

**DETERMINATION OF BIOLOGICALLY EQUIVALENT OR
SUPERIOR PRESERVATION (DBESP) ANALYSIS**

FOR IMPACTS TO MSHCP RIPARIAN/RIVERINE AREAS

**KELLER CROSSING RESIDENTIAL DEVELOPMENT
PROJECT AND OFF SITE IMPROVEMENTS
LOCATED IN THE COMMUNITY OF FRENCH VALLEY,
COUNTY OF RIVERSIDE, CALIFORNIA**

APNs:

On Site APNs:

472-110-001, 472-110-002, 472-110-003, 472-110-004, 472-110-007, 472-110-008, 472-110-009, 472-110-032, 472-110-033, and 472-110-034

Off Site APNs:

Keller Road:

472-090-001, 472-090-015, 472-090-016, 472-090-017, 472-090-018, 472-090-019, 472-090-020, 472-090-025, 472-090-026, 472-090-027, 472-110-024, 472-110-025, 472-110-029, 472-110-031, 472-110-040, 472-110-042, 472-110-043, 476-010-001, 476-010-005, 476-010-006, 476-010-009, 476-010-026, 476-010-027, 476-010-028, 476-010-029, 476-010-052, 476-010-056, 476-010-060, 480-030-001, 480-030-002, 480-030-003, 480-030-004, 480-030-014, 480-030-019, 480-030-022, 480-030-027, and 480-030-029

Washington Street:

472-170-022, 472-170-023, 476-010-052, and 476-010-053

Pourroy Road:

472-090-023, 472-090-024, 472-090-025, 472-090-029, 476-010-001, 476-010-002, 476-010-003, 476-010-004, 476-010-0011, 476-010-012, 476-010-079, 476-010-080, 476-010-081, 476-010-082, 476-010-083, 480-030-029, 480-030-030, 480-030-031, 480-030-032, 480-030-038, and 480-030-040

Winchester Road:

472-110-022, 472-110-031, 472-110-035, 472-110-036, 472-110-037, 472-110-038, 476-010-056, 476-010-057, 476-010-058, 476-010-060, and 476-010-075

Winchester/La Alba:

900-440-004, 900-440-005, 900-440-006, 900-440-007, 900-510-092, 900-520-089, 963-030-004, 963-030-012, and 963-030-013

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March 22, 2022

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1.0 EXECUTIVE SUMMARY

This document provides an analysis in support of a Determination of Biologically Equivalent or Superior Preservation (DBESP) for the Keller Crossing Residential Development Project and its Off Site Improvements Project (the Project) located in the Community of French Valley, Riverside County, California, in regard to the Multiple Species Habitat Conservation Plan (MSHCP) requirements for *Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools* (MSHCP Volume I, Section 6.1.2).

This document has been prepared following the 2019 MSHCP DBESP Report Template and is consistent with the guidelines identified in *Volume I, Section 6.1.2* of the MSHCP document (Dudek 2003), to demonstrate that with the appropriate mitigation, the Project will represent a “biologically equivalent or superior alternative”. This document analyzes onsite sensitive biological resources, including a summary of findings of general and focused biological surveys, and vegetation mapping. A more detailed reporting of biological resources, including results of species-specific focused surveys, are contained within the Project’s Biological Technical Report [GLA, 2022].

This document describes compensatory mitigation for impacts to riparian and unvegetated riverine areas, which are expected to be considered equivalent or superior mitigation for the Project, as compared to avoidance of such resources on site.

This document also describes compensatory mitigation for impacts to the burrowing owl (*Athene cunicularia*), which is expected to be considered equivalent or superior mitigation for the Project, as compared to avoidance of such resources on site.

2.0 INTRODUCTION

2.1 Project Area

The Study Area comprises approximately 240.40 acres in the Community of French Valley, Riverside County, California [Exhibit 1 – Regional Map] and is located within Sections 20, 21 28, and 29, Township 6 South, and Range 2 West, of the Winchester, California United States Geological Survey (USGS) 7.5” topographic quadrangle map; and Section 7, Township 7 South, and Range 2 West of the Murrieta, California USGS 7.5” topographic quadrangle map [Exhibit 2 – Vicinity Map]. The On Site Project is located at Latitude 33.631397 and Longitude -117.095141 and is bordered by undeveloped land to the north, Keller Road to the south, Winchester Road to the east, and Pourroy Road to the west. There are off site infrastructural improvements proposed within the Off Site Project located along portions of Keller Road between Leon Road and Washington Street; portions of Pourroy Road between the northwestern On Site Project boundary and Winchester Road, Washington Street between Keller Road and Koon Street; and Winchester Road between the northeastern boundary of the On Site Project and Koon Street. There is one final infrastructural improvement located south of Keller Road easterly of Keller Flat Court [see Exhibit 3, Aerial Map].

2.2 Project History

The 196.04-acre On Site Project and its 61.42-acre conservation open space area was approved as part of Joint Project Review (JPR) Number 09-12-14-01 on January 25, 2010¹. The Project Habitat Acquisition and Negotiation Strategy (HANS) approval [HANS 1995] for the On Site Project occurred on the same date. A copy of the JPR/HANS approval is attached as Exhibit 4.

As noted, the conservation required for the On Site Project through the approved JPR was 61.10 acres in the northern portion of the Project. This conservation will contribute to the Regional Conservation Authority's (RCA) reserve assembly.

The proposed development for the On Site Project is being updated to account for existing market conditions; however, the impact footprint documented in the approved JPR will remain the same; therefore, the JPR and HANS determinations for the On Site Project do not need to be re-evaluated. Since approval of the JPR, the off site improvements have changed and additional off site infrastructural improvements are being conditioned and required by the County of Riverside (County); therefore, a new JPR (and HANS, where necessary) will occur for the off site improvements.

2.3 Project Description

The proposed Project consists of applications for the first amendment to the Keller Crossing Specific Plan No. 380 (SP00380A01; herein referred to as "SP 380A1"), a General Plan Amendment (GPA210004), a Change of Zone (CZ2100012), and a Tentative Tract Map (TTM38163) to allow for future development of the approximately 433 units on an approximate 196-acre Project with up to 13.3 acres of "Commercial Retail" land uses, 277 "Medium-Density Residential (MDR)" dwelling units on 61.2 acres, 76 "Medium-High-Density Residential (MHDR)" dwelling units on 14.1 acres, 80 "High-Density Residential (HDR)" dwelling units that would be age qualified on 7.3 acres, 1.0 acre of "Community Development-Very Low Density Residential (CD-VLDR)" land uses, 10.5 acres of "Open Space-Recreation (OS-R)" land uses, 11.2 acres of "Open Space-Water (OS-W)" land uses, 61.4 acres of "Open Space-Conservation Habitat (OS-CH)" land uses², and 16.0 acres of major circulation facilities.

