

MEMORANDUM

JPR CONSISTENCY ANALYSIS

PREPARED FOR: Scott Youngren
Youngren Construction Inc.
443 East Alvarado St.
Fallbrook, CA 92028

PREPARED BY: Tim Searl, Biologist, Searl Biological Services
U. S. Fish & Wildlife Service Permit Number: TE02351A-1
43430 E. Florida Ave. #F; PMB 291
Hemet, CA 92544
951.805.2028
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PROJECT: W. M. Lyles – Murrieta
26501 Madison Ave.
Murrieta, CA 92562
Assessor's Parcel Number 910-230-003

PREVIOUS JPR: Murrieta Valley Church
CUP 004-138
JPR Log No. 06031301 (April 7, 2006)

DATE: August 28, 2020

This Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Joint Project Review¹ (JPR) analysis provides the results of comparing the currently proposed development project by W. M. Lyles Company (Lyles/Project) to that of the previously approved in 2006 JPR 06031301 Murrieta Valley Church project – CUP 004-138 (Valley Church). The goal of this comparative analysis was to determine if the Project's development footprint was consistent with the development footprint approved previously for the Valley Church. The results of this analysis, presented below, determined that the Project's development footprint was consistent to that of the JPR approved footprint in 2006.

PROJECT LOCATION

The Project is located at the southwest corner of west side of Madison Avenue, south of Elm Street and north of Pear Street. The physical address of the Project is 26501 Madison Ave., Murrieta, CA 92562 (Property/Site). The Project consists of Riverside County Assessor's Parcel Number 910-230-003. Specifically, the Project site is located within the Murrieta Land Grant of the Murrieta United States Geological Survey (USGS) 7.5' topographic quadrangle.

¹ The Joint Project Review Process allows the Regional Conservation Authority (RCA) to monitor implementation of the MSHCP.

PREVIOUSLY APPROVED JPR – MURRIETA VALLEY CHURCH

The Valley Church was approved through the JPR process in 2006. The Valley Church was proposed to be constructed in two phases and included a two-story church/office building, associated parking and landscaped areas as depicted by the attached Murrieta Valley Church Site Plan (attached in order). The development footprint was restricted to the ruderal/upland areas on the Property northwest of Warm Springs Creek. Warm Springs Creek is considered an MSHCP-designated Riparian/Riverine Area, and the attached *RCA Joint Project Review (JPR)* (attached in order) for the Valley Church states that “*The only riparian/riverine feature on the site is 0.9 acres of Southern cottonwood-willow riparian forest habitat along Warm Springs Creek, which will be avoided by the proposed project.*”

CURRENTLY PROPOSED W. M. LYLES PROJECT

The Project proposes to construct a two-story office building with a detached, single-story, warehouse with associated parking stalls. The Project will also provide an outdoor, gravel storage area (i.e., laydown yard) for the warehouse component as depicted by the attached Conceptual Grading Plan (attached in order). The proposed development footprint for the Project is identical to that of the Valley Church in that it is restricted to the ruderal/upland areas on the Property northwest of Warm Springs Creek. The MSHCP-designated Riparian/Riverine Area of Warm Springs Creek will be avoided by the Project as depicted by the previously referenced Conceptual Grading Plan, and the attached *Figure 1 – Proposed Project Area* (attached in order) prepared by Searl Biological Services (SBS) depicting a georeferenced overlay of the Project in relation to the MSHCP Riparian/Riverine Area present on the Property.

UPDATED MSHCP RIPARIAN/RIVERINE FIELD MAPPING

SBS conducted an updated field mapping delineation of the MSHCP Riparian/Riverine Area on the Property, at the request of the RCA via Youngren Construction Inc., on July 17, 2020. SBS performed the field mapping using Collector for ArcGIS installed on an iPhone 11 connected to a SXBlue II + GNSS submeter unit and antenna (Collector) with the legal surveyed property boundary obtained from dk Greene Consulting, Inc. as the base and boundary for the mapping. SBS sets the Collector to record a point every two feet as the perimeter of the MSHCP Riparian/Riverine Area is walked thus creating a polygon GIS file. The Collector horizontal accuracy during the field survey was approximately 1.4-feet.

The updated MSHCP Riparian/Riverine Area mapping resulted in the Property supporting 0.83-acre of MSHCP Riparian/Riverine Area within Warm Springs Creek. The updated mapping likely represents a more accurate depiction of the MSHCP Riparian/Riverine Area on the Property than that stated in the previous JPR of 0.9-acre given that a) SBS collected the data in the field using submeter GPS accuracy, and b) SBS utilized the legal surveyed Property boundary as the base and boundary rather than the publicly available County assessor parcel GIS boundary which is not mapped to legal survey standards. *Figure 2 – Legal Surveyed Boundary vs. County Parcel Boundary* (attached in order) clearly depicts the discrepancy showing that the County Parcel Boundary encompasses more of Warm Springs Creek than the Legal Surveyed Boundary. This notwithstanding, the Project will avoid the MSHCP Riparian/Riverine Area as depicted by the previously referenced Conceptual Grading Plan and *Figure 1 – Proposed Project Area*.

CONCLUSION

The proposed development footprint of the Project is identical and consistent to that of the previously approved JPR footprint of the Valley Church. The MSHCP Riparian/Riverine Area will be avoided.

ATTACHMENTS

- Murrieta Valley Church Site Plan
- W. M. Lyles Conceptual Grading Plan
- Figure 1 – Proposed Project Area
- Figure 2 – Legal Surveyed Boundary vs. County Parcel Boundary

FIGURE DISCLAIMER

Figures and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. Tim Searl, SBS makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on any of the Figures associated with this report.

CERTIFICATION

I hereby certify that the statements furnished above, the associated figures, and the attached appendices present data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signed: Tim Searl
Tim Searl, Owner/Biologist, Searl Biological Services

Date: August 28, 2020



Project Summary

USE	CHURCH/SCHOOL/OFFICES		
EMPLOYEES	TBD		
ZONING/GENERAL PLAN DESIG.	MU-2 MULTIPLE USE		
OCCUPANCY	A-2.1, E-3, B (PHASE 2 IS A1)		
CONSTRUCTION	PHASE 1 -TYPE V-ONE HOUR - FULLY SPRINKLERED PHASE 2- TYPE II - FIRE RATED		
SITE AREA	GROSS	234,372 SF (5.38 AC)	
	NET	190,753 SF (4.39 AC)	
LOT COVERAGE			
PHASE 1	7.2 %		
PHASE 2	13.4%		
FLOOR AREA RATIO			
PHASE 1	12.1%		
PHASE 2	18.2%		
BUILDING (GROSS AND NET)			
PHASE 1 (FIRST FLOOR)	13,931 SF		
PHASE 1 (SECOND FLOOR)	9,158 SF		
PHASE 2	11,503 SF		
TOTAL	34,592 SF		
LANDSCAPE			
PHASE 1: 100,888 SF(52% OF NET)			
PHASE 2: 58,587 SF (30% OF NET)			

MURRIETA VALLEY CHURCH

Murrieta, California

Project Team

APPLICANT:
Murrieta Valley Church
26868 Adams Avenue
Murrieta, CA 92562
(951)696-2755 Attn: Jason Robertson

ARCHITECT:
Architects Orange
144 N. Orange Street
Orange, CA 92866
(714) 639-9860 Attn: David Boddy

OWNER:
Smith Family Trust
30398 Esperanza
Rancho Santa Margarita, CA 92688
(949)635-1970 Attn: Ray Smith

CIVIL ENGINEER:
Markham Development Management Group
41635 Enterprise Circle North, Suite B
Temecula, CA 92590
(951)296-3466 Attn: Michael Richter

LANDSCAPE ARCHITECT:
Alhambra Group
41635 Enterprise Circle North
Suite C
Temecula, CA 92590
(951)296-6802 Attn: Vince Di Donato

Sheet Index

A-1	Cover Sheet
A-2	Site Plan (Phase 1)
A-2.1	Site Plan (Phase 2)
A-3	First Floor Plan
A-4	Second Floor Plan
A-5	Roof Plan
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A-7	Landscape Plan
A-8	Conceptual Grading Plan

SCHOOL DISTRICT

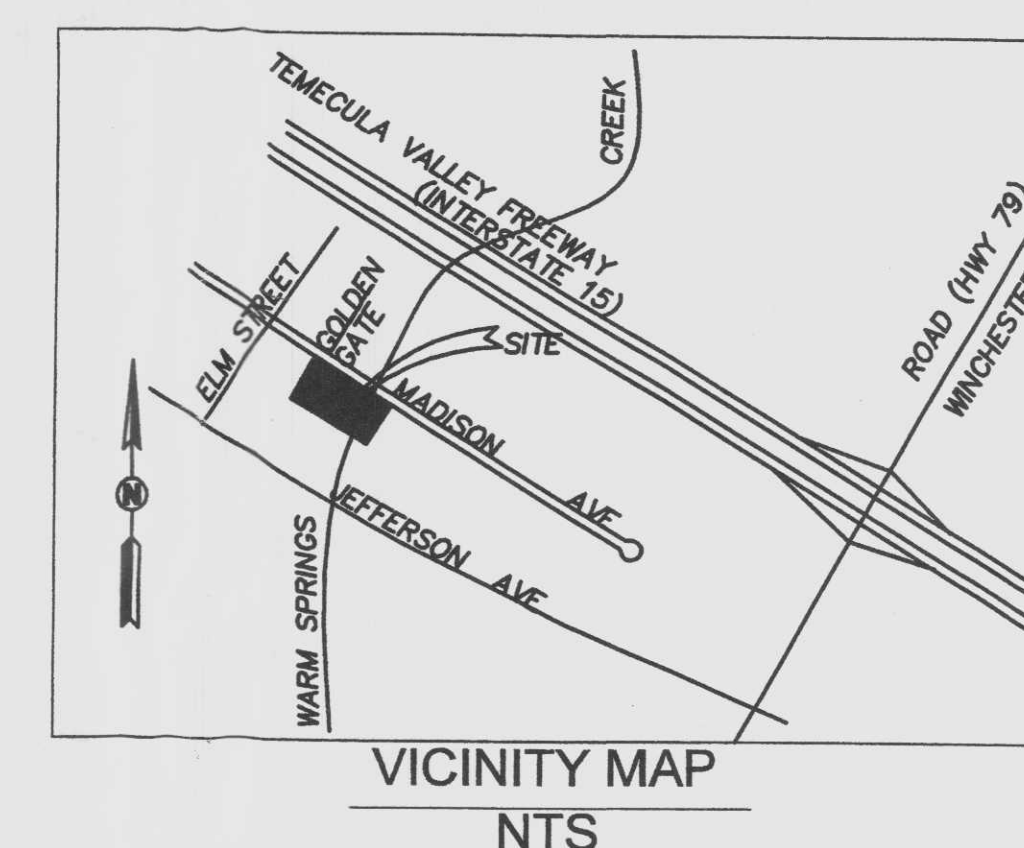
MURRIETA VALLEY UNIFIED

UTILITY PURVEYORS

TELEPHONE - VERIZON
WATER - RCWD
GAS - SOUTHERN CALIFORNIA GAS
SEWER - EMWD
ELECTRIC - S CALIFORNIA EDISON

Legal Description

PARCEL 2, PARCEL MAP #7065
ASSESSORS PARCEL NO: 910-230-003



APPROVED	
APR 26 2006	
BY: <i>[Signature]</i>	
Commission	
A1	
CITY OF MURRIETA	
APR 14 2006	
RECEIVED	
PLANNING DEPT	
DATE	DESCRIPTION
4.14.05	PLAN CHECK 12.23.04
1.05.06	PLAN CHECK 7.25.05
REVISIONS	
CUP #004-138	

