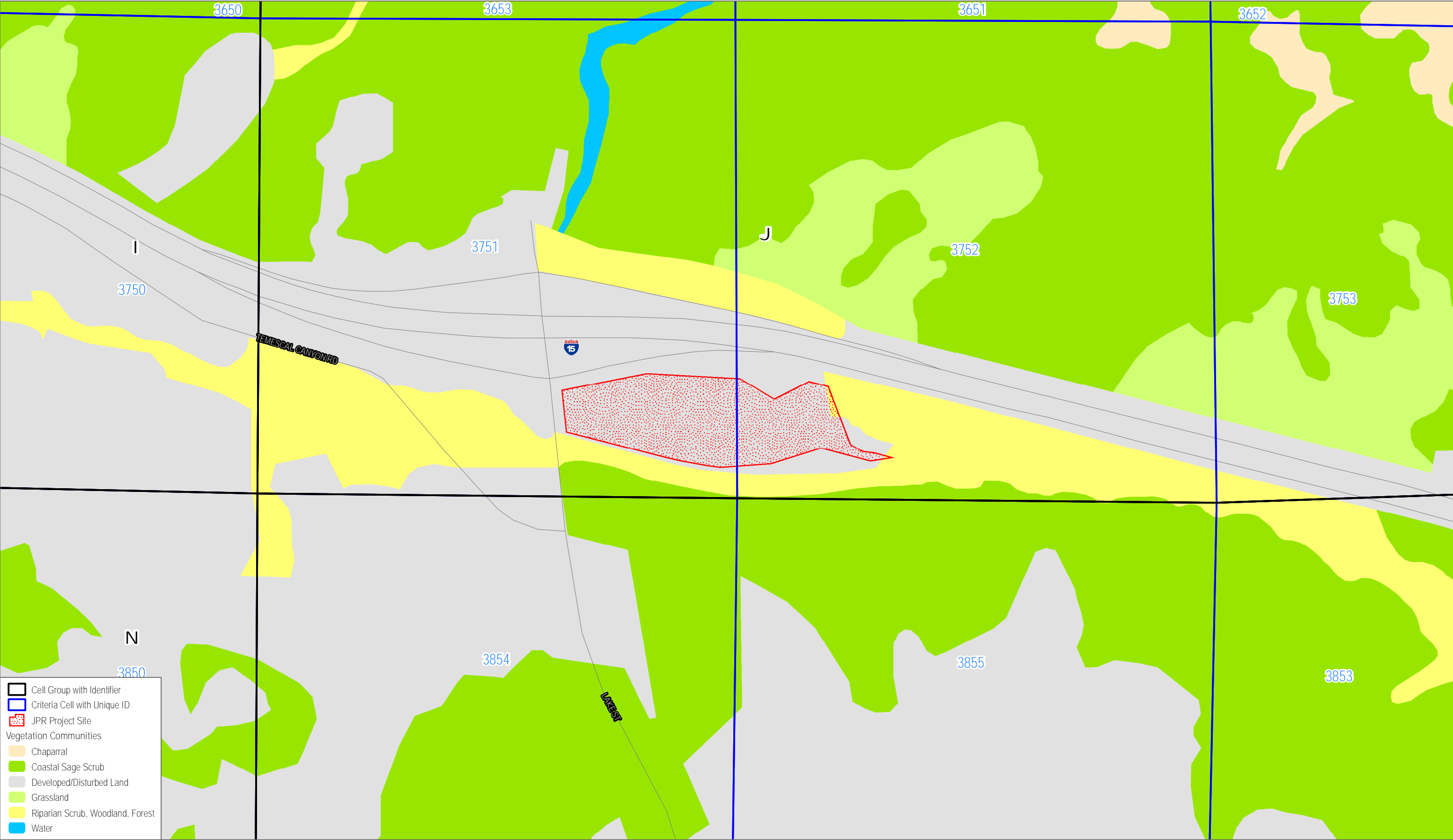
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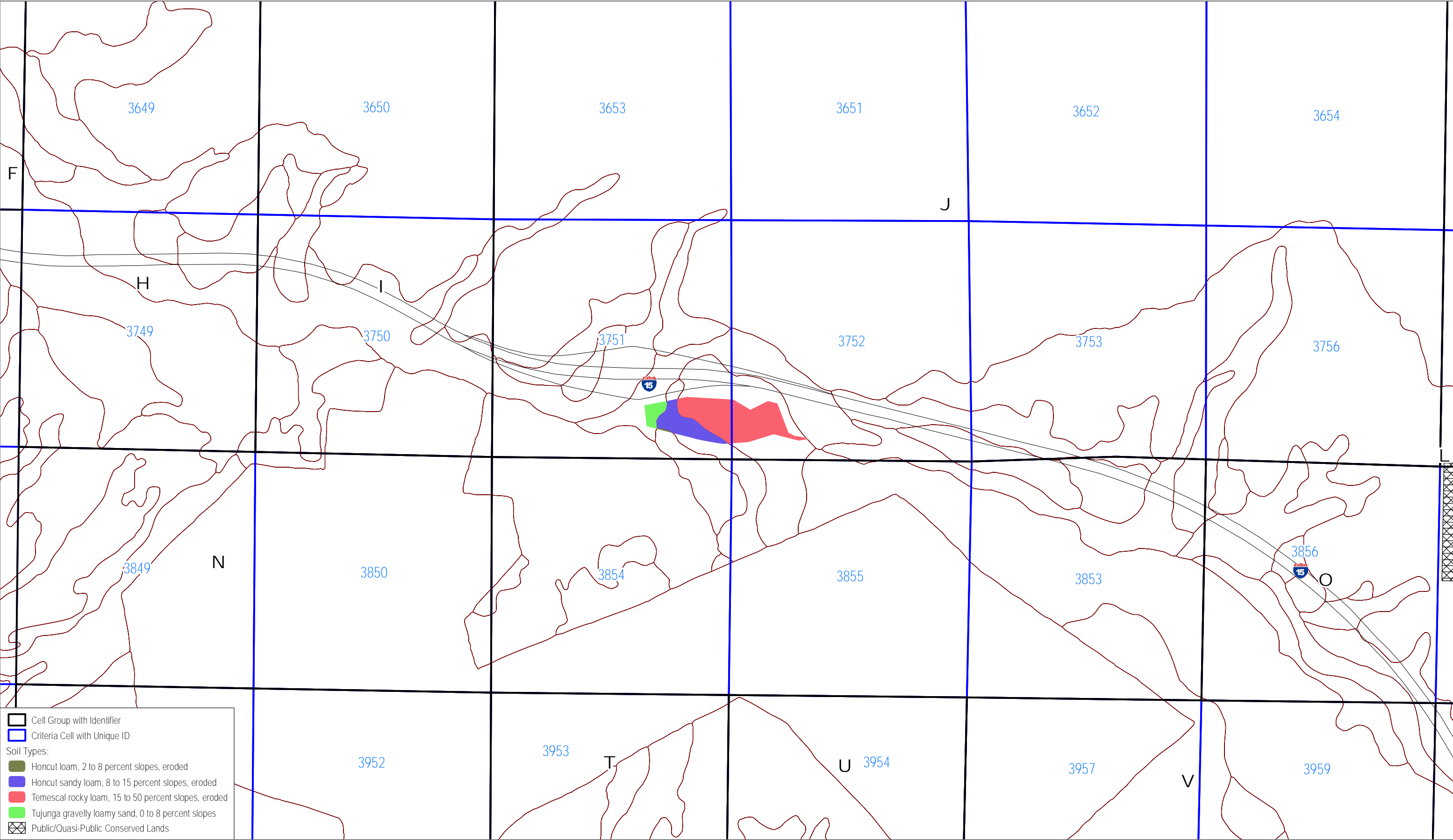
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SOURCE: Western Riverside County Regional Conservation Authority 2018; County of Riverside 2018