This document analyzes the physical effects associated with all components of the proposed Project, including planning, construction, and ongoing operation. The governmental approvals requested from Riverside County to implement the Project consist of the following:

¹ Please note that the JPR prepared for the project required 61.10 acres of conservation open space to be dedicated to the RCA; however the Project Specific Plan requires the set aside of approximately 61.4 acres of open space land; therefore, the actual conservation land set aside is 61.42 acres of land which will comply with both the MSHCP and Specific Plan requirements.

² Please note that the JPR prepared for the project required 61.10 acres of conservation open space to be dedicated to the RCA; however the Project Specific Plan requires the set aside of approximately 61.4 acres of open space land; therefore, the actual conservation land set aside is 61.42 acres of land which will comply with both the MSHCP and Specific Plan requirements.

1. Adoption by resolution of a General Plan Amendment (GPA210004);
2. Adoption of Amendment No. 1 to Specific Plan No. 380 (SP00380A01);
3. Adoption by ordinance of a Change of Zone (CZ2100012); and
4. Adoption by resolution of Tentative Tract Map No. 38163 (TM38163)

The Project's applications, as submitted to the County of Riverside by the Project Applicant, are herein incorporated by reference pursuant to State CEQA Guidelines § 15150 and are available for review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. All other discretionary and administrative approvals that would be required of the County of Riverside or other government agencies are also within the scope of the Project analyzed in this EIR.

Project's Component Parts and Discretionary Approvals

The proposed Project consists of applications for General Plan Amendment No. 210004 (GPA210004), Amendment No. 1 to the Keller Crossing Specific Plan No. 380 (SP00380A01; herein, "SP 380A1"), Change of Zone No. 2100012 (CZ2100012), and Tentative Tract Map No. 38163 (TTM38163) to allow for future development of the 196.0-acre Project site with up to 176,000 s.f. of "Commercial Retail" land uses on 13.3 acres, 277 "Medium-Density Residential (MDR)" dwelling units on 61.2 acres, 76 "Medium-High-Density Residential (MHDR)" dwelling units on 14.1 acres, 80 "High-Density Residential (HDR)" dwelling units that would be age qualified on 7.3 acres, 1.0 acre of "Community Development – Very Low Density Residential (CD-VLDR)" land uses (with no dwelling units allocated or proposed to this area), 10.5 acres of "Open Space-Recreation (OS-R)" land uses, 11.2 acres of "Open Space-Water (OS-W)" land uses, 61.4 acres of "Open Space-Conservation Habitat (OS-CH)" land uses, and 16.0 acres of major circulation facilities. The principal discretionary actions required of the County of Riverside to implement the Project are described in detail on the following pages.

General Plan Amendment No. 210004

The Riverside County General Plan assigns a land use designation to all properties within the County's jurisdiction. Development is required by law to comply with the provisions of the County's General Plan. The Project Applicant is seeking a General Plan Amendment (GPA No. 210004) to modify and reconfigure the adopted General Plan and Southwest Area Plan (SWAP) land use designations for the 196.0-acre Project site to reflect the land uses proposed as part of SP 380A1 (discussed below).

Specifically, under existing conditions, the Project site is designated for 9.9 acres of CD-VLDR land uses, 18.3 acres of "Low Density Residential (LDR)" land uses, 13.9 acres of MDR land uses, 39.5 acres of "Mixed Use," 37.8 acres of CR land uses, 61.1 acres of "Open Space-Conservation (OS-C)," and 20.6 acres of circulation. As part of GPA No. 210004, the 196.0-acre Project site would be redesignated to include 61.2 acres of MDR, 14.1 acres of MHDR, 7.3 acres of HDR, 1.0 acre of CD-VLDR, 13.3 acres of CR, 10.5 acres of OS-R, 61.4 acres of OS-CH, 11.2 acres of OS-W, and 16.0 acres of circulation.

The MDR land use designation is intended to accommodate single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre with minimum lot sizes ranging from 5,500 to 20,000 s.f. The MHDR land use designation is intended to accommodate single-family detached and attached residences with a density range of 5 to 8 dwelling units per acre, with minimum lot sizes ranging from 4,000 to 6,500 s.f. The HDR land use designation is intended to accommodate single-family attached residences and multi-family dwellings with a density range of 8 to 14 dwelling units per acre. The CD-VLDR land use designation is intended to accommodate detached single family residential dwelling units and ancillary structures on large parcels with a density range of 1-2 dwelling units per acre, with minimum lot size of one acre. The CR land use designation is intended to accommodate local and regional serving retail and service uses. The OS-R land use designation is intended to accommodate recreational uses including parks (neighborhood parks allowed), trails, athletic fields, and golf courses. The OS-C land use designation is intended to provide for the protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. The OS-CH land use designation applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans and in accordance with related Riverside County policies. The OS-W land use designation is intended to accommodate bodies of water and natural or artificial drainage corridors.

Change of Zone No. 2100012

The Riverside County Zoning Ordinance (Ordinance No. 348), which is part of the County's Municipal Code, assigns a zoning designation to all properties within unincorporated Riverside County. All development within the County is required, by law, to comply with the provisions of the Zoning Ordinance. Under existing conditions, the Project site is zoned for "Specific Plan Zone (SP Zone)," indicating that the property is within the boundaries of an adopted specific plan. As such, the 196.0-acre Project site is subject to the zoning classifications and requirements established by the adopted Specific Plan No. 380, which generally reflect the land use designations applied to the site as part of the adopted Specific Plan No. 380. A Change of Zone (CZ No. 2100012) is proposed as part of the Project, which would modify and establish the Planning Area boundaries, permitted uses, and development standards throughout the 196.0-acre Project site in order to reflect the land uses proposed as part of SP 380A1.