PHASE 1 PARKING TABLE				
LAND USE TYPE	PARKING REQUIREMENT	AREA DEVOTED	PARKING REQ.	PARKING PROV.
CHURCH SANCTUARY	1 SPACE FOR EVERY 35 SF	4,415 SF	126 STALLS	149 STALLS
OFFICES	1 SPACE FOR EVERY 300 SF	886 SF	3 STALLS	NOT A CONCURRENT USE
CLASSROOMS	ONE SPACE FOR EACH 10 CHILDREN PLUS DROP-OFF	1 CLASSROOMS 6,485 SF	16 STALLS	NOT A CONCURRENT USE WITH SANCTUARY

PHASE 2 PARKING TABLE				
LAND USE TYPE	PARKING REQUIREMENT	AREA DEVOTED	PARKING REQ.	PARKING PROV.
CHURCH SANCTUARY	1 SPACE FOR EVERY 35 SF	8,600 SF	246 STALLS	246 STALLS
PHASE 1				NOT A CONCURRENT USE

A4065 JANUARY 5, 2006



CUP-004-138

MURRIETA VALLEY CHURCH

ARCHITECTS ORANGE

DATE	DESCRIPTION
4.14.05	PLAN CHECK 12.23.04
1.05.06	PLAN CHECK 7.25.05

REVISIONS

CUP #004-138

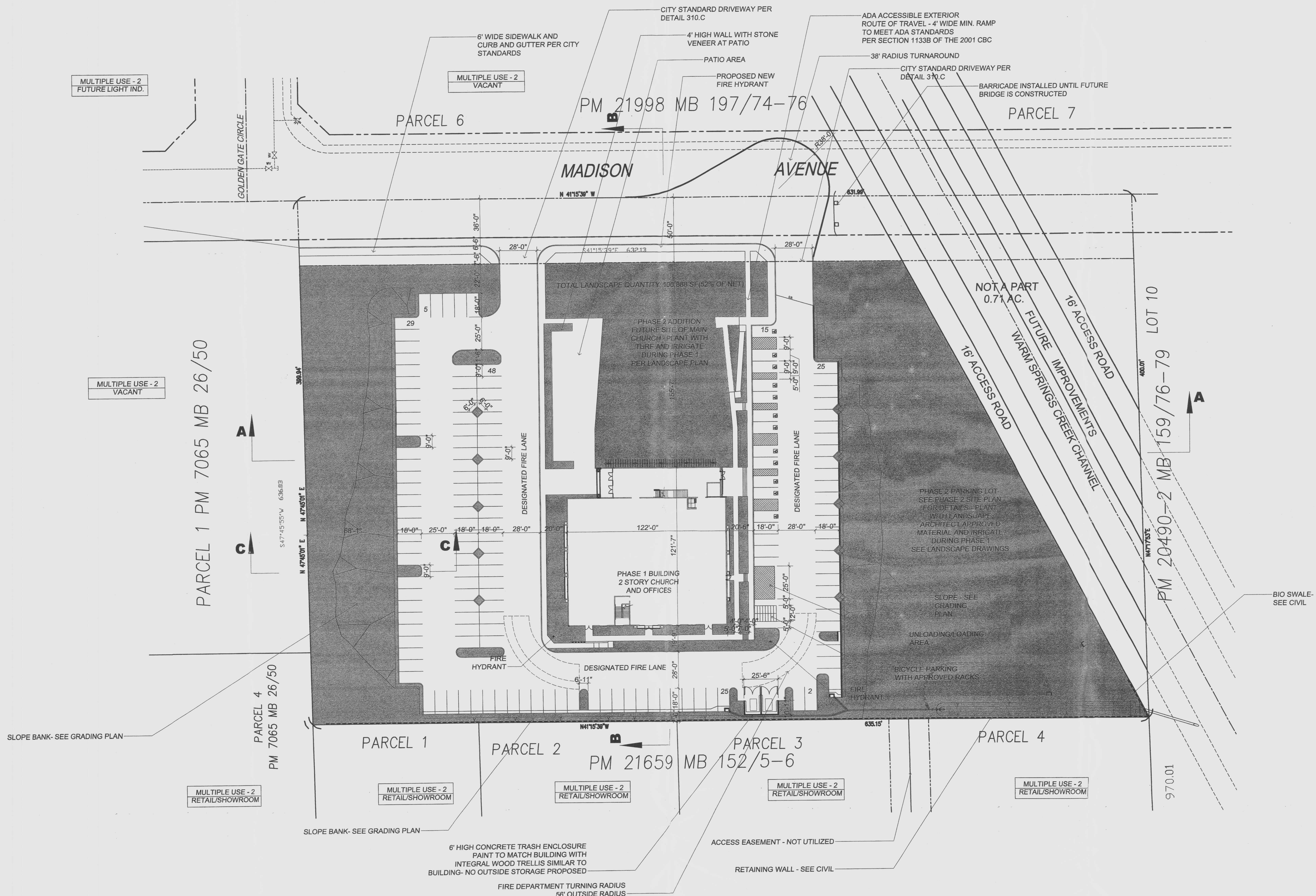
SITE PLAN
PHASE 1

A4065 1/05/06



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A2



MULTIPLE USE - 2
FUTURE LIGHT IND.

MULTIPLE USE - 2
VACANT

MULTIPLE USE - 2
VACANT

PARCEL 1 PM 7065 MB 26/50

PARCEL 4
PM 7065 MB 26/50

MULTIPLE USE - 2
RETAIL/SHOWROOM

MULTIPLE USE - 2
RETAIL/SHOWROOM

MULTIPLE USE - 2
RETAIL/SHOWROOM

MULTIPLE USE - 2
RETAIL/SHOWROOM

MULTIPLE USE - 2
RETAIL/SHOWROOM

POTENTIAL PARKING AREA WITH RETAINING WALL
DEPENDANT ON GRADING IMPACT OF NORTHERN PROPERTY-
PARKING AREA WOULD BE BUILT AFTER PHASE 2

SLOPE BANK - SEE GRADING PLAN

NOTE: NO OUTSIDE STORAGE
PROPOSED

NOTE: NO GEOLOGICAL FAULT LINES
OR HAZARDOUS ZONES OCCUR ON SITE-
SEE GEOTECHNICAL REPORT FOR DETAIL

NOTE: SITE IS CLEARED AND TILLED. 2-25'
TALL BLACK PINES OCCUR ALONG THE
EASTERLY BOUNDARY AND 1-20' TALL
EUCALYPTUS TREE OCCURS BY ITSELF
NEAR THE MIDDLE OF THE SITE

4' WIDE MIN. RAMP TO MEET ADA STANDARDS
PER SECTION 1133B OF THE 2001 CBC

6' HIGH CONCRETE TRASH ENCLOSURE
PAINT TO MATCH BUILDING WITH
INTEGRAL WOOD TRELLIS SIMILAR TO
BUILDING- NO OUTSIDE STORAGE PROPOSED

FIRE DEPARTMENT TURNING RADIUS
56' OUTSIDE RADIUS

ACCESS EASEMENT - NOT UTILIZED

RETAINING WALL - SEE CIVIL

LANDSCAPE PLANTER

SLOPE BANK - SEE CIVIL

RETAINING WALL - SEE CIVIL

BIO SWALE-
SEE CIVIL

PM 21998 MB 197/74-76

PARCEL 7

MADISON

AVENUE

N 41°15'30" W

631.90'

FUTURE EXPANSION AREA

TOTAL LANDSCAPE QUANTITY: 53,587 SF (30% OF NET)

PHASE 2 ADDITION

PHASE 1 BUILDING
2 STORY CHURCH
AND OFFICES

DESIGNATED FIRE LANE

FIRE HYDRANT

NOT A PART
0.71 AC.

16' ACCESS ROAD

16' ACCESS ROAD
FUTURE IMPROVEMENTS
WARM SPRINGS CREEK CHANNEL

16' ACCESS ROAD

LOT 10

PM 20490-2 MB 159/76-79

970.01

PM 21659 MB 152/5-6

PARCEL 4

MURRIETA VALLEY CHURCH

ARCHITECTS ORANGE

PHASE 2 PARKING TABLE				
LAND USE TYPE	PARKING REQUIREMENT	AREA DEVOTED	PARKING REQ.	PARKING PROV.
CHURCH SANCTUARY	1 SPACE FOR EVERY 35 SF	8,600 SF	246 STALLS	246 STALLS
PHASE 1				NOT A CONCURRENT USE

DATE	DESCRIPTION
4.14.05	PLAN CHECK 12.23.04
1.05.06	PLAN CHECK 7.25.05
REVISIONS	

CUP #004-138

SCALE: 1" = 30'-0"



A4065

1/05/06



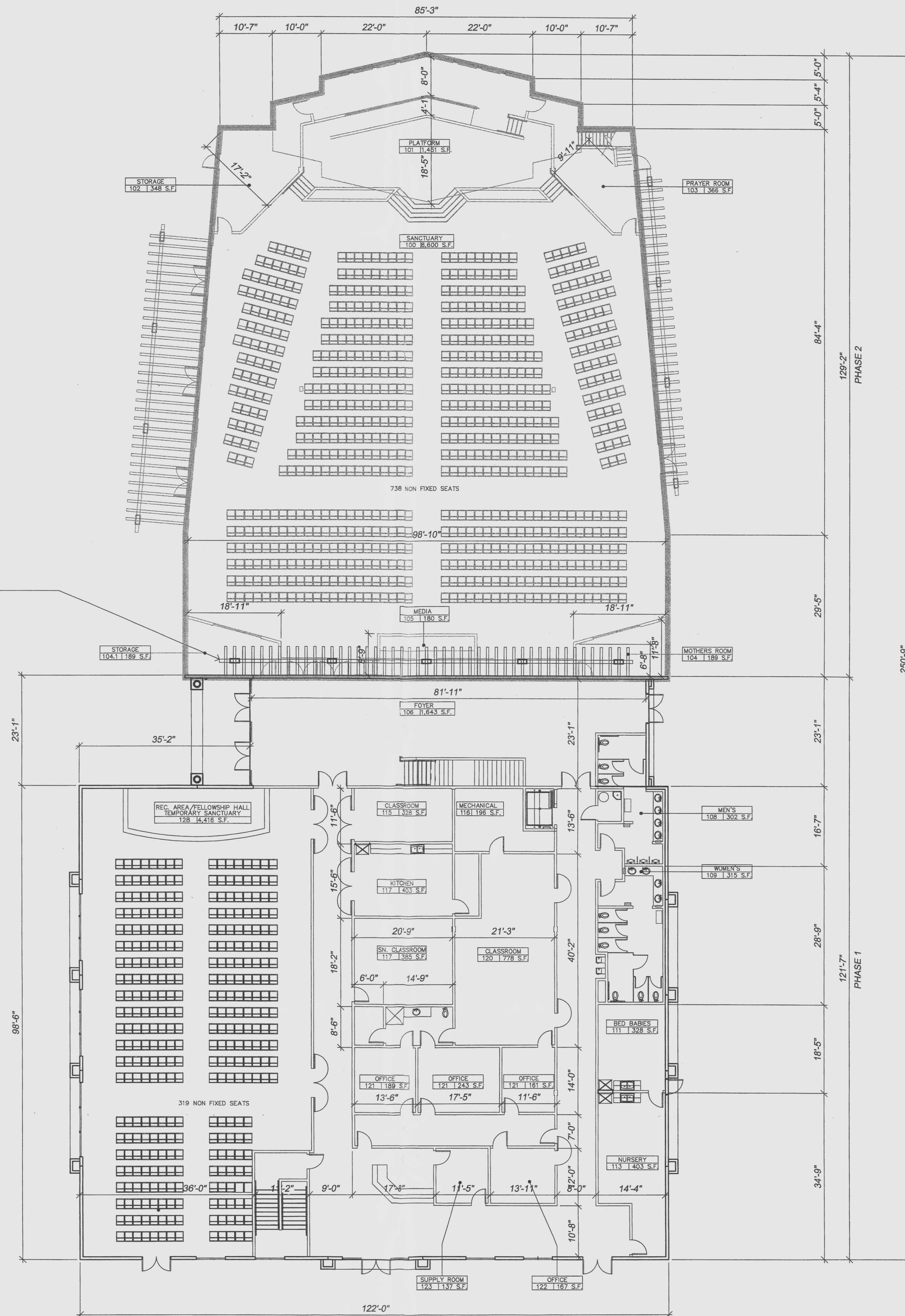
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SITE PLAN
PHASE 2