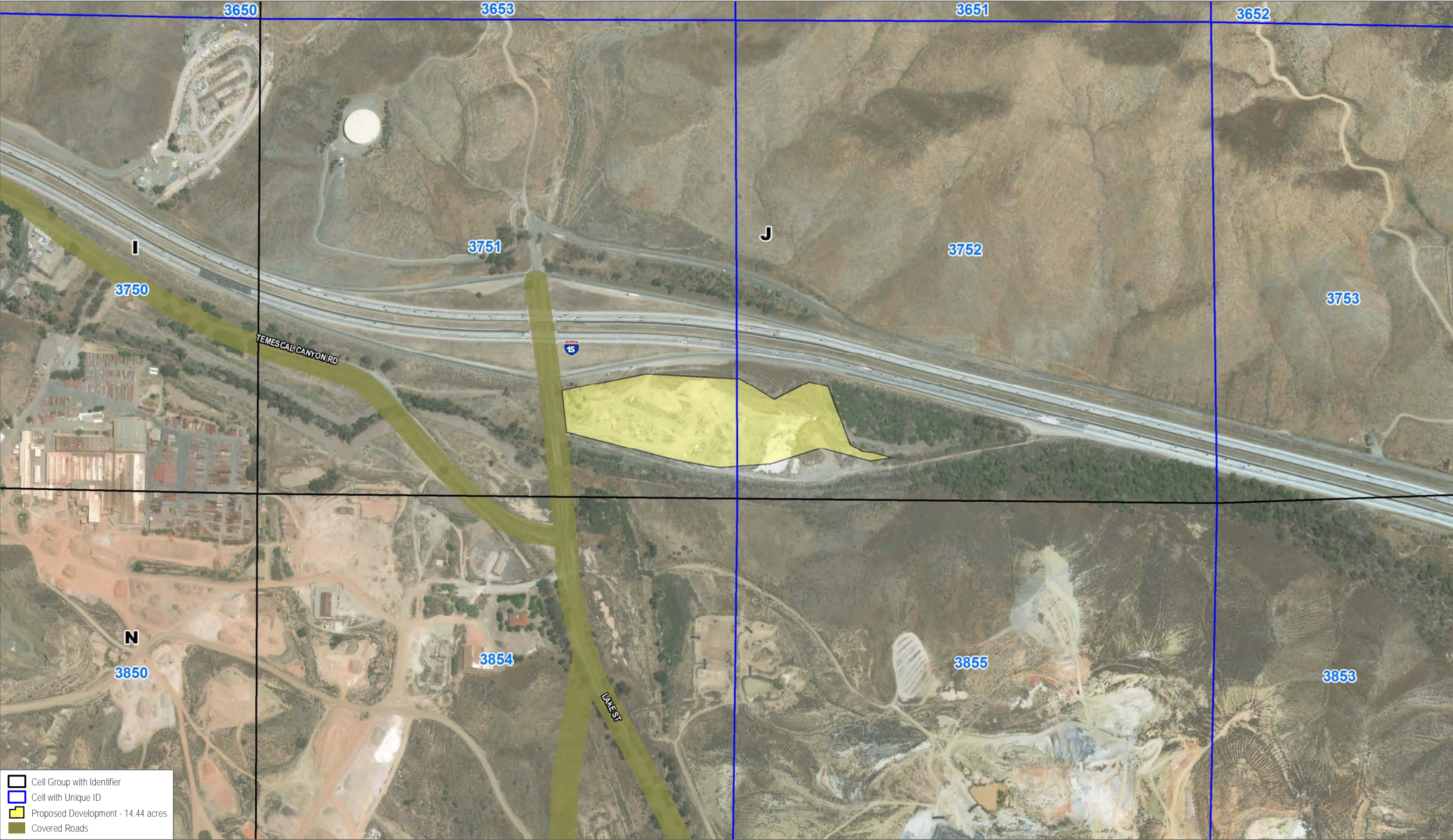


SOURCE: Riverside MSHCP 2012 Vegetation; County of Riverside 2018



SOURCE: USDA/NRCS Soils 2017; County of Riverside 2018



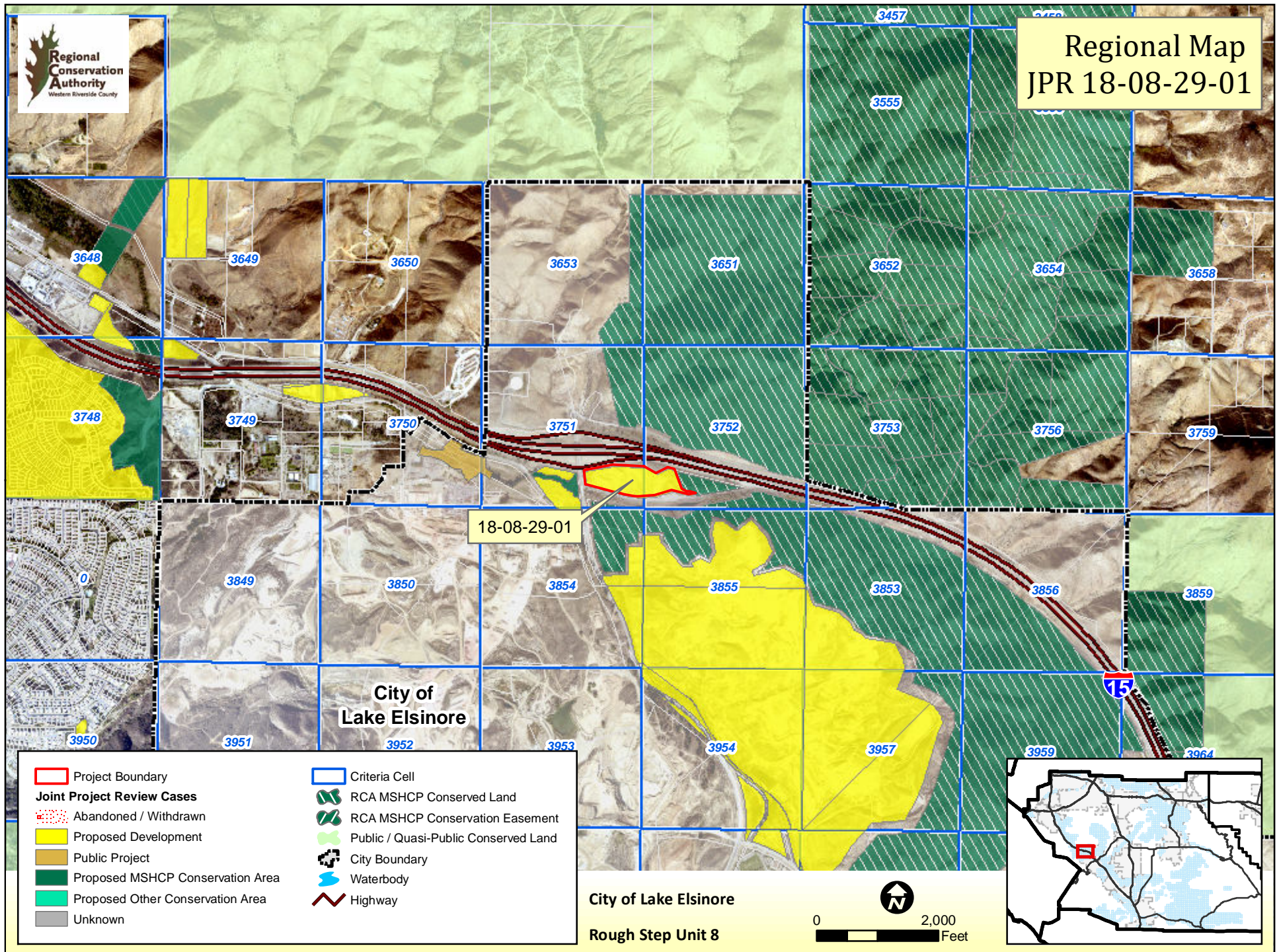


SOURCE: County of Riverside 2018; Bing Maps 2018





Regional Map  
JPR 18-08-29-01







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April 8, 2019

Richard J. MacHott  
Planning Manager  
City of Lake Elsinore  
130 South Main Street  
Lake Elsinore, California 92530

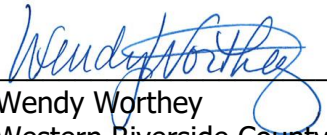
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Western Riverside County Regional Conservation Authority

cc: Karin Cleary-Rose  
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Suite 208  
Palm Springs, California 92262

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



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

Yes. There are no riparian/riverine areas on the Project site, however the project site is adjacent to riparian/riverine areas. There is no suitable habitat for riparian birds on the project site, however there is suitable habitat within 100m of the project site.