Specific Plan No 380, Amendment No. 1

Proposed Land Uses

The Project entails the first amendment to the Keller Crossing Specific Plan No. 380 (SP 380A1). The proposed SP 380A1 would allow for up to 176,000 square feet (s.f.) of "Commercial Retail" land uses on 13.3 acres, 277 "Medium-Density Residential (MDR)" dwelling units on 61.2 acres, 76 "Medium-High-Density Residential (MHDR)" dwelling units on 14.1 acres, 80 "High-Density Residential (HDR)" dwelling units that would be age qualified on 7.3 acres, 1.0 acre of Community Development-Very Low Density Residential (CD-VLDR) land uses (with no dwelling units allocated or proposed as part of SP 380A1), 10.5 acres of "Open Space-Recreation (OS-R)" land uses, 11.2 acres of "Open Space-Water (OS-W)" land uses, 61.4

acres of “Open Space-Conservation Habitat (OS-CH)” land uses, and 16.0 acres of major circulation facilities. SP 380A1 would achieve this by modifying the allocation, distribution, lot sizes, and development standards of the land uses within the Keller Crossing Specific Plan No. 380. Specifically, the proposed land uses within proposed SP 380A1 would include the following:

Medium Density Residential (MDR): SP 380A1 would allow for a total of 277 single-family dwelling units on 61.2 acres within Planning Areas (PAs) 1, 2, 3, and 5 with an overall density of 4.5 dwelling units per acre (du/ac). The MDR land use would allow for the development of 47 dwelling units on 10.6 acres with minimum 7,000 s.f. lots within proposed PA 1, 131 dwelling units on 29.8 acres with minimum 6,000 s.f. lots within proposed PAs 2 and 3, and 99 dwelling units on 20.8 acres with minimum 5,000 s.f. lots within proposed PA 5. Access to PAs 1, 2, 3 and 5 would be accommodated from Keller Road via proposed Streets A, B, C, G, and F.

- **Medium High Density Residential (MHDR):** SP 380A1 would allow for a total of 76 single-family dwelling units on 14.1 acres within PA 4 with an overall density of 5.4 du/ac. The minimum lot size within PA 4 would be 5,000 s.f. Access to PA 4 would be accommodated from Keller Road via proposed Street B.
- **High Density Residential (HDR):** SP 380A1 would allow for a total of 80 multi-family age-qualified dwelling units on 7.3 acres within PA 6 with an overall density of 11.0 du/ac. Access to PA 6 would be accommodated from Keller Road via proposed Streets B and C.
- **Community Development -Very Low Density Residential (CD-VLDR):** SP 380A1 proposes to designate 1.0 acre of the Project site for CD-VLDR within PA 12, although no dwelling units are allocated or proposed within PA 12 as part of SP 380A1. A portion of PA 12 will be vacated to adjacent landowners along Old Keller Road, a portion would be transferred to the Riverside County Flood Control and Water Conservation District (RCFCWCD) for storm drain easement purposes, and a portion would serve as a landscaped slope maintained by Valley-Wide Recreation and Park District (VWRPD).
- **Commercial Retail (CR):** SP 380A1 would allow for up to 176,000 s.f. of commercial retail land uses on 13.3 acres within Planning Area 7. The commercial component would accommodate a wide range of businesses, including but not limited to, retail sales, supermarkets, pharmacies, and restaurants (including drive-through). Access to PA 7 would be available from Highway 79 (Winchester Road), Keller Road, and proposed Street B.
- **Open Space – Recreation (OS-R):** One recreation park site is proposed within PA 8 on a total of 6.4 acres and would accommodate both passive and active recreational uses. An additional 4.1 acres of OS-R land uses are proposed in PA 9, which would include a paseo and also would serve as a land use buffer from existing land uses to the west. Access to the PA 8 park site would be accommodated from Keller Road via proposed

Streets B, C, D, E, F, and G, while access to PA 9 would be accommodated via Keller Road and internal roadways within PAs 1 and 3.

- **Open Space – Conservation Habitat (OS-CH):** SP 380A1 would preserve 61.4 acres of existing hillsides within PA 10 in the northern portion of the Project site for conservation purposes under the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). No development is proposed within PA 10.
- **Open Space – Water (OS-W):** SP 380A1 would accommodate 4.3 acres and 6.9 acres of OS-W within PAs 11A and 11B, respectively. PAs 11A and 11B would consist of detention basins, which would capture, temporarily detain, and convey stormwater runoff. In addition, the basins would include storm water management capabilities to provide for the removal of water-borne pollutants from stormwater prior to discharge from the Project site.
- **Circulation:** SP 380A1 would accommodate the construction of 16.0 acres of major roadways on site, which include Right-of-Way (ROW) dedications for Old Keller Road, Keller Road, Winchester Road, Pourroy Road, and Internal Streets A, B, C, D, E, F, and G.

Proposed Circulation Plan

Proposed SP 380A1 includes a Roadway Master Plan. Proposed roadway cross-sections are depicted on 3-4A and 3-4B, *Proposed Roadway Cross-Sections*. As shown, access to the Project site would be afforded via Keller Road and Winchester Road/Highway 79. Access within the Project site would be accommodated via proposed Streets A, B, C, D, E, F, and G, as well as internal local roadways extending from these streets. Access to the commercial retail uses proposed within PA 7 could be accommodated via driveways along Winchester Road/Highway 79, Keller Road, and Street B. Additionally, in order to calm internal traffic, a roundabout is proposed at the intersection of Street B and Streets C and D. Provided below is a brief description of the SP 380A1 Roadway Master Plan facilities.

- **Winchester Road/Highway 79 – Modified Expressway (½-Width 92'-122' ROW, 184'-220' Total ROW):** Winchester Road/Highway 79 is classified by the General Plan and SWAP as an "Expressway" with an ultimate ROW width ranging from 184 to 220 feet. Two roadway cross-sections are proposed for Winchester Road. For the portion of Winchester Road from 0.5-mile north of Keller Road to the northern Project boundary, Winchester Road would be improved along the western edge to include up to 88 feet of paving including a 32-foot portion of the striped center median. Along the western edge of this portion of the roadway, a 34-foot landscaped parkway would be accommodated. For the portion of Winchester Road between Keller Road and 0.5-mile north of Keller Road, Winchester Road would be improved along the western edge to provide between 67 feet and 79 of paving including a 14-foot striped center median, and a landscaped parkway along the western edge of the roadway ranging in width from 25 feet to 37 feet, which would include an 8-foot-wide curb-separated sidewalk. As part of the Project,

approximately 0.2-acre (up to 10 feet in width) of ROW would be dedicated to the County of Riverside and/or Caltrans.