TEMPORARY DECORATIVE
WOOD TRELLIS WITH VINES
DURING PHASE 1



MURRIETA VALLEY CHURCH

ARCHITECTS ORANGE

DATE	DESCRIPTION
4.14.05	PLAN CHECK 12.23.04
1.05.06	PLAN CHECK 7.25.05
REVISIONS	

FIRST FLOOR PLAN
PHASE 1 AND 2

SCALE: 3/32" = 1' - 0"



A3

A4065

1/05/06

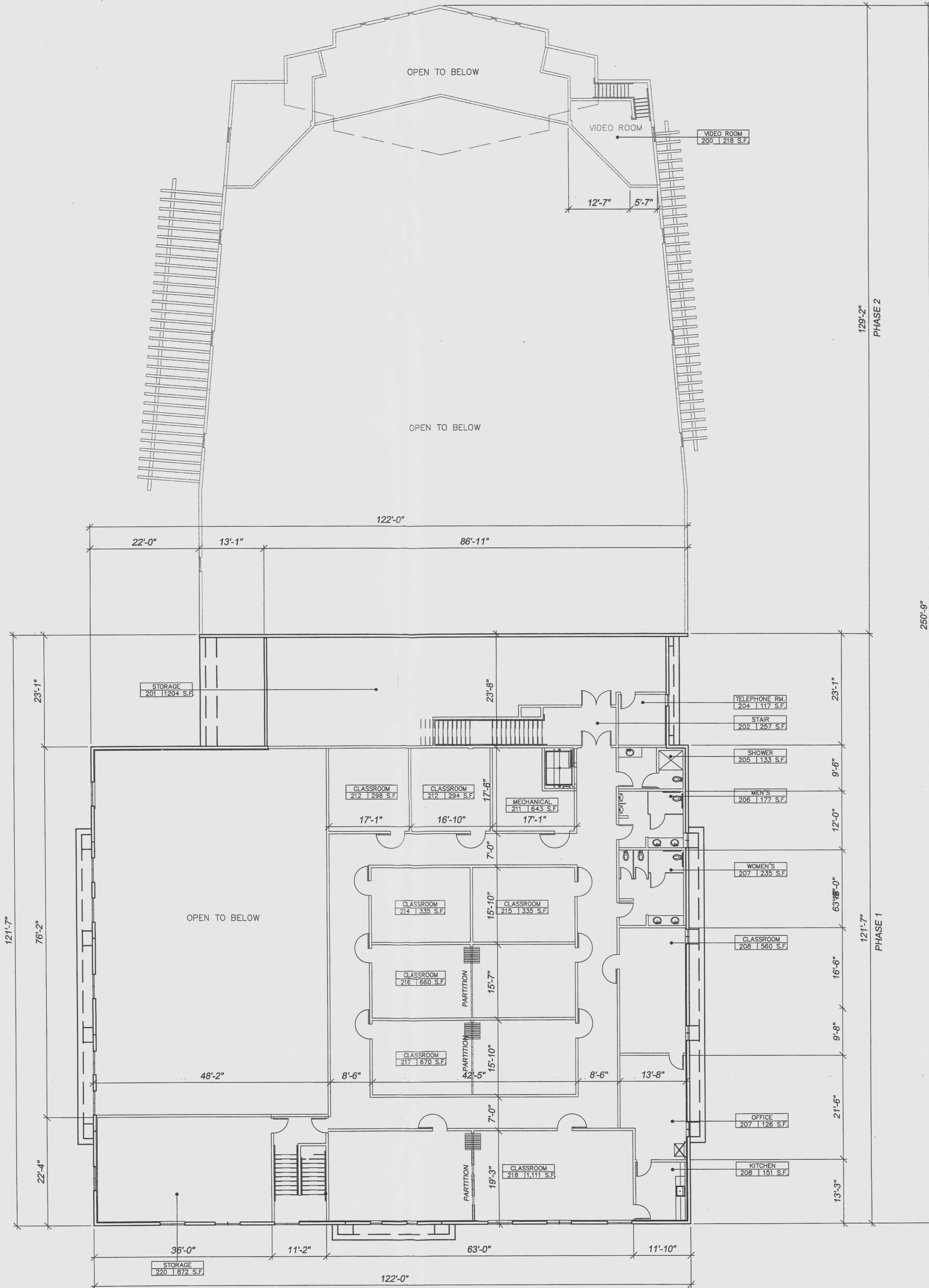


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MURRIETA VALLEY CHURCH

ARCHITECTS ORANGE



SCALE: 3/32" = 1' - 0"



DATE	DESCRIPTION
4.14.05	PLAN CHECK 12.23.04
1.05.06	PLAN CHECK 7.25.05
REVISIONS	

SECOND FLOOR PLAN PHASE 1 AND 2

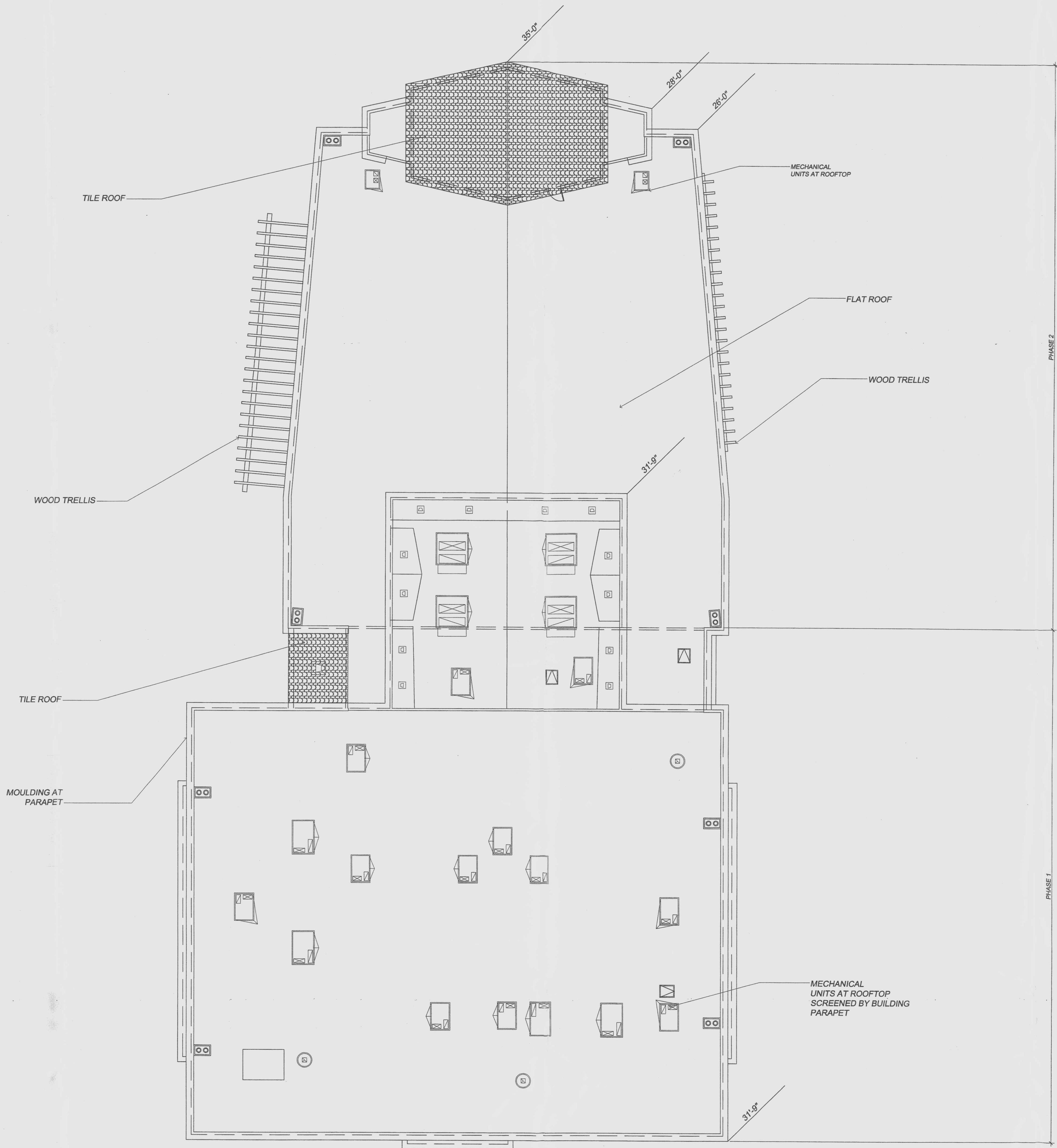
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A4065 1/05/06

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MURRIETA VALLEY CHURCH

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DATE	DESCRIPTION
4.14.05	PLAN CHECK 12.23.04
1.05.06	PLAN CHECK 7.25.05
	REVISIONS

SCALE: 3/32" = 1' - 0"