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

Yes. The Project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA).

Section 6.3.2 – Was Additional Survey Information Provided?

Yes. The Project site is located within a Criteria Area Species Survey Area (CASSA) for thread-leaved brodiaea, Davidson's saltscale, Parish's brittlescale, smooth tarplant, round-leaved filaree, Coulter's goldfields, and little mousetail.

The site is not located in an Additional Survey Needs and Procedures Areas for burrowing owl.

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

Yes. The Project is located adjacent to Proposed Core 1 and is directly north of Temescal Wash.

#### **Other Plan Requirement Comments:**

- a. Section 6.1.2: According the *Assessment* no riparian/riverine features are present on the project site. However, Temescal wash is directly south of the project site and riparian/riverine habitat occurs within 100m of the project site

Vernal Pools/ Fairy Shrimp: There are no vernal pools, and no suitable habitat for fairy shrimp. Soils are coarse-grained and well-draining. No ponding, depressions, road cuts, or other potential fairy shrimp habitat was detected on the site. No features that could hold water for an extended period of time were found on the site. As such the project site does not support vernal pool or fairy shrimp habitat.

Riparian Birds: No habitat for riparian birds is present on site. However, there is suitable riparian habitat within 100 meters of the project site. Due to the assumed presence of least Bell's vireo in Temescal wash

## **RCA Joint Project Review (JPR) Public Project**

JPR #: 18-08-29-01

Date: 4/8/2019

by the applicant, Species Objective 3 for this species is triggered which involves providing a buffer between occupied (or assumed occupied) habitat and the proposed development. The City shall either condition the project to require a 100-meter buffer or for the project to construct a physical barrier that would ensure noise levels reaching the assumed occupied habitat do not exceed residential noise standards. A 6-foot solid masonry wall along the southern and eastern project boundary that fall within 100 meters of assumed occupied least Bell's vireo habitat may be an option. The use of sound barriers in-lieu of setbacks can be an acceptable approach for minimizing potential indirect impacts caused to sensitive biological resources (including for least Bell's vireo) by noise. Its effectiveness is directly related to its location and dimensions (e.g. height, length) as it relates to the noise-generating sources and the areas to be protected. Refer to Comment d., below regarding compliance with Section 6.1.4 of the Plan.

Based on the information provided in the *Assessment* and the information provided in this JPR document (including Conditions of Approvals), the Project demonstrates compliance with Section 6.1.2 of the MSHCP.

- b. Section 6.1.3: The Project site not is located within a Narrow Endemic Plant Species Survey Area (NEPSSA).
- c. Section 6.3.2: The Project site is within a Criteria Area Species Survey Area (CASSA) for Thread-leaved brodiaea, Davidson's saltscale, Parish's brittlescale, smooth tarplant, round-leaved filaree, Coulter's goldfields, and little mousetail. The project site has been intensely disturbed for the past 20 years. The site has been used as an active mining site and as such topsoil has been removed from the site. Due to the highly disturbed nature of the site and presence of coarse-grained soils, the project site does not have suitable habitat for CASSA plant species.

Burrowing owl: The Project site is not located in the area for additional survey needs for burrowing owl.

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

- d. Section 6.1.4: To preserve the integrity of areas adjacent to the Project site 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. Specifically, the Permittee should include as Project conditions of approval the following measures:
  - i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. The Project will not result in runoff being discharged into the MSHCP conservation area. The Project is designed as to not release toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processed within the MSHCP Conservation Area. The project will incorporate one or more of the following measures: low impact development (LID) practices, natural detention basins, grass swales, and/or mechanical trapping devices.



## **RCA Joint Project Review (JPR) Public Project**

JPR #: 18-08-29-01

Date: 4/8/2019

- ii. Land use proposed in proximity to the MSHCP Conservation Area that use chemicals or generates bio-products such as oil machinery and trucks 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.
- iii. Any new permanent lighting proposed as part of the project will be shielded away from nearby conserved lands, sensitive habitats, and/or targeted conserved lands. The City will condition the project to perform the necessary lighting study to confirm the proposed project does not increase existing ambient lighting reaching the conservation lands. If the lighting study demonstrates that lighting into adjacent conservation lands is increased, additional avoidance and minimization measures will need to be conditioned for the project by the City. Such measures may include solid wall(s).
- 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. Any equipment used during initial development shall be maintained in good working conditions with proper noise-reducing equipment installed. To ensure compliance with the Plan, the City shall condition the project to construct a physical barrier (e.g. a solid masonry wall) along the southern and eastern project boundary. A 6-foot solid masonry wall may be sufficient, however the City shall condition the project to conduct a noise study, confirming the type and dimensions of the barrier needed to ensure project-generated noise levels reaching adjacent conservation lands does not exceed residential noise standards. This is necessary as not all project details were available for review at the time of this joint project review.
- v. No invasive and/or non-native plant species on the California Invasive Plant Counsel List will be used to landscape the Project site.
- 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.