- ***Keller Road – Secondary Highway (100’-112’ ROW):*** Keller Road is classified by the General Plan and SWAP as a “Secondary Highway” with an ultimate ROW width of 100 feet. As part of the Project, Keller Road would be slightly realigned to the north through the southern portions of the Project site in order to facilitate a 90-degree intersection with Winchester Road/Highway 79. As part of the Project, a total of 100 feet of ROW would be dedicated along the portion of Keller Road that traverses the Project site, and this roadway would be improved to include 64 feet of paving (including a 12-foot-wide painted median) and 18-foot-wide parkways along each side of the roadway that would include 5-foot-wide curb-separated sidewalk along the southern side of the roadway and a 10-foot-wide curb-separated meandering decomposed granite (d.g.) trail along the northern edge of the roadway. The ROW may increase to 112 feet and consist of 76 feet of paving (curb-to-curb) at the intersection of Keller Road and Winchester Road to accommodate turn lanes.
- ***Street “B” – Collector Road (74’ ROW):*** “Street B” would consist of a public road that would be classified as a Collector Road, and would serve as the primary entry into the Project site. Street “B” would provide internal connectivity to the residential homes, public park, and the commercial area of the community. Street “B” would include a 74-foot-wide ROW, and would be improved to include 44 feet of paving (curb to curb) and a 15-foot-wide parkway along each side of the roadway that would include 5-foot-wide curb-separated sidewalks.
- ***Streets “D” and “E” – Enhanced Local Street (66’ ROW):*** Streets “D” and “E” would consist of public roads that would be designated as Enhanced Local Streets. Streets “D” and “E” would be improved to provide a 66-foot ROW, which would include 44 feet of paving (curb-to-curb), with 11-footwide parkways along each side that would include a 5-foot-wide curb-separated sidewalk along the western/northern edges of the roadways and a 15-foot-wide sidewalk along the eastern/southern edges of the roadways.
- ***Streets “G” and “F” and Street “C” (Between Streets “G” and “B”) – Modified Local Street (66’ ROW):*** Streets “G” and “F” and the segment of Street “C” between Streets “G” and “B” would consist of public roads that would be designated as Modified Local Streets. These streets would be improved to provide a 59-foot ROW, which would include 40 feet of paving (curb-to-curb). An 11-foot-wide sidewalk would be accommodated along these streets along the side of the street that abuts the park in PA 8, while the side of these streets that abut residential uses in PAs 4, 5, and 6 would include an 8-foot-wide parkway with a five-foot-wide curb-adjacent sidewalk.
- ***Street “A,” Street “C” (west of Street “G”), and Internal Streets – Local Streets (56’ ROW):*** Street “A,” Street “C” (west of Street “G”), and all other internal streets would consist of public Local Streets (56’ wide) that would provide internal connectivity between the various land uses proposed on site. These Local Roads would include a total

of 56 feet of right-of-way, 40 feet of paving (curb-to-curb), and 8-foot-wide parkways along each side of the road within which would be 5-foot-wide curb-adjacent sidewalks.

- **Roundabout:** A roundabout, designed to calm traffic before it enters the residential neighborhoods, is proposed at the intersection of Street “B” and Streets “C” and “D.” The roundabout would include 42 feet of paving and a 34-foot-wide landscaped island. Parkways are proposed on either side of the roundabout, with one side including an 11-foot-wide sidewalk, and the other side including a sidewalk measuring between 14 to 18 feet in width. A traditional intersection may be utilized at this location in lieu of a roundabout.
- **Pourroy Road:** The portion of Pourroy Road that abuts the Project site is not classified as part of the General Plan or SWAP, and consists of a 16-foot-wide dirt road within the western half of the alignment. Approximately 24 feet of the western 30-foot half-width section of Pourroy Road would be paved as part of the Project, leaving the eastern 30-foot half-width section of the ROW as additional buffer between the Project site and the established large lot neighborhood to the west. No access to the Project site is proposed from Pourroy Road, although Pourroy Road would provide fire safety access for the established neighborhood to the west. No other improvements aside from the 24-foot-wide paved road portion are proposed.
- **(Old) Keller Road – Modified Collector (60’ ROW):** Along the Project’s southern boundary, approximately 28 feet of the existing right-of-way for (Old) Keller Road would be vacated, resulting in a total ROW of 60 feet along Old Keller Road. This roadway would be improved to include 34 feet of paving, an 8-foot-wide landscaped parkway along the northern edge of the roadway, and an existing 18-foot-wide graded swale along the southern edge of the roadway. A 15-foot-wide detention basin access road would be accommodated within the portion of the ROW to be abandoned as part of the Project.

Conceptual Pedestrian Circulation Plan

Proposed SP 380A1 includes a Conceptual Pedestrian Circulation Plan. Pedestrian circulation within the Project area would be accommodated by sidewalks ranging in size from 5 feet to 11 feet in width, a 10-foot-wide d.g. meandering trail along the northern edge of Keller Road, and an 8-foot-wide d.g. meandering trail within proposed PA 9 along the western Project boundary. The Conceptual Pedestrian Circulation Plan has been designed to connect each of the residential neighborhoods, including the Age-Qualified neighborhood in PA 6, to the park (PA 8), open space trails (PA 9), and commercial center (PA 7).

Drainage and Water Quality Improvements

The Project is located within the Santa Margarita Watershed in the County of Riverside. According to mapping information from the Riverside County Flood Control and Water Conservation District (RCFCWCD), the Project site is located within the Murrieta Creek/Warm

Springs Valley Master Drainage Plan (MDP). Existing drainage water courses flow naturally from the northerly higher elevations to the southern and southeasterly portions of the Project site, which ultimately flow offsite toward and through several existing Caltrans reinforced concrete pipe (RCP) culvert-under-crossings along Winchester Road (Highway 79). Presently, there is no existing storm drain infrastructure on-site or within Pourroy Road or Keller Road rights-of-way. (K&A Engineering, Inc., 2021)

The Project has been designed to detain runoff generated on the Project site such that there would be no increase in developed storm flows as compared to existing drainage conditions. Runoff generated within the developed portions of the Project site would be collected via a series of on-site catch basins and storm drain lines ranging in size from 18 inches to 54 inches, which would convey flows into proposed detention basins in PAs 11A and 11B, which ultimately would discharge flows into their respective existing pre-developed water courses. Hillside storm flows from the open space in PA 10 would be intercepted and conveyed through a bypass storm drain line directly into the detention basins (low flow and storm water) proposed within PA 11A, adjacent to Winchester Road. The basin also would accommodate storm flows and runoff from the portion of PA 5 located north of Street “C” and runoff from the park proposed in PA 8. Flows from PA 6 would be detained by the proposed basin within PA 6. Outflows from PA 6 and the detention basin in PA 11A would be conveyed through 24-inch storm drain lines to three points of connection within the existing 24-inch Reinforced Concrete Pipes (RCPs) in Winchester Road.