ROOF PLAN
PHASE 1 AND 2

A5

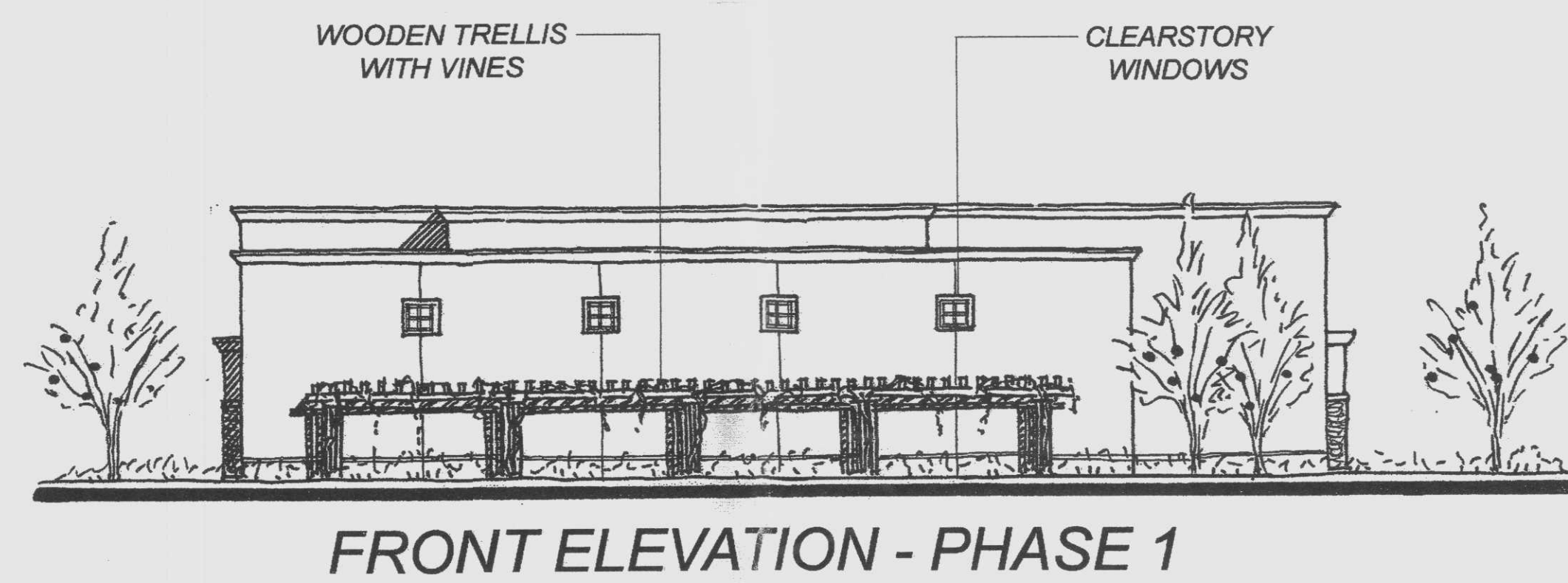
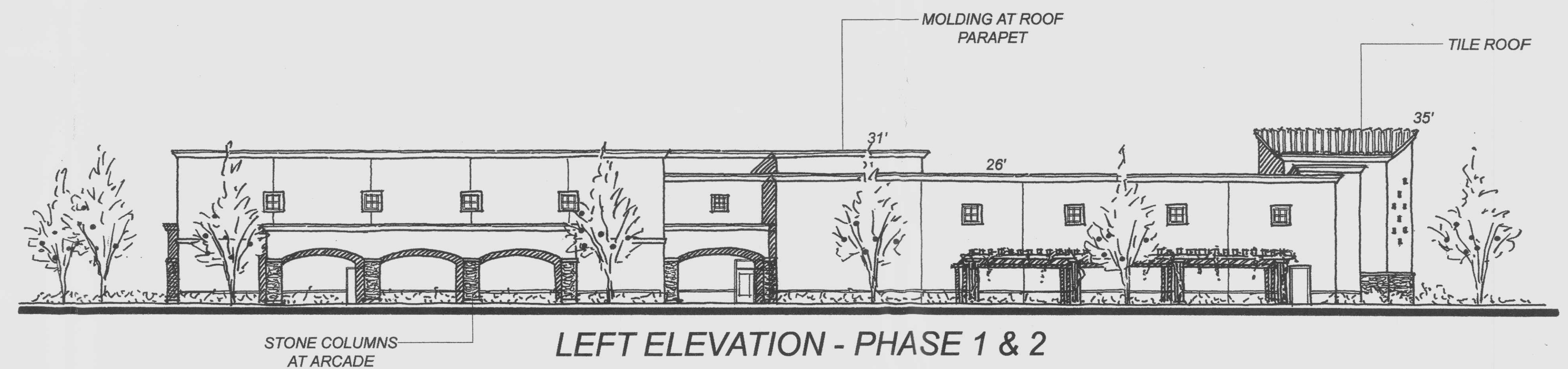
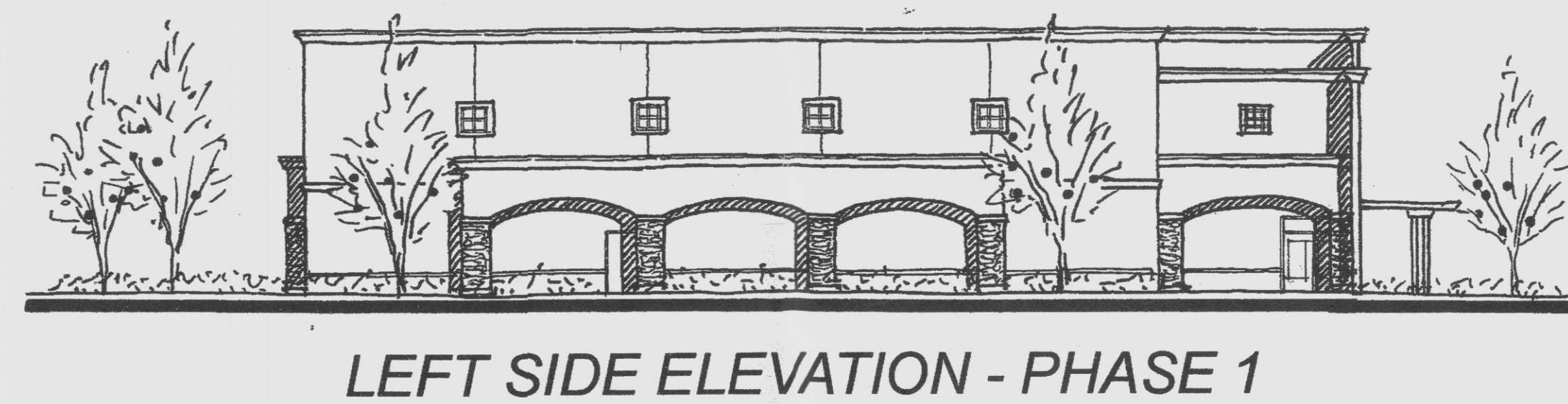
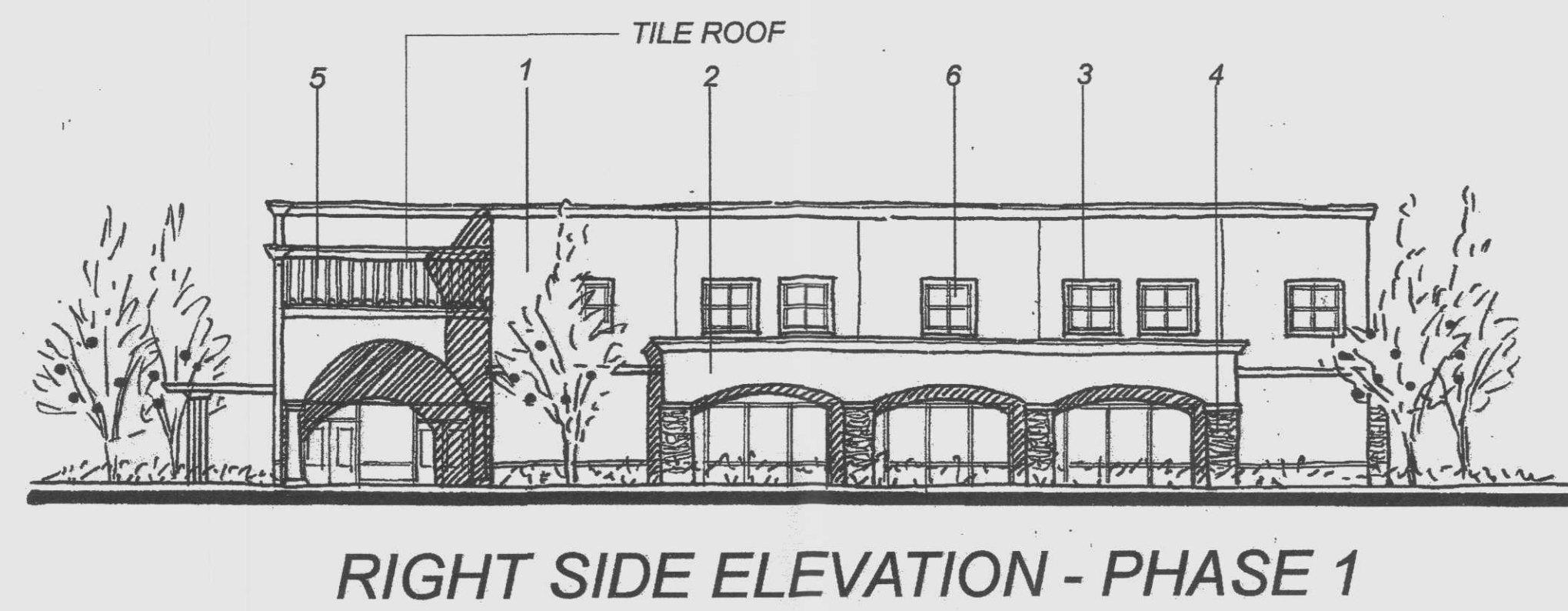
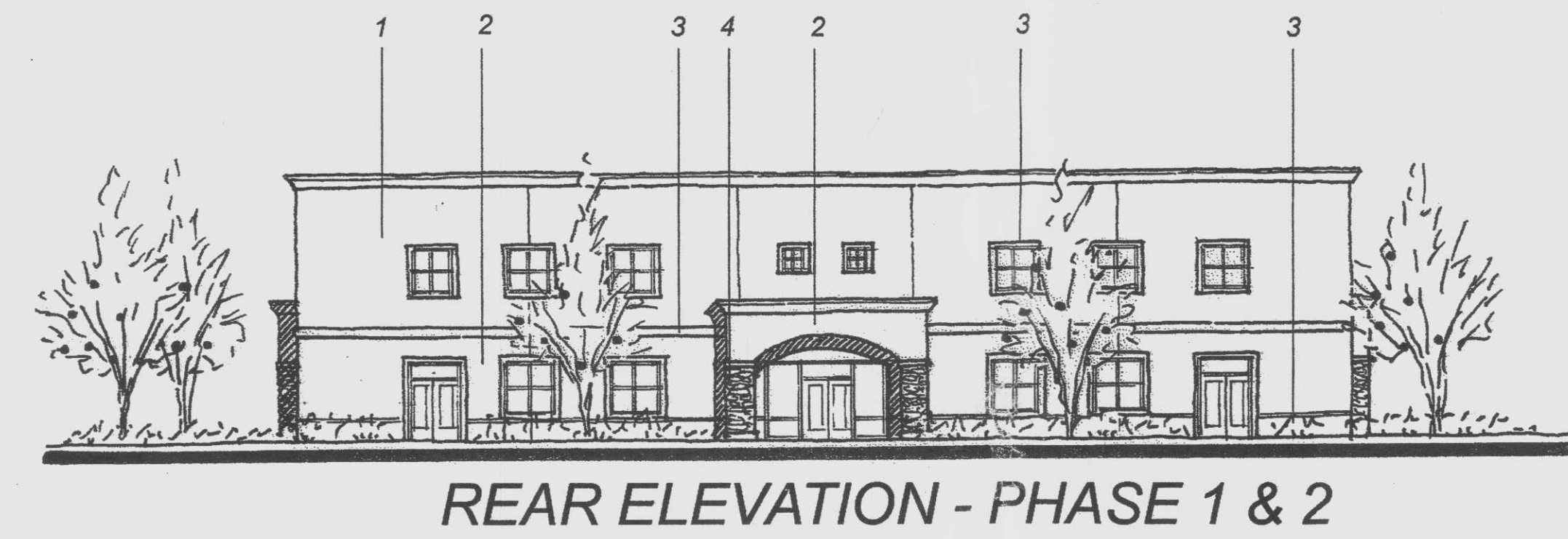
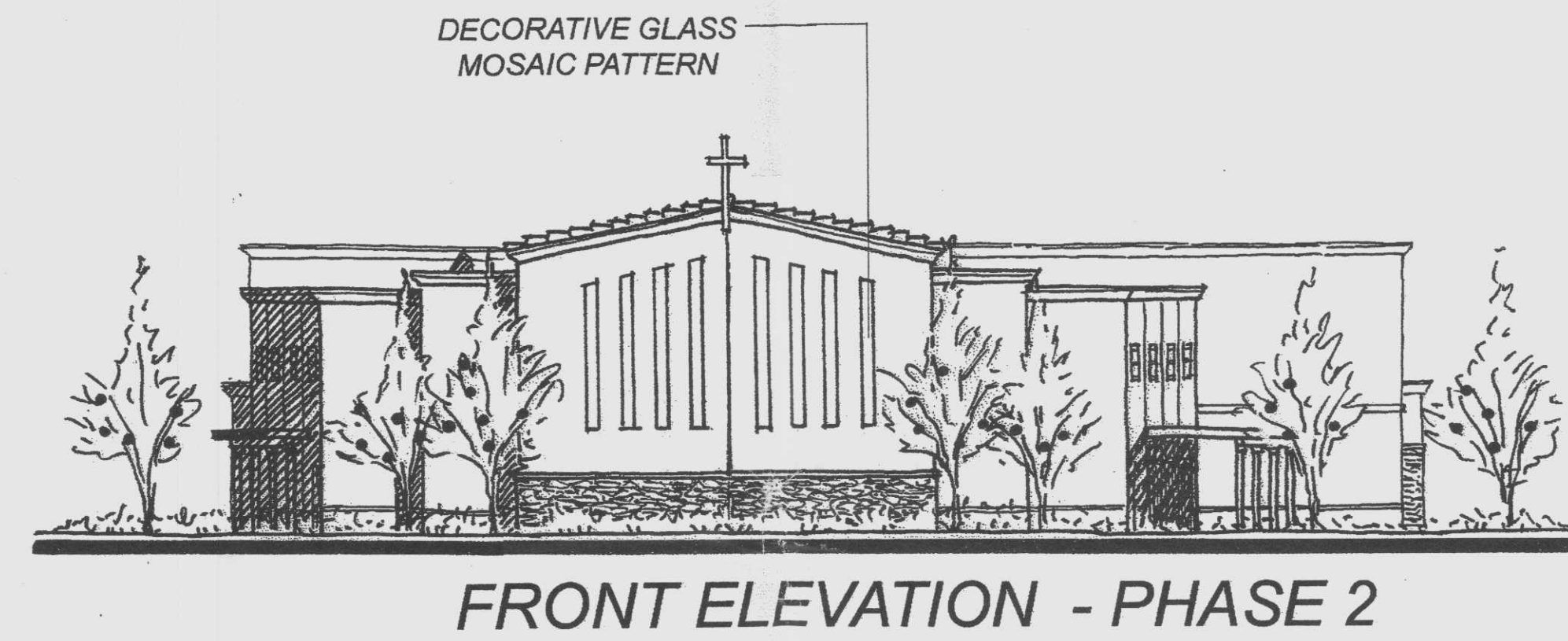
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1/05/06