Based on the information provided in the *Report*, the Project demonstrates consistency with Section 6.1.4 of the MSHCP.

- e. MSHCP Volume I, Appendix C: The following best management practices (BMPs), as applicable, shall be implemented for the duration of construction:

## **RCA Joint Project Review (JPR) Public Project**

JPR #: 18-08-29-01

Date: 4/8/2019

- 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 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.
- ix. 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, RWQCB and shall be cleaned up immediately and contaminated soils removed to an 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.



## RCA Joint Project Review (JPR) Public Project

JPR #: 18-08-29-01

Date: 4/8/2019

- 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.

BD

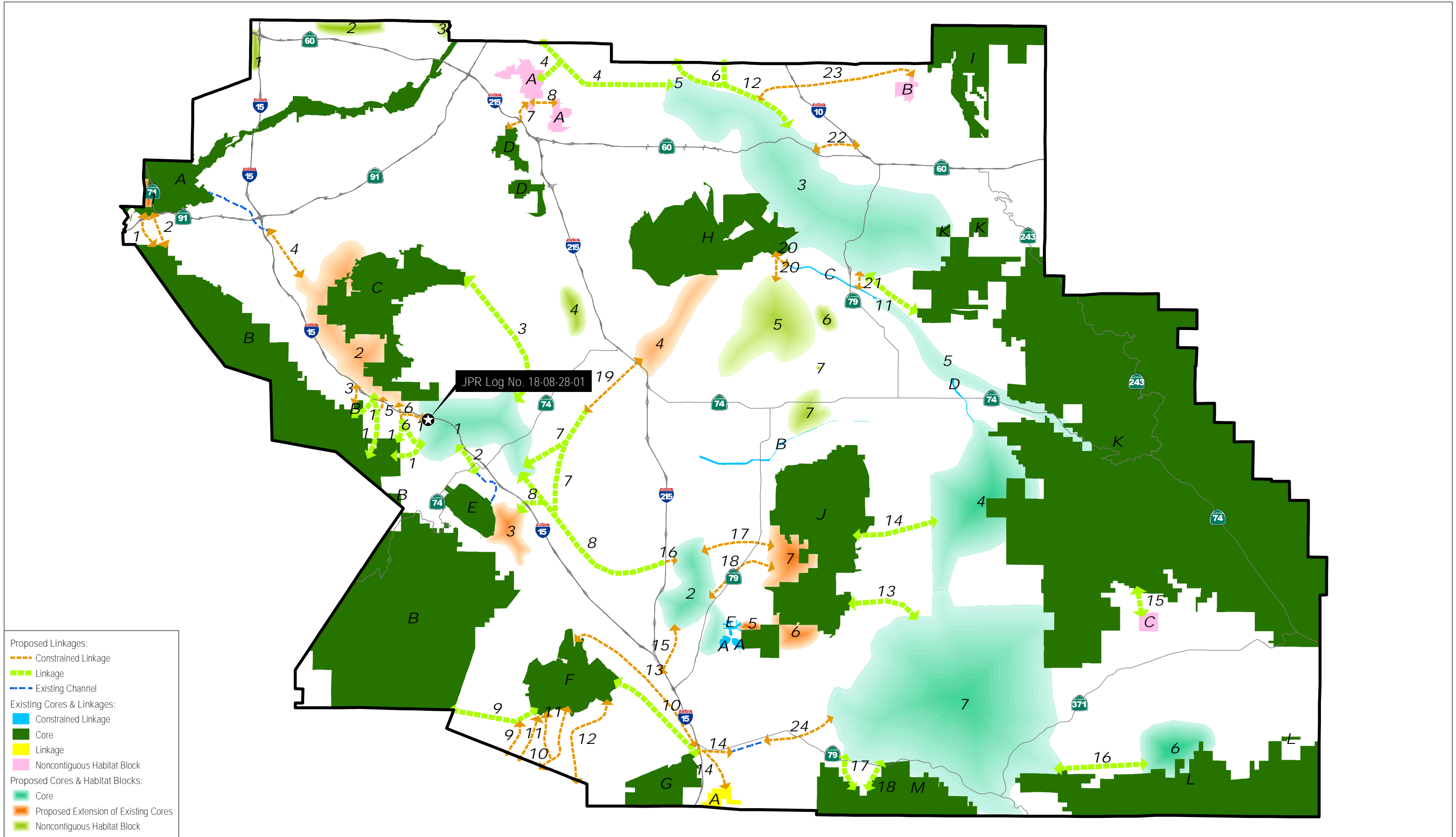


## **RCA Joint Project Review (JPR) Public Project**

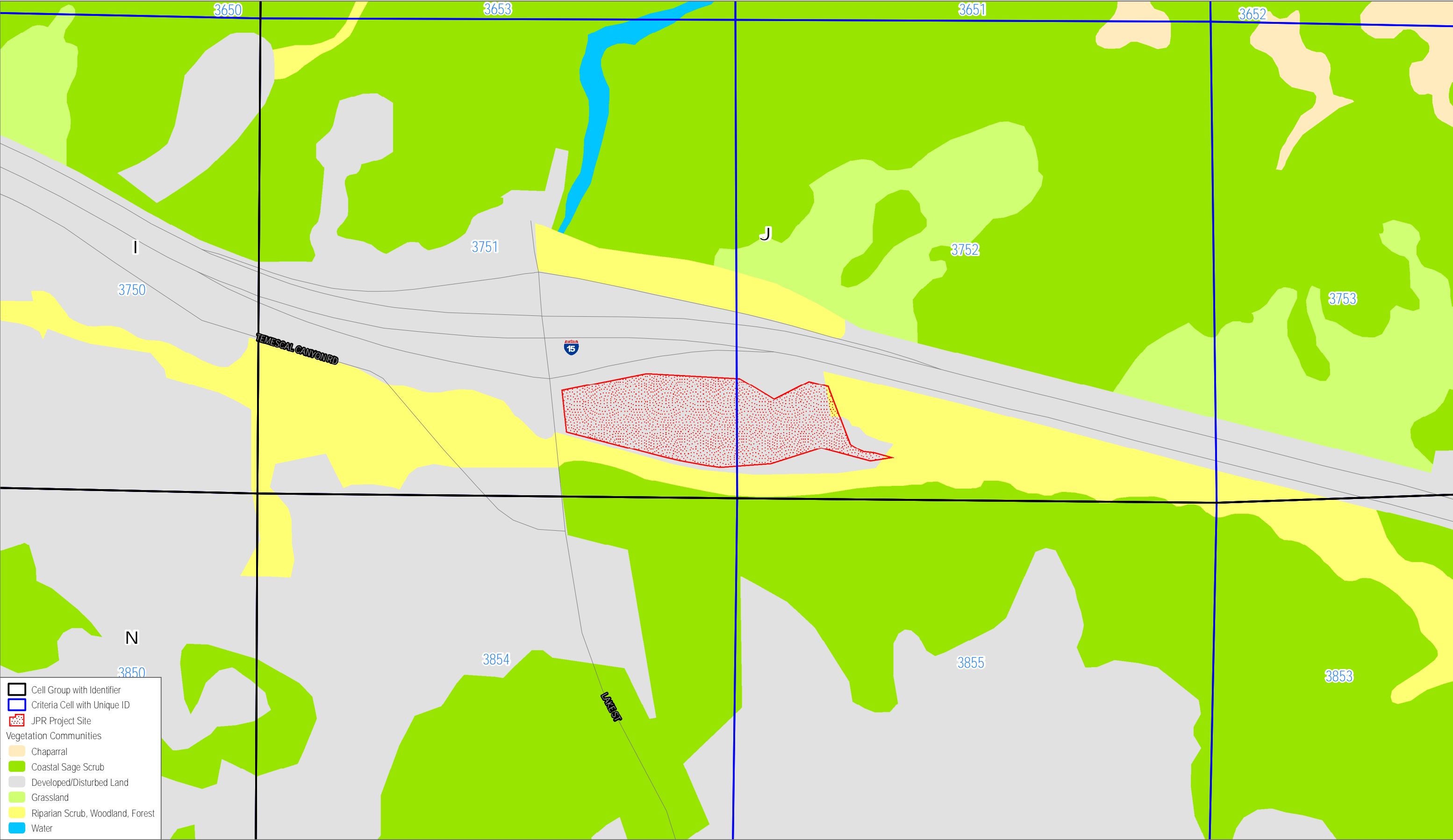
JPR #: 18-08-29-01

Date: 4/8/2019

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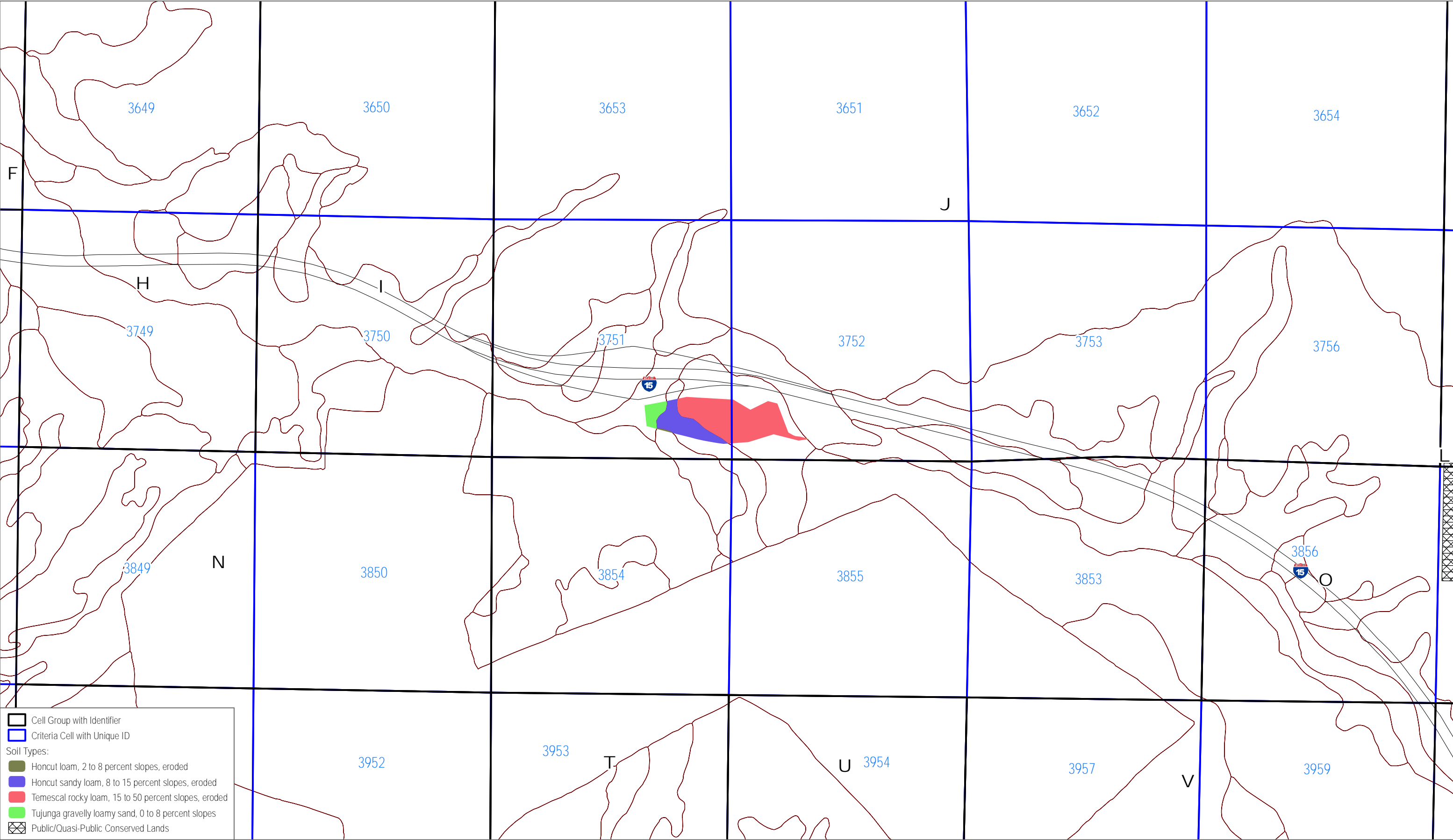