The detention basin within PA 11B at the southern edge of the Project would detain and provide water quality treatment for the remaining portions of the Project’s runoff. At the southwest corner of the Project site, flows from PA 9 would be conveyed south and easterly within a 4’ x 8’ reinforced box culvert (RBC) that transitions to a 5’ x 8’ RCB, which would then be conveyed south to the existing natural drainage channel. During low rainfall events, a storm drain would intercept the natural drainage course traversing the southern tip of PA 9 and convey these flows under Old Keller Road to bypass the PA 11B basin. Two options are proposed for the proposed bypass connection to the existing natural drainage channel. Flows from the natural drainage channel (including flows from the storm drain intercept, natural drainage channel, and PA 11B) would then be conveyed to an existing 60-inch RCP within Winchester Road.

Drainage facilities proposed as part of the Project would be maintained by the Riverside County Flood Control and Water Conservation District (RCFCWCD) or VWRPD, as follows:

- The detention basin in PA 11A, the storm drain intercept conveying flows from PA 10, and the drainage facilities proposed in PA 6 would be maintained by the VWRPD. The VWRPD would conduct annual maintenance to remove sediment, debris, and litter from the pipes. As part of annual maintenance, VWRPD also would inspect hydraulic and structural facilities, and examine the outlet for clogging and structural integrity, as well as damage to any structural element. The VWRPD would repair facilities as needed.
- The detention basin in PA 11B would be subject to annual maintenance by the RCFCWCD to remove sediment, debris, and litter from the pipe. As part of annual

maintenance, RCFCWCD also would inspect hydraulic and structural facilities, and examine the outlet for clogging and structural integrity, as well as damage to any structural element. The RCFCWCD would repair facilities as needed.

- The debris inlet basin (including inlet and outlet structures) proposed in the southern portion of PA 9 would be subject to maintenance by the RCFCWCD every five years, or sooner and whenever substantial sediment accumulation has occurred. Maintenance activities would include the removal of debris and litter from the entire basin; an inspection of the hydraulic and structural facilities; an examination of the outlet for clogging, the embankment and spillway integrity, as well as damage to any structural embankment. RCFCWCD also would check for erosion, slumping, and overgrowth, and would remove accumulated sediment and debris from the forebay and ensure that the notch weir is clear, allowing for proper drainage. The RCFCWCD also would check inlet structures for sediment buildup. The RCFCWCD would repair facilities as needed.
- The drainage bypass of existing flows near the southern portion of PA 9 also would be maintained by RCFCWCD. RCFCWCD would maintain the 4' x 8' RBC that transitions to a 5' x 8' RCB, as well as all inlet and outlet structures, on an annual basis. Maintenance activities would include the removal of sediment, debris, and litter from the pipe; an inspection of hydraulic and structural facilities; and an examination of the outlet for clogging, structural integrity, and damage to any structural element. The RCFCWCD would repair facilities as needed.

Fuel Modification Plan

SP 380A1 includes a Fuel Modification Plan (FMP) that would protect the proposed residential units and other structures from fire hazards, while at the same time creating a smooth visual transition from the natural vegetation that may be located to the homeowner's front, side, and/or rear landscapes. Fuel modification zones are proposed within all residential PAs, as well as in areas that abut residential and commercial development areas and within the detention basins within PAs 11A and 11B. Fuel modification area planting would be in accordance with the Riverside County Fire Department standards and requirements, and would utilize appropriate plant materials and irrigation treatments. Lots that are within PAs adjacent to open space would be developed in accordance with the Project's FMP to provide adequate buffering and fuel modification zones consistent with Riverside County Fire Department standards. Fuel modification zones would be provided where the conditions outlined below exist, as per Riverside County Fire Department standards. The required FMZs would consist of the following:

Urban-Wildland Interface: In order to adequately protect structures adjacent to open space areas and the MSHCP-dedicated hillsides, SP 380A1 would require sufficient "defensible space" between the dwelling units and the fuel associated with the open land. A total of one-hundred (100) feet of fuel modification treatment shall be required on all lots abutting native vegetation. In those areas where 100 feet of fuel modification zones cannot be achieved due to open space protection issues or property boundary limitations, alternative protection measures would be implemented to help protect the homes from

wildfire. These protection measures would be based on worst case scenarios (slope, wind, native vegetation, fuel moisture, humidity, etc.) and fire fuel modeling. The affected lots may include measures consisting of, but not limited to, non-combustible fire deflection walls, increased width of required irrigated landscaping, or additional ignition resistant construction requirements greater than the required building codes.

Fuel Modification Zone 1A: Fuel Modification Zone 1A would be homeowner maintained within individual lots and shall be free of all combustible construction and materials. Zone 1A generally would be located within the rear yard and side yards of the homes within all residential Planning Areas. It would consist of an irrigated zone surrounding the building pad as measured from the exterior walls of the building or from the most distal point of a combustible projection or an accessory structure within 10 feet of the main building to the lot boundary. This distance area would provide the best protection against the high radiant heat produced by a wildfire and also would provide a generally open area in which fire suppression forces can operate during wildfire events. This zone would include a level or level-graded area around the structure and minimum 10-foot setbacks between buildings and trees. Landscaping in this zone shall be in accordance with EIR Table IV-1 (Community Plant Palette) and EIR Table IV-2 (Prohibited Plant List) of proposed SP 380A1.

- **Fuel Modification Zone 1B:** Fuel Modification Zone 1B would be maintained by the Valley-Wide Recreation and Park District and would consist of irrigated and fire-resistant landscaping and manufactured slopes that would extend from residential property lines. Zone 1B generally would be located in landscaping areas outside of homeowner lots, including in Planning Areas 1, 3, 5, and 6, starting from the lot parcel line extending 30 feet outwards, within parks, roadway landscaping, and manufactured slopes. This zone would be planted with fire resistant shrubs, trees, and groundcovers and would be irrigated and maintained by the Valley-Wide Recreation and Park District year-round. Landscaping in this zone would be in accordance with EIR Table IV-1 (Community Plant Palette) and EIR Table IV-2 (Prohibited Plant List) of proposed SP 380A1.
- **Fuel Modification Zone 2:** Fuel Modification Zone 2 would be maintained by the Valley-Wide Recreation and Park District and would consist of thinning treatment to ensure that areas in this zone contain 50% open space and are free of any dead and dying combustible vegetation. Zone 2 generally would begin at the outer edge of Zone 1A and Zone 1B landscaping and includes Planning Areas 1, 3, 5, 6, and 11A. This zone would consist of a non-irrigated area and must be maintained yearly prior to fire season to clear out any dead, dying, and invasive material. Landscaping in this zone shall be in accordance with Table IV-1 (Community Plant Palette) and EIR Table IV-2 (Prohibited Plant List) of proposed SP 380A1.
- **Roadside Fuel Treatment:** Roadside fuel treatment would be managed by the Valley-Wide Recreation and Park District and would include all public roads, which shall have a minimum of 20 feet of combustible vegetation clearance on each side of the roadway. Temporary roadside fuel treatment maintenance would be applied to public roads until adjoining properties are developed. Sidewalks and related non-combustible

improvements are encouraged in fuel treatment areas to enhance the level of protection. Landscaping for roadside fuel treatment shall be in accordance with EIR Table IV-1 (Community Plant Palette) and EIR Table IV-2 (Prohibited Plant List) of proposed SP 380A1.