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COLORS AND MATERIALS

1. TILT-UP CONCRETE WALLS - PAINT TO MATCH FRAZEE 8721W "CLAY BEIGE"
2. TILT-UP CONCRETE WALLS - PAINT TO MATCH FRAZEE 8723M "DESERT TUMBLEWEED"
3. TILT-UP CONCRETE WALLS, WOOD TRELLIS, MOULDINGS - PAINT TO MATCH FRAZEE 8724M "MEADOWLARK"
4. ADHERED SIMULATED STONE - CULTURED STONE CSV-2055 "RUSTIC SOUTHERN LEDGESTONE"
5. CLAY TILE ROOF - U.S. TILE "S" SHAPE, "EL CAMINO BLEND"
6. ALUMINUM STOREFRONT AND GLAZING - ARCADIA MEDIUM BRONZE AND PPG SOLARBRONZE

MURRIETA VALLEY CHURCH
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ELEVATIONS

SCALE: 1/16" = 1'-0"

A6

A4065

4/11/05



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RCA Joint Project Review (JPR)

JPR #: 06 03 13 01

Date: 4/7/06

Project Information

Permittee: City of Murrieta

Case Information: CUP 004-138 / Murrieta Valley Church

Site Acreage: 5.8 acres

Portion of Site Proposed for MSHCP Conservation Area: 0 acres

Criteria Consistency Review

Consistency Conclusion: *This project is consistent with both Criteria and other plan requirements.*

Data:

Applicable Core/Linkage: _____ Proposed Constrained Linkage 15

Area Plan: _____ Southwest Area

APN	Sub-Unit	Cell Group	Cell
910-230-003	SU5 - French Valley/Lower Sedco Hills	Independent	6525

Comments:

- Proposed Constrained Linkage 15 is located in the southwestern region of the Plan Area. This Constrained Linkage consists of a portion of Lower Warm Springs Creek, from just east of the I-15 freeway to Proposed Core 2 (Antelope Valley). The Linkage provides Live-In Habitat for species such as western pond turtle and Los Angeles pocket mouse and also provides important linkage area for bobcat. This Linkage contains one of the highest P/A ratios of all MSHCP Constrained Linkages (160 feet per acre), and contains a relatively small proportion of its area as interior area (approximately 30 acres of the total 180 acres). In addition, existing urban Development constrains much of the Linkage, and planned land uses surrounding the Linkage include city (Murrieta) and community Development. For these reasons, special care must be taken to maintain high quality Habitat within the Linkage and along the edges for species sensitive to Edge Effects. The dimensional data provided for the Proposed Constrained Linkage indicate a width ranging from 700 to 1200 feet.
- Conservation within Cell #6525 will contribute to assembly of Proposed Constrained Linkage 15. Conservation within this Cell will focus on Riversidean alluvial fan sage scrub habitat along Warm Springs Creek and adjacent grassland habitat. Areas conserved within this Cell will be connected to Riversidean alluvial fan sage scrub habitat proposed for conservation in Cell #6409 to the north.



RCA Joint Project Review (JPR)

JPR #: 06 03 13 01

Date: 4/7/06

Conservation within this Cell will be approximately 5% of the Cell focusing in the northeastern portion of the Cell.

- c. The Applicant is proposing to develop the site with a church, some offices, classrooms and parking spaces. The Warm Springs Creek crosses over the southeast corner of the site. The Applicant is not planning to disturb Warm Springs Creek, but develop the remaining portion of the property. The configuration and size of the proposed development is consistent with the Reserve Assembly objectives for this area as it is not located within the area proposed for development, the northeastern corner of Cell 6525, and not within the Warm Springs Creek corridor that will provide limited habitat linkage within the area. Therefore, it is not anticipated that implementation of the project as planned would conflict with Reserve Assembly in this area.

Other Plan Requirements

Data:

Section 6.1.2 – Riparian/Riverine/Vernal Pool Mapping Provided:

Yes. Information was provided.

Section 6.1.3 – Narrow Endemic Plant Species Surveys Provided:

No. The project site is not located within a Narrow Endemic Plant Species Survey Area.

Section 6.3.2 – Additional Species Surveys Provided:

Yes. The project site is located within the burrowing owl and L.A. pocket mouse survey areas. Additional species surveys are not required.

Section 6.1.4 – Guidelines Pertaining to Urban/Wildland Interface:

Yes. Project design features are included in the application materials.

Comments:

- a. The only riparian/riverine feature on the site is 0.9 acres of Southern cottonwood-willow riparian forest habitat along Warm Springs Creek, which will be avoided by the proposed project. Other resources covered in Section 6.1.2. of the MSHCP, including vernal pools and fairy shrimp habitat do not exist on the site. Soils on the site include fine-to-course sandy loams, silt loam and riverwash (Principe, 2005). The project demonstrates compliance with Section 6.1.2 of the MSHCP. (A letter included in the materials dated September 29, 2005 from Michael Rawson, Assistant Chief Engineer, Riverside County Flood Control and Water Conservation District, to Paul Swancott, Assistant Planner, City of Murrieta



RCA Joint Project Review (JPR)