SOURCE: Western Riverside County Regional Conservation Authority 2018; County of Riverside 2018



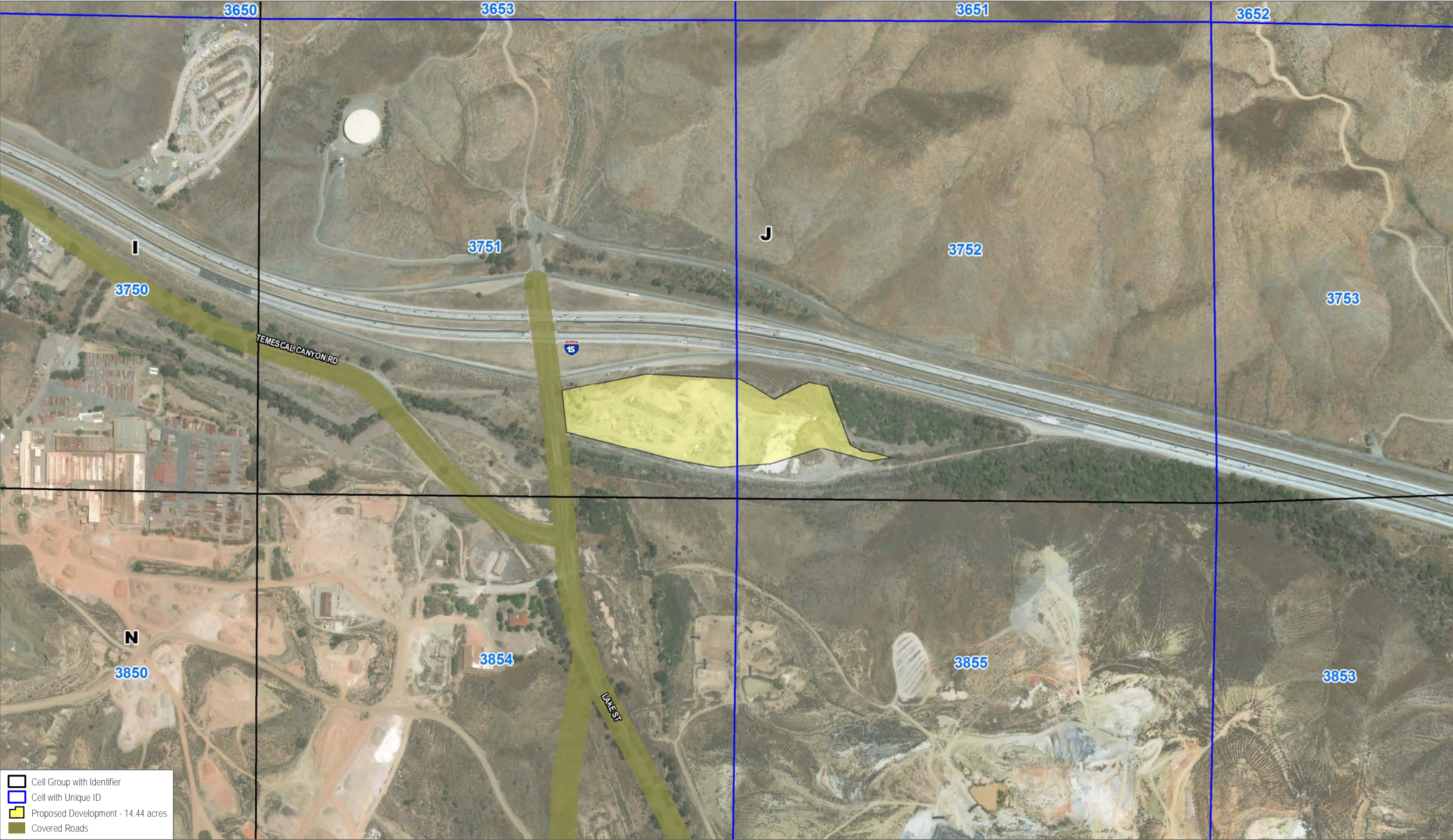
SOURCE: Riverside MSHCP 2012 Vegetation; County of Riverside 2018