Additional building features would be required for a few homes within residential Planning Areas 3 and 5 where the minimum 100-foot fuel treatment setback cannot be achieved. For any home or building that has reduced fuel modification distances, 6-foot solid non-combustible walls would be required to limit any actual radiant fire that may start in the conservation habitat area. Homes on these lots would be required to be single-story, any swinging exterior doors would be required to be self-closing, and copper piping in attics would be required. Fire sprinklers would be required to extend outside under the eaves and interior fire sprinklers would be required in attics and garages. Landscaping in this zone shall be in accordance with EIR Table IV-1 (Community Plant Palette) and EIR Table IV-2 (Prohibited Plant List) of proposed SP 380A1.

2.4 Existing Conditions

Based on historical aerial photography dating back to the 1960s, the On and Off Site Project has been developed for agricultural uses resulting in extensive ground disturbances. The On and Off Site Project has mainly been utilized for agriculture and maintained by regular mowing and disking. The topography within the Project slopes downward from the north to south from 1,587 feet to 1,422 feet above mean sea level (amsl).

The On and Off Site Project Study Area consists of regularly maintained undeveloped land, much of which is comprised of previously graded and highly compacted soils. The Project is relatively flat and occurs at an elevation ranging from approximately 1,587 to 1,422 feet above mean sea level. Due to the decades of agriculture practices and disturbances throughout the On and Off Site Project Study Area, hydrology has been modified as a result. However, the topography conveys storm flows in a general west to east direction, depending on rainfall amounts, through the site towards Warm Springs Creek and eventually to Murrieta Creek.

The Project contains ephemeral earthen drainages with sporadic riparian vegetation. No wetlands were identified within the On and Off Site Project Study Area. Refer to Section 4.9 and 4.10 for additional details.

Potential jurisdictional features analyzed as part of the field investigation include ten ephemeral drainage features that occur within the On and Off Site Project, referred to herein as Drainages A, A-1, B, C, D, E, F, G, H, and I.

These features extend across the On and Off Site Project in a general southerly direction (except for Drainages B and H, which drain in a southwesterly direction). With the exception of Drainages A, A-1, H, and I, the majority of these drainages originate onsite and convey surface runoff and/or storm water runoff from the adjacent hillsides. The drainages occur on vacant agricultural land with a majority of the site being disked on a regular basis. Elevations range

from approximately 1,422 to 1,587 feet above mean sea level. Off-site flows are ultimately conveyed east below SR 79, southwest to Warm Springs Creek, and onward to Murrieta Creek.

Drainage A

Drainage A is an ephemeral blue-line drainage that comprises approximately 1,407 linear feet within the On and Off Site Project. No wetlands are associated with this feature.

Drainage A enters the southwestern corner of the On and Off Site Project via road runoff and nuisance flows from the surrounding areas. Drainage A meanders in a general easterly/southeasterly direction for a collective 884 linear feet onsite and 523 linear feet offsite, before exiting the On and Off Site Project southeast towards Winchester Road/SR 79. Flows from Drainage A are ultimately conveyed into the storm drain system west of SR 79, which drains southwest to Warm Springs Creek, and onward to Murrieta Creek. The channel bottom supports a sandy loam substrate and was completely dry during our field delineation despite recent rainfall events.

Drainage A is dominated by upland weedy species common throughout the Project site, including black mustard (*Brassica nigra*), common barley (*Hordeum vulgare*), tocalote (*Centaurea melitensis*), ripgut brome (*Bromus diandrus*), golden crown beard (*Verbesina encelioides*), smooth cat's ear (*Hypochaeris glabra*), Russian thistle (*Salsola ssp.*), doveweed (*Croton setiger*), and wild oat (*Avena fatua*). The westerly drainage reach contains a single arroyo willow (*Salix lasiolepis*), one palo verde (*Parkinsonia aculeata*), and a few clumps of mulefat (*Baccharis salicifolia*).

Drainage A-1

Drainage A-1 is an ephemeral drainage that conveys road runoff and nuisance flows through a pipe culvert south of Keller Road in the offsite portion of the Project. This feature extends across the offsite portion of the Project area in a southerly direction for approximately 24 linear feet before leaving the On Site Project and traversing the Off Site Project for 307 linear feet and eventually converging with Drainage A downstream. Drainage A-1 contains non-native upland grasses and weeds and was completely dry during our field delineation. No wetlands or riparian areas are associated with this feature.

Drainage B

Drainage B is an ephemeral drainage that traverses the northwestern portion of the On and Off Site Project in a general southwesterly direction for approximately 1,544 linear feet before entering the storm drain system at a small pipe culvert under Pourroy Road. This feature originates in the northwestern portion of the Project site and conveys stormwater runoff from the adjacent hillsides. This feature is somewhat erosional in portions and was completely dry during our field delineation. No wetlands or riparian areas are associated with this feature. Drainage B is

dominated by black mustard, common barley, sparse cocklebur (*Xanthium spinosum*), ripgut brome, and vinegar weed (*Trichostema lanceolatum*).

Drainage C

Drainage C is an ephemeral drainage that extends across the western portion of the site in a southerly direction for approximately 1,725 linear feet before dissipating on site as sheet flow towards a roadside pipe culvert at the southern Project boundary. This feature originates on site and conveys stormwater runoff from the adjacent hillsides. This feature is somewhat erosional in portions and was completely dry during our field delineation. No wetlands or riparian areas are associated with this feature. Drainage C is dominated by black mustard, common barley, sparse cocklebur, ripgut brome, and vinegar weed.

Drainage D

Drainage D is an ephemeral drainage that extends across the west-central portion of the site in a southerly direction for approximately 1,205 linear feet before dissipating on site as sheet flow towards a roadside pipe culvert at the southern project boundary. This feature originates on site and conveys stormwater runoff from the adjacent hillsides. This feature is somewhat erosional in portions and was completely dry during our field delineation. No wetlands or riparian areas are associated with this feature.