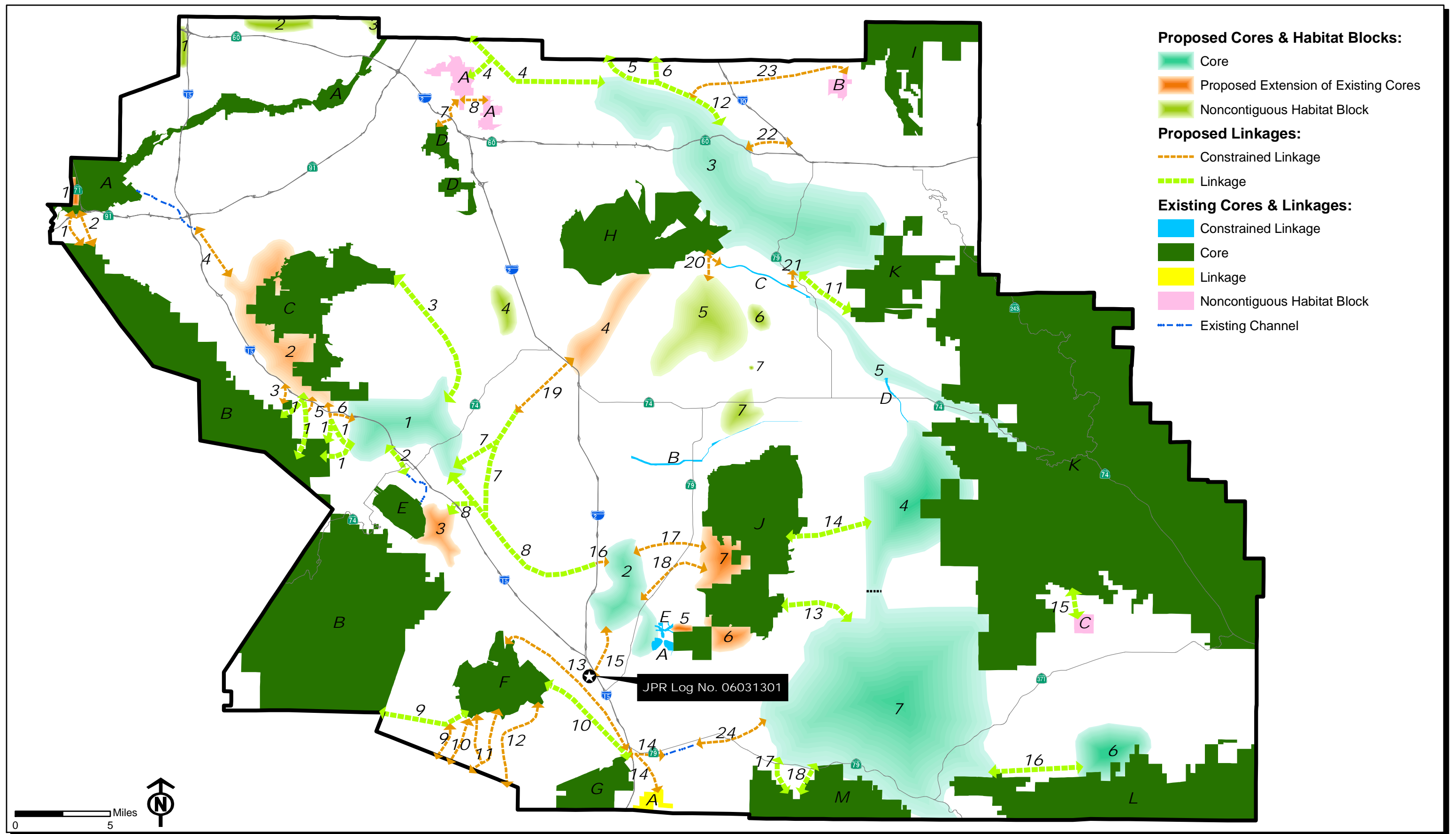
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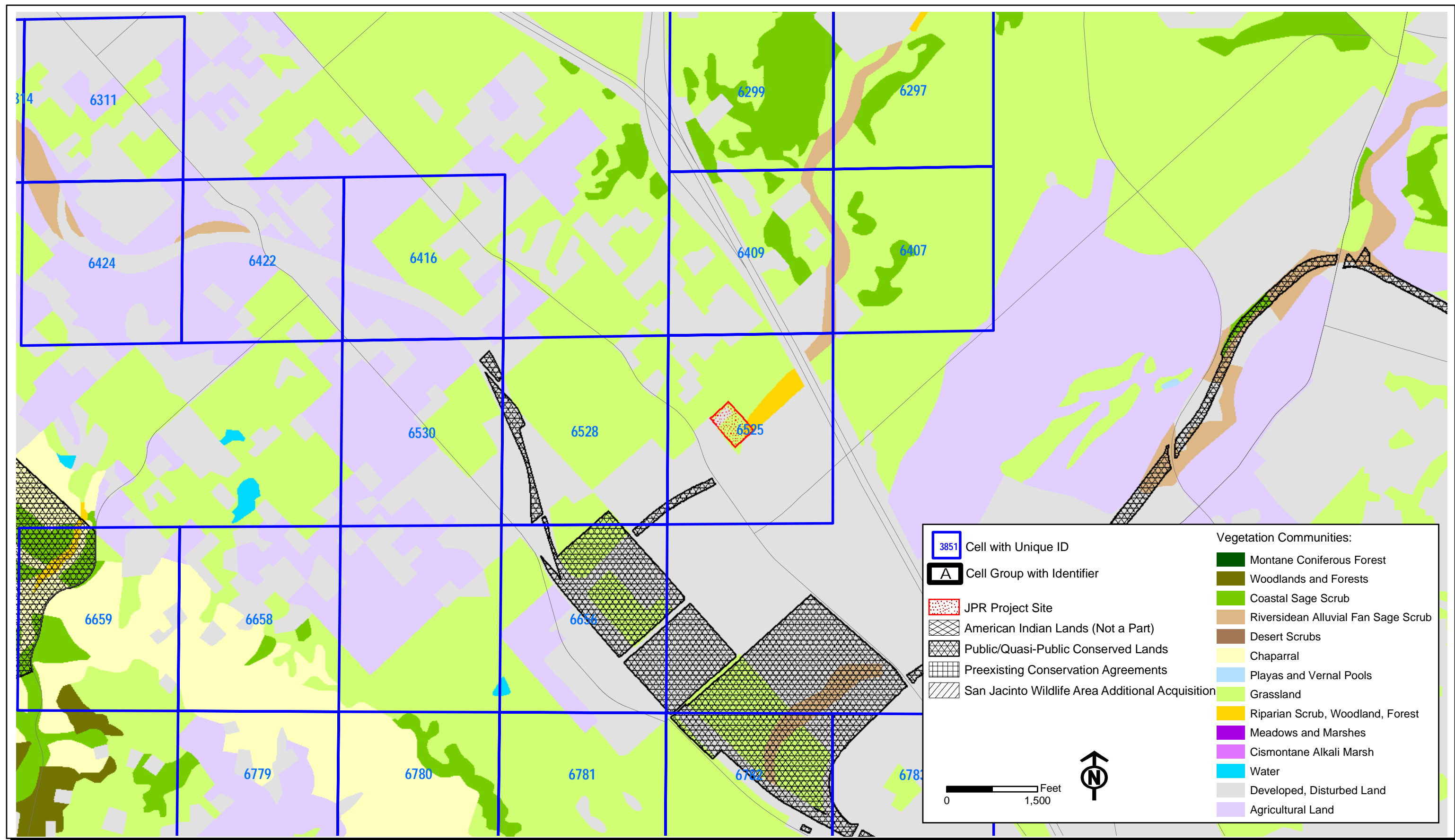
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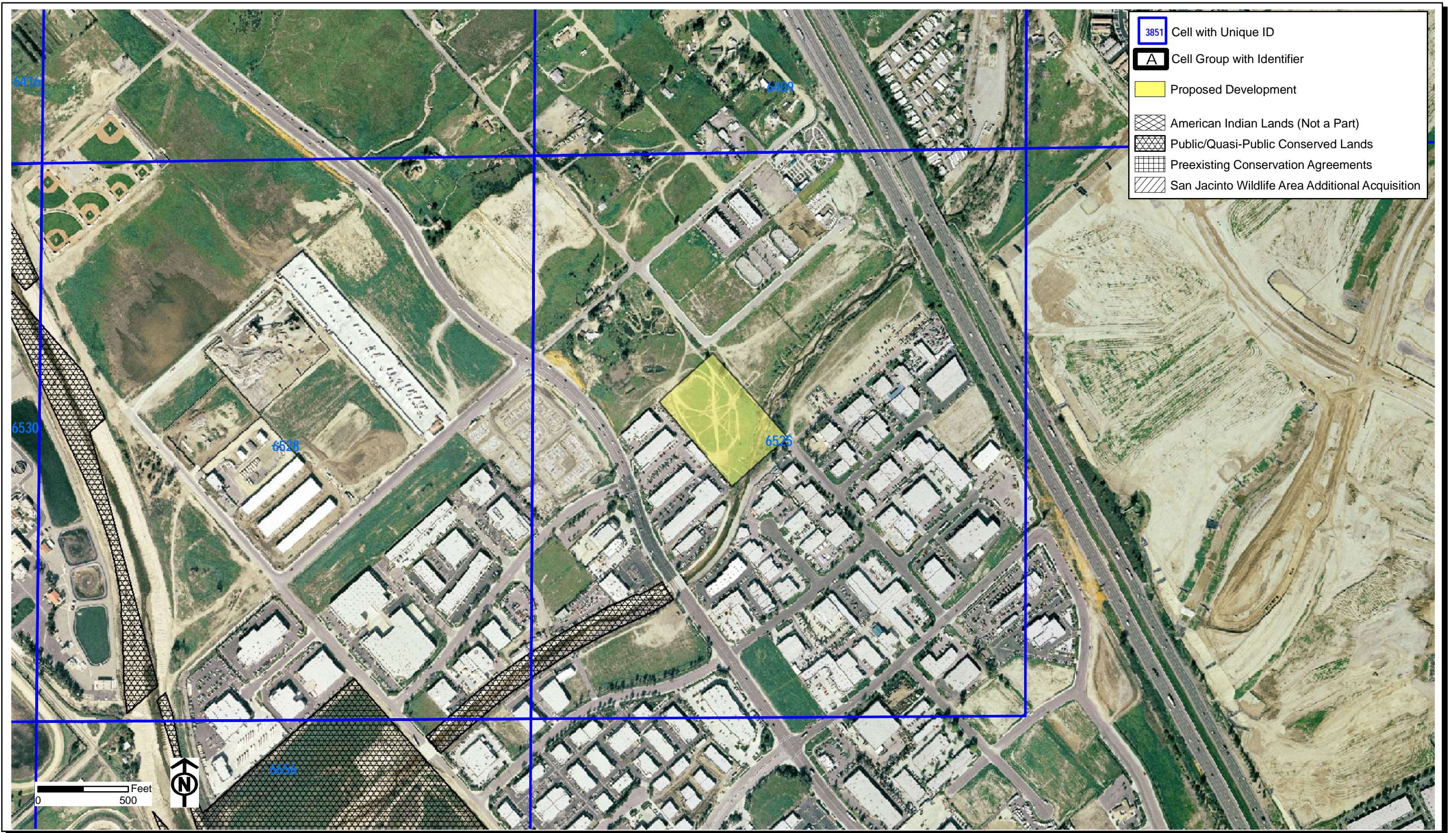
indicates that there are plans to alter the nature of 620-linear feet of Warm Springs Creek along the project site. These plans are not considered part of this project, were not reviewed as part of this JPR, and will need to comply with all applicable MSHCP requirements separately.)

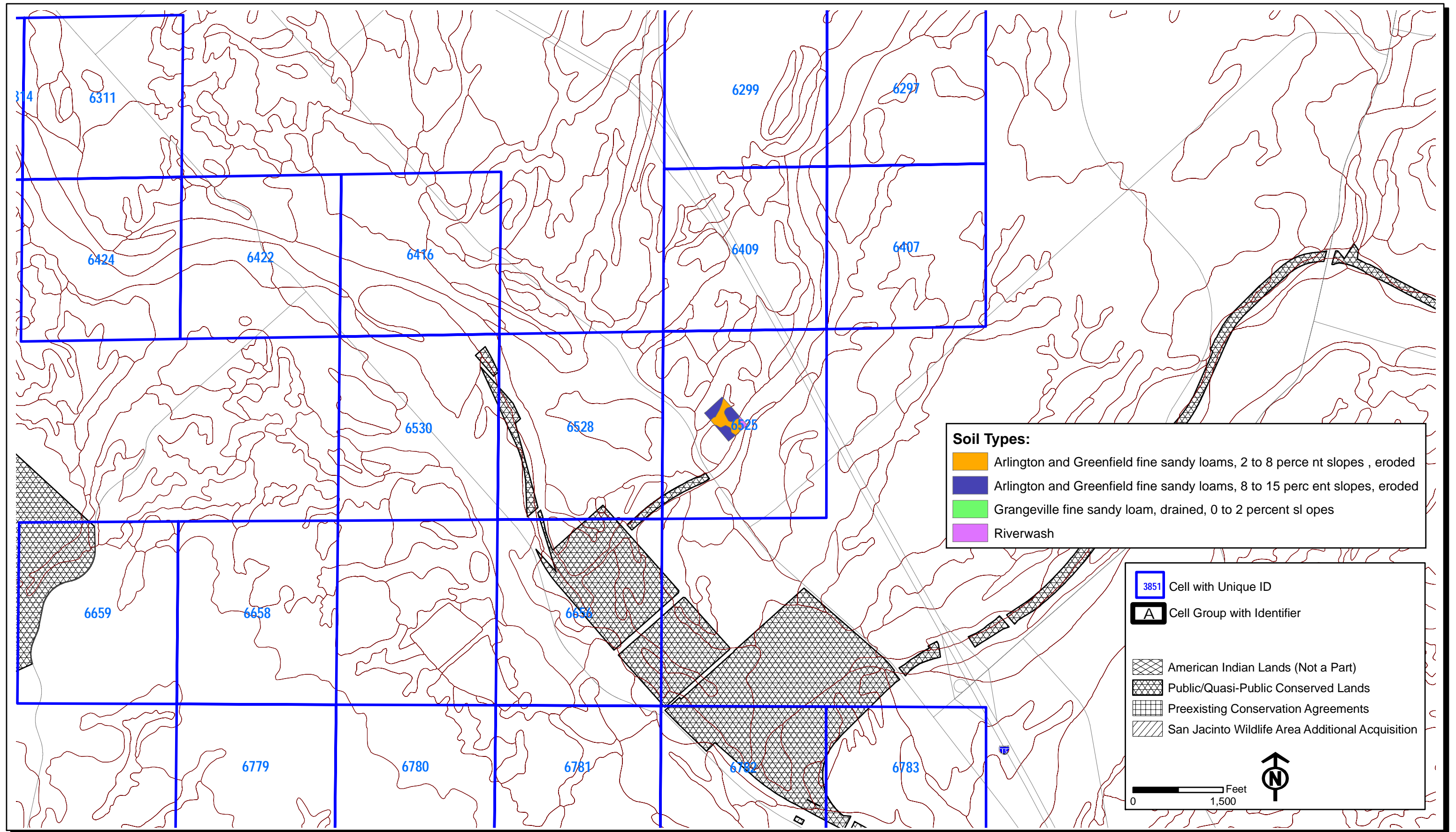
- b. According to the Burrowing Owl and Los Angeles Pocket Mouse Habitat Assessments, prepared by Principe and Associates, 16 January 2006, and an email from Paul Principe dated 31 March 2006, suitable habitat for the burrowing owl and L.A. pocket mouse does not exist on the site. No burrows or diagnostic signs of burrowing owls were found on the site. The site's soils are not suitable for L.A. pocket mouse, as fine sandy loams and loose sandy loams were not found on the site. Soils on site have been compacted from previous development and from recent human use. Therefore, the site does not contain suitable habitat for the L.A. pocket mouse. No other surveys were required. The project demonstrates compliance with Section 6.3.2 of the MSHCP.
- c. The conditions identified by the Permittee appear to address issues related to Urban Wildland Interface associated with the project site. The project is in compliance with Section 6.1.4 of the MSHCP.