SOURCE: USDA/NRCS Soils 2017; County of Riverside 2018



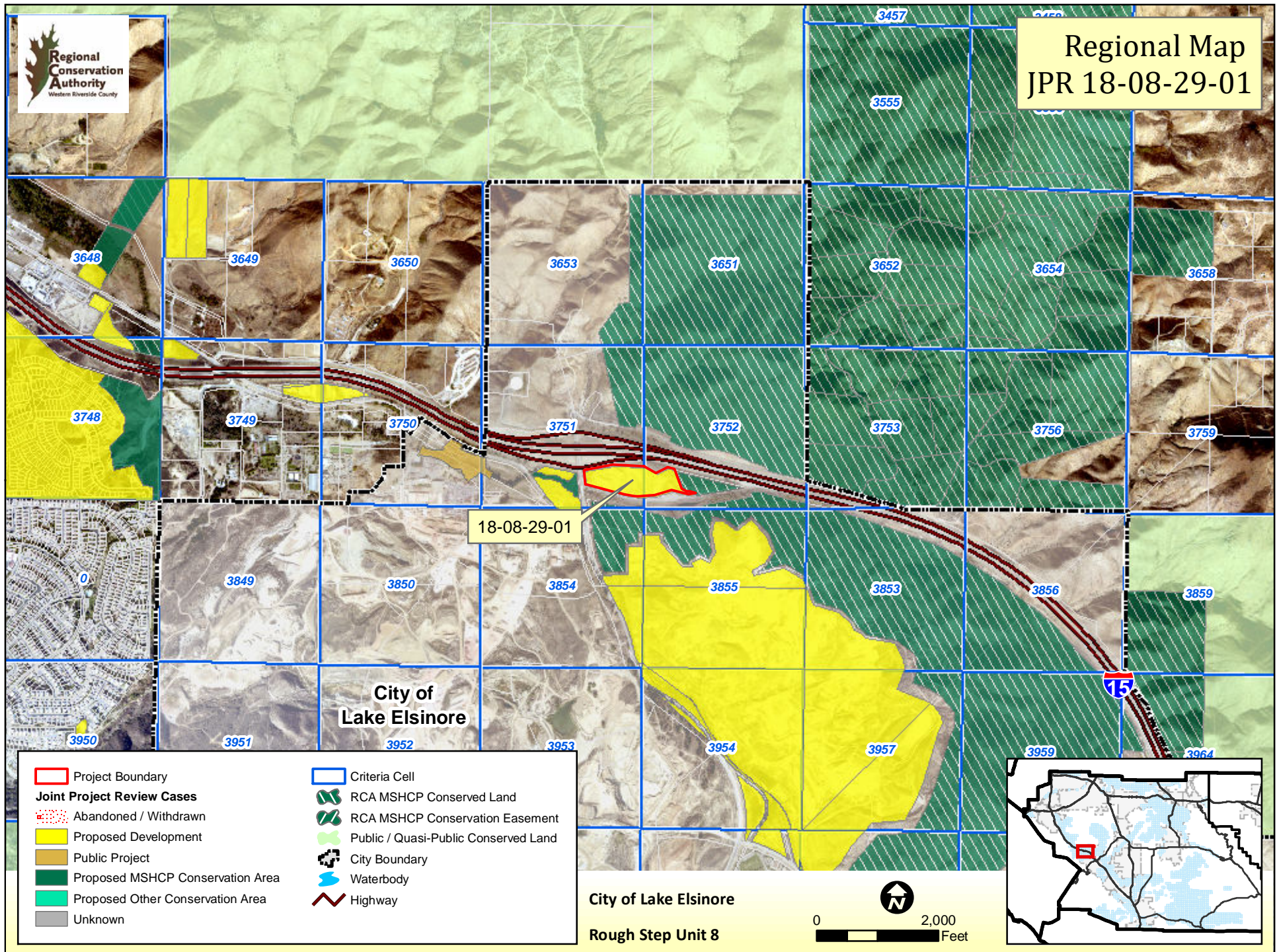


SOURCE: County of Riverside 2018; Bing Maps 2018





Regional Map  
JPR 18-08-29-01



- |                                   |                                      |
|-----------------------------------|--------------------------------------|
| Project Boundary                  | Criteria Cell                        |
| <b>Joint Project Review Cases</b> |                                      |
| Abandoned / Withdrawn             | RCA MSHCP Conserved Land             |
| Proposed Development              | RCA MSHCP Conservation Easement      |
| Public Project                    | Public / Quasi-Public Conserved Land |
| Proposed MSHCP Conservation Area  | City Boundary                        |
| Proposed Other Conservation Area  | Waterbody                            |
| Unknown                           | Highway                              |