Drainage E

Drainage E is an ephemeral drainage that extends across in central/east-central portion of the site in a southeasterly direction for approximately 2,723 linear feet before dissipating on site as sheet flow towards a culvert along the eastern project boundary. This feature originates on site and conveys stormwater runoff from the adjacent hillsides. This feature is somewhat erosional in portions and completely dry during our field delineation. No wetlands or riparian areas are associated with this feature. Drainage E is dominated by black mustard, common barley, sparse cocklebur, ripgut brome, and vinegar weed.

Drainage F

Drainage F is an ephemeral drainage that extends across the eastern portion of the site in a southerly direction for approximately 891 linear feet before dissipating on site as sheet flow. This feature originates on site and conveys stormwater runoff from the adjacent hillsides. This feature is somewhat erosional in portions and was completely dry during our field delineation. No wetlands or riparian areas are associated with this feature. Drainage F is dominated by black mustard, common barley, sparse cocklebur, ripgut brome, and vinegar weed.

Drainage G

Drainage G is an ephemeral drainage that enters the site from the northeast and extends in a southerly direction for approximately 1,009 linear feet before exiting the eastern Project

boundary adjacent to SR 79. At this point, flows enter a concrete culvert beneath SR 79 and continue offsite. This feature conveys stormwater runoff from the adjacent hillsides and is somewhat erosional in portions. Drainage G was completely dry during our field delineation and no wetlands are associated with this feature. Drainage G is dominated by similar vegetation with the addition of buckwheat (*Eriogonum ssp.*) along the banks.

Drainage H

Drainage H is an ephemeral drainage feature associated with the eastern portion of the offsite Project area along Keller Road. This feature totals approximately 139 linear feet and is completely unvegetated with the exception of planted Peruvian pepper trees (*Schinus molle*) overhanging the upper banks. Drainage H was completely dry during our field delineation and no wetlands or riparian areas are associated with this feature.

Drainage I

Drainage I is an ephemeral drainage feature located on the northwest side of Pourroy Road in the offsite Project area. This feature conveys road runoff and totals approximately 77 linear feet. Drainage I is unvegetated and was completely dry during our field delineation. No wetlands or riparian areas are associated with this feature.

MSHCP jurisdiction associated with the On and Off Site Project totals 0.66 acre, of which 0.06 acre consists of riparian stream and 0.60 acre consists of riverine stream. A total of 10,386 linear feet of ephemeral stream is present. This includes 151 linear feet of riparian stream and 10,235 linear feet of non-riparian riverine stream and includes all areas within CDFW jurisdiction.

MSHCP jurisdiction at the On and Off Site Project includes Drainages A, A-1, B, C, D, E, F, G, H, and I. These features exhibit defined stream flow indicators as evidenced by discernible channel banks, drainage patterns, and changes in soil characteristics. Since these features exhibit a discernable stream course, they are subject to regulation by Section 6.1.2 of the MSHCP. Table 2-1 below summarizes MSHCP jurisdictional waters associated with the On and Off Site Project. Drainage descriptions are provided above. The boundaries of MSHCP jurisdiction are depicted on the enclosed jurisdictional delineation map [Exhibit 8].

Table 2-1: Summary of MSHCP Jurisdiction

Drainage Name	MSHCP Riverine Stream (acres)	MSHCP Riparian Stream (acres)	Total MSHCP Jurisdiction (acres)	Length (linear feet)
Drainage A	0.15	0.06	0.21	1,407
Drainage A-1	0.05	0.00	0.05	331
Drainage B	0.04	0.00	0.04	1,544
Drainage C	0.10	0.00	0.10	1,725
Drainage D	0.09	0.00	0.09	1,205
Drainage E	0.17	0.00	0.17	2,723
Drainage F	0.03	0.00	0.03	891
Drainage G	0.05	0.00	0.05	1,009

Drainage H	0.01	0.00	0.01	139
Drainage I	0.004	0.00	0.004	77
Total	0.69	0.06	0.75	11,051

*Sum of individual parts may not equal sum total due to rounding error.

The On and Off Site Project supports the following vegetation/land cover types: agriculture, developed, disturbed, disturbed buckwheat scrub, ornamental, and disturbed mulefat scrub. Table 2-2 provides a summary of the vegetation types and their corresponding acreages. A Vegetation/Land Use Map is attached as Exhibit 6. Photographs depicting the Project are shown in Exhibit 7.

Table 2-2. Summary of Vegetation/Land Use Types for the Project

Vegetation/Land Use Type	On Site Project (Acres)	Off Site Project (Acres)	Total Project (Acres)
Agriculture	175.23	0	175.23
Developed	1.44	16.24	17.68
Disturbed	10.60	25.66	36.26
Disturbed Buckwheat Scrub	8.64	0.47	9.11
Ornamental	0.08	1.99	2.07
Disturbed Mulefat Scrub	0.05	0	0.05
Total	196.04 [Rounded]	44.36 [Rounded]	240.40 [Rounded]

2.4.1 Agriculture

The Project site supports 175.23 acres of active agriculture in the on-site portion of the Project. Agriculture practices have been noted on the Project historically.

2.4.2 Developed

Approximately 17.68 acres of developed areas occur within the on and off site portions of the Project in the form of unpaved access roads, paved vehicular roads, and developed infrastructure such as buildings. A total of 1.44 acres are on site and 16.24 acres are off site. These areas are routinely maintained and are primarily unvegetated. No developed areas are present on site.

2.4.3 Disturbed

Approximately 36.26 acres of disturbed areas occur within the Project. A total of 10.60 acres occurs on site and 25.66 acres occur off site. The northeastern portion of the onsite Project was burned in a recent brushfire and is currently unvegetated and contains only the charred remains of vegetation.

2.4.4 Disturbed Buckwheat Scrub

Approximately 9.11 acres of disturbed buckwheat scrub in patches throughout the Project, with the largest area occurring along the northeastern and northwestern portion of the Project

boundary. A total of 8.64 acres of disturbed buckwheat scrub is on site and a total of 0.47 acre is off site. While the majority of the Project has been disturbed due to agricultural uses, these areas remained primarily undisturbed due to the steepness of the terrain. These areas are dominated with California buckwheat (*Eriogonum fasciculatum*), California sagebrush (*Artemisia californica*), brittlebush (*Encelia farinosa*), ripgut brome (*Bromus diandrus*), and red brome (*Bromus madritensis ssp. rubens*).