EAL

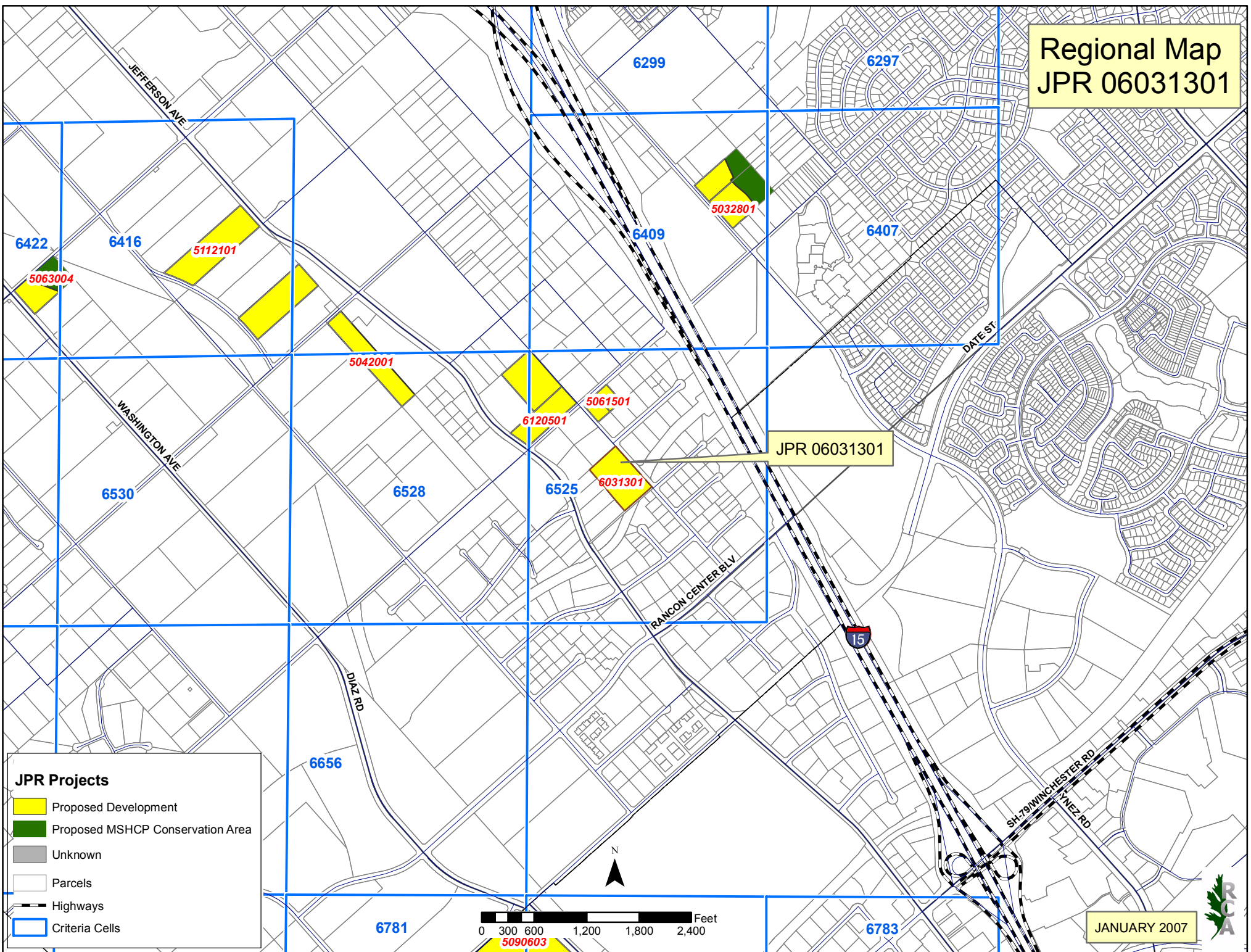


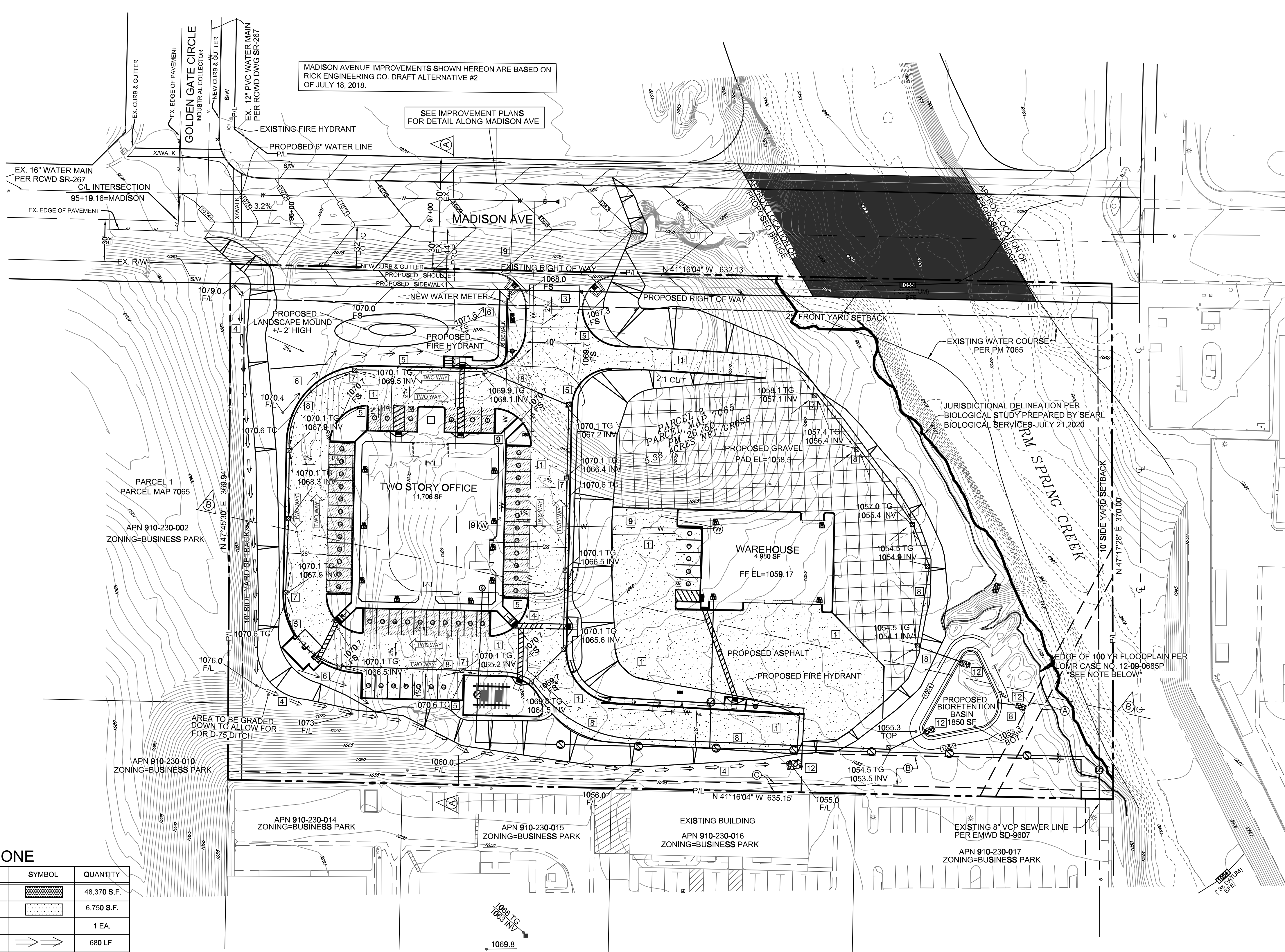


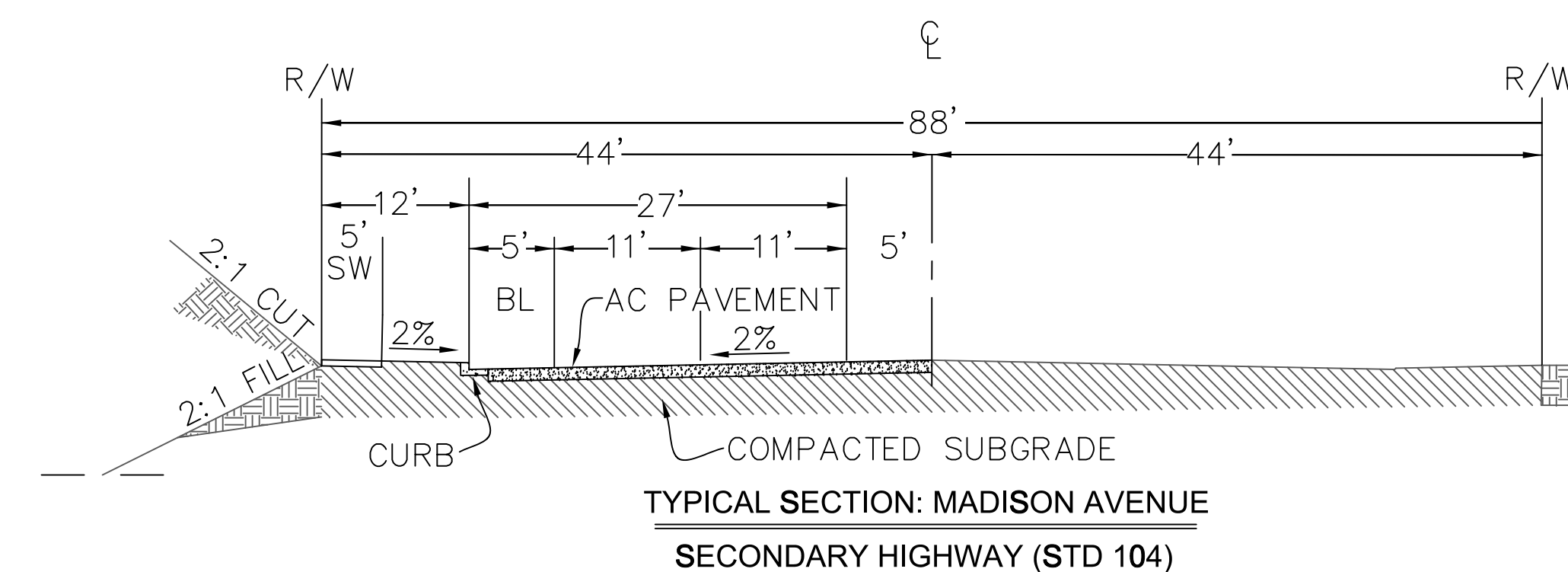
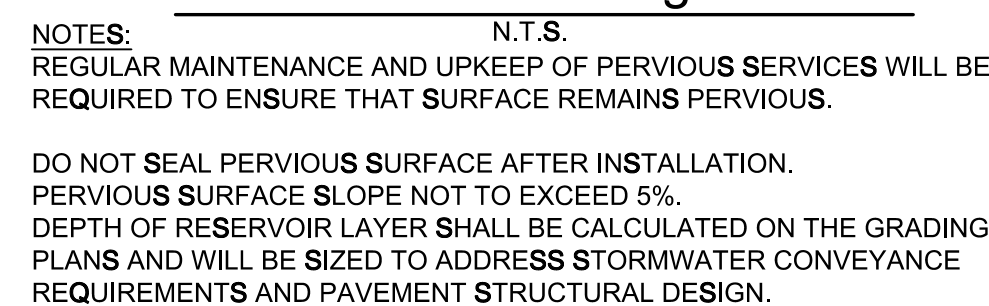
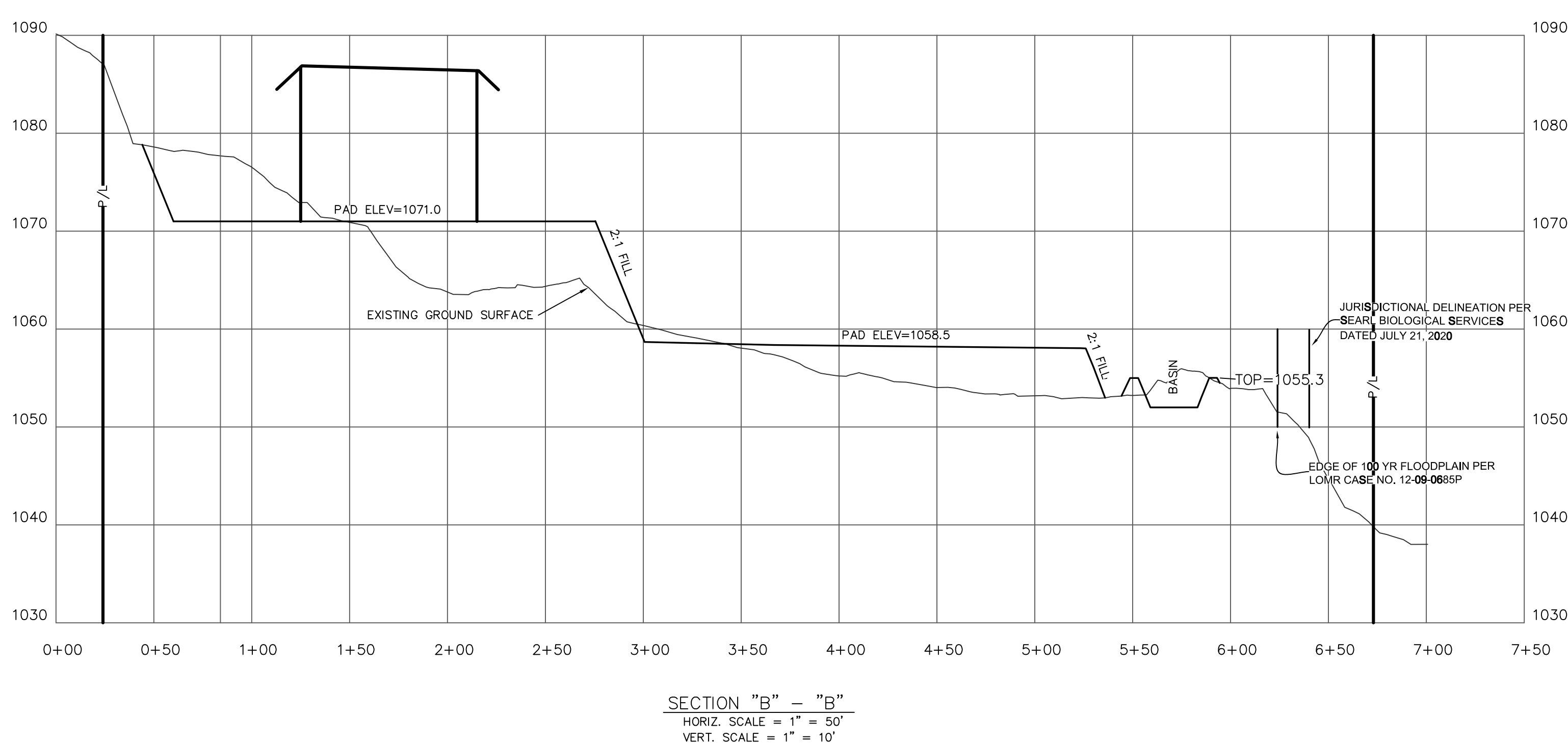





Regional Map JPR 06031301








<p>Underground Service Alert</p>  <p>Call: TOLL FREE 1-800 422-4133</p> <p>TWO WORKING DAYS BEFORE YOU DIG</p>	<p>BENCH MARK</p> <p>DESCRIPTION: _____</p> <p>LOCATION: _____</p> <p>_____</p> <p>RECORDED: _____</p> <p>ELEVATION: _____</p> <p>DATUM: _____</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------

APPROVED FOR SIGNATURE	HORIZONTAL
PLAN CHECK ENGR. NAME TYPED	AS NOTED
PLAN CHECK FIRM	VERTICAL
R.C.E. NO.	AS NOTED

	<p>dk Greene Consulting, Inc</p>
<p>P. O. BOX 143 BONSALL, CA 92003</p>	
<p>PREPARED BY <i>Kristin L. Greene</i></p>	<p>DATE 8/26/20</p>
<p>KRISTIN L. GREENE</p>	
<p>PF NO. C. 527860</p>	<p>EXP. 6/30/2022</p>

[illegible]

SHEET 2	CITY OF MURRIETA ENGINEERING DEPARTMENT	SHEETS 2
<h1 style="margin: 0;">CONCEPTUAL GRADING</h1> <h2 style="margin: 0;">W.M. LYLES CO.</h2> <h3 style="margin: 0;">26501 MADISON AVE.</h3> <h3 style="margin: 0;">PARCEL 2, P.M. 7065, BK 26, PG 50</h3>		
<div style="display: flex; justify-content: space-between;"> <div style="width: 70%;"> <p>APPROVED</p> <p>ROBERT K. MOEHLING _____</p> <p>CITY ENGINEER</p> </div> <div style="width: 25%; text-align: right;"> <p>DATE _____</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 30%;"> <p>DWN BY: _____</p> <p>CHKD BY: _____</p> <p>FIELD BK: _____</p> </div> <div style="width: 40%; height: 80px; border: 1px solid black;"></div> <div style="width: 30%; text-align: right;"> <p>DRAWING NO.</p> </div> </div>		



Surveyed Boundary

MSHCP Riparian/Riverine (0.83-acre)

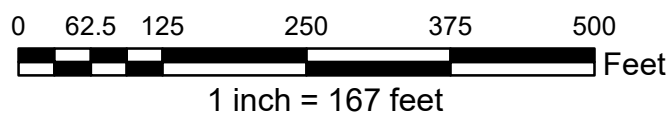


FIGURE 1
Proposed Project Area

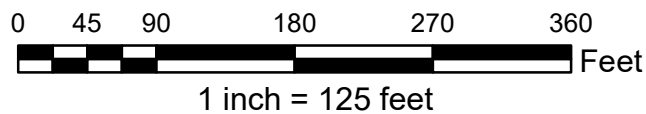
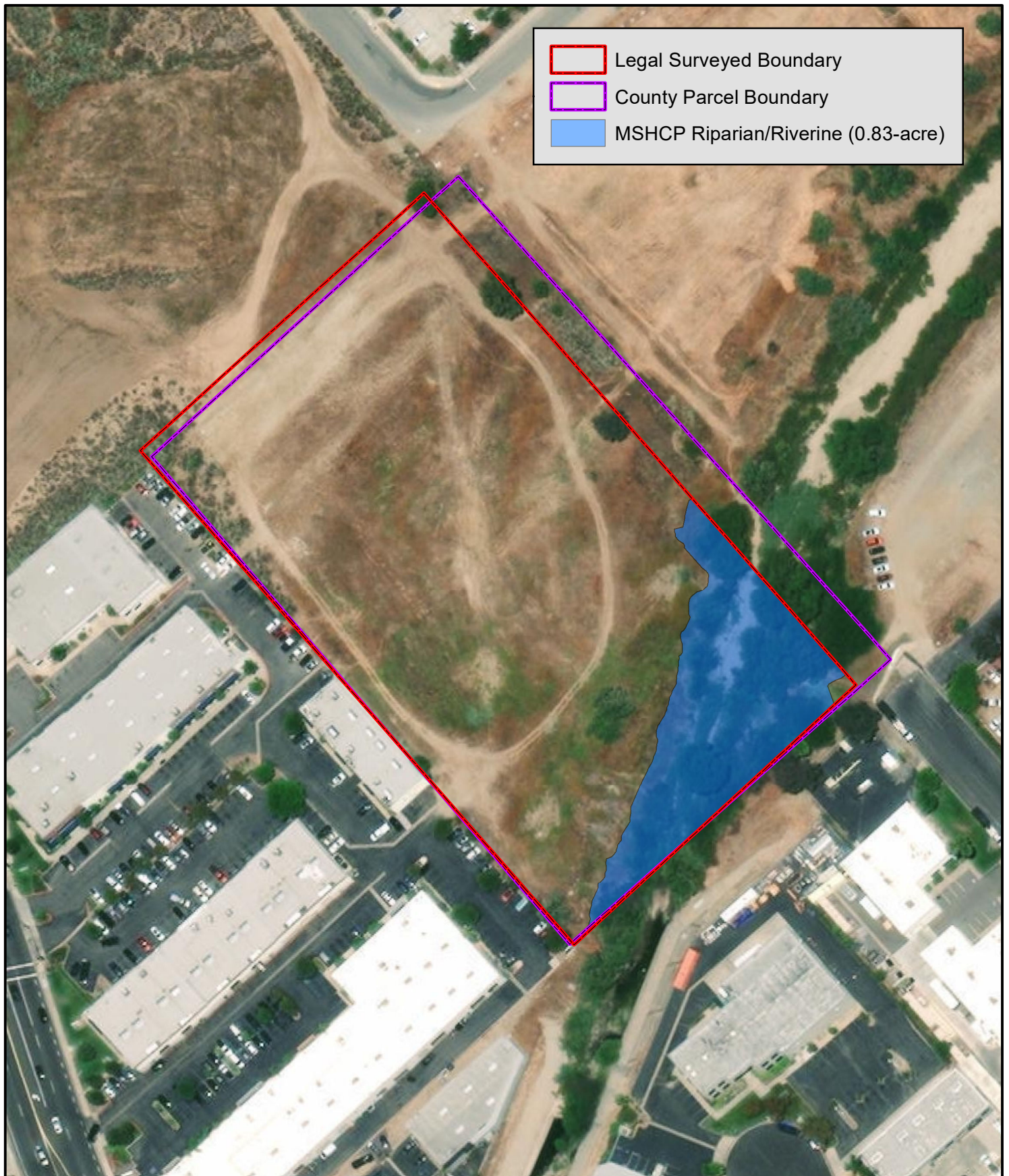


FIGURE 2
Legal Surveyed Boundary
vs. County Parcel Boundary

DATE: August 25, 2020

COORDINATE SYSTEM: NAD 1983 State Plane California Zone VI (feet)

SOURCE: Riverside County GIS Data, ESRI World Imagery Basemap, dk Greene Consulting

W.M. Lyles - Murrieta