2.4.5 Disturbed Mulefat Scrub

The Project supports 0.05 acres of disturbed mulefat scrub. All 0.05 acre of disturbed mulefat scrub is on site. This area is primarily dominated with riparian species including arroyo willow (*Salix lasiolepis*) and mulefat (*Baccharis salicifolia*), with an understory of non-native grasses. Non-native species such as summer mustard (*Hirschfeldia incana*), foxtail barley (*foxtail barley*), and annual brome grasses are also dominant along the banks of the drainage.

2.4.6 Ornamental

The Project contains 2.07 acres of ornamental plantings within the on and off site portions of the Project. The on site portion totals 0.08 acre and the off site portion totals 1.99 acres and is along and near the intersection of La Alba Drive and Winchester Road. Ornamental plantings predominantly consist of non-native horticultural plants and trees, including introduced trees, shrubs, and annual plants. Ornamental plantings area associated with residential land use adjacent to proposed off-site improvements.

2.5 Relationship of the Project to the MSHCP

The On Site Project is located within the Southwest Area Plan Subunit 5 – French Valley/Lower Sedco Hills of the MSHCP and is included within the MSHCP Criteria Area. Portions of the Off Site are also located within the Southwest Area Plan Subunit 5 – French Valley/Lower Sedco Hills of the MSHCP and Southwest Area Plan Subunit 4 – Cactus Valley/Southwestern Riverside County Multi-Species Reserve/Johnson Ranch of the MSHCP.

Specifically, the On Site Project falls within all or portions of Criteria Cells 5067, 5070, 5074, 5169, 5173, 5175, and 5275 as well as Cell Group U. The Off Site Project is also partially or wholly located in the MSHCP Criteria Area. It is located within portions of Criteria Cells 5067, 5169, 5170, 5173, 5174, 5175, 5275, 5278, 5279, and 5969. The Off Site Project is also within Cell Groups S, U, and V [Exhibit 9A – MSHCP Map]. Portions of the Project are located within the MSHCP Criteria Area Plant Species Survey Area (CAPSSA), Narrow Endemic Plant Species Survey Area (NEPSSA), and Burrowing Owl (*Athene cunicularia*) Survey Area [Exhibit 9B – MSHCP Survey Areas Map].

Subunit 4, Cactus Valley/Southwestern Riverside County Multi-Species Reserve/Johnson Ranch

The target acreage range for Additional Reserve Lands within Subunit 4 is 4,395 to 7,970 acres of land. The cell groups within this subunit include: Cell Groups A, E, F, G, H, I, K, L, M, N, O, P, Q, R, S and T.

Criteria Cells not in a Cell Group in Subunit 4 include: 5078, 5177, 5685, 5686, 5738, 5740, 5741, 5839, 5840, 5841, 5842, 5886, 5893, 5894, 5984, 5992, 6088 and 6154.

Planning species for this subunit include:

- Bell's sage sparrow;
- Burrowing owl;
- Cactus wren;
- Coastal California gnatcatcher;
- Golden eagle (nest site);
- Grasshopper sparrow;
- Least Bell's vireo;
- Mountain plover;
- Northern harrier;
- Southern California rufous-crowned sparrow;
- Tree swallow;
- Turkey vulture;
- White-tailed kite;
- Quino checkerspot butterfly;
- Bobcat;
- Los Angeles pocket mouse;
- Mountain lion;
- Stephens' kangaroo rat; and
- Western pond turtle.

Biological issues and considerations for this subunit include:

- Conserve upland Habitat around the Southwestern Riverside County Multi-Species Reserve to augment existing Conservation within the Southwestern Riverside County Multi-Species Reserve, primarily to the north, south and west, and provide connectivity to proposed Constrained Linkages in French Valley.
- Conserve upland Habitat east of the Southwestern Riverside County Multi-Species Reserve to provide connectivity between the Southwestern Riverside County Multi-Species Reserve and existing conserved lands in the San Bernardino National Forest, proposed Vail Lake Core Area and contributing to the proposed Linkage in Subunit 5 of the San Jacinto Valley Area Plan. Conservation shall incorporate both Live-In Habitat and wildlife movement.
- Conserve key populations of Quino checkerspot butterfly.

- Conserve key populations of coastal California gnatcatcher.
- Conserve golden eagle nest site in Rawson Canyon upstream from Lake Skinner.
- Maintain least Bell's vireo in Rawson Canyon and east of Lake Skinner.
- Maintain grassland Habitat for mountain plover.
- Maintain turkey vulture nest in Rawson Canyon east/north of Lake Skinner.
- Maintain Core Area for bobcat.
- Maintain Core Area for mountain lion.
- Maintain Core and Linkage Habitat for Stephens' kangaroo rat.
- Determine presence of potential Core and Linkage Habitat for Los Angeles pocket mouse along Tualata Creek east of Lake Skinner.
- Maintain Core and Linkage Habitat for Quino checkerspot butterfly.
- Maintain Core and Linkage Habitat for western pond turtle.

Subunit 5, French Valley/Lower Sedco Hills

The target acreage range for Additional Reserve Lands within Subunit 5 is 4,360 to 7,395 acres of land. The cell groups within Subunit 5 include: Cell Groups U, V, W, X, Y, Z, A', B', C', D', E', F', G', H' and I'.

Criteria Cells not in a Cell Group in Subunit 5 include: 5163, 5169, 5173, 5174, 5175, 5275, 5279, 5372, 5376, 5378, 5460, 5477, 5479, 5572, 5575, 5669, 5677, 5778, 5879, 5979, 5982, 5987, 6075, 6180, 6182, 6185, 6297, 6299, 6407, 6409 and 6525.

Planning species for this subunit include:

- Bell's sage sparrow;
- California horned lark;
- Coastal California gnatcatcher;
- Swainson's hawk;
- Grasshopper sparrow;
- Southern California rufous-crowned sparrow;
- Quino checkerspot butterfly;
- Bobcat;
- Los Angeles pocket mouse;
- Western pond turtle;
- Long-spined spine flower;
- Munz's onion; and
- Palmer's grapplinghook.

Biological issues and considerations for this subunit include:

- Conserve a large block of Habitat generally east of I-215 and south of Scott Road for narrow endemic species.
- Provide connection to the Southwestern Riverside County Multi Species Reserve.

- Conserve clay soils supporting long-spined spine flower, Munz's onion and Palmer's grapplinghook.
- Maintain Core and Linkage Habitat for bobcat.
- Determine presence of potential Core Area for Los Angeles pocket mouse along Warm Springs Creek.
- Maintain Core and Linkage Habitat for Quino checkerspot butterfly.
- Maintain Core Area for western pond turtle.
- Maintain Core Area for Riverside fairy shrimp.

On Site Project

Cell Group U, Criteria Cell 5067

Approximately 0.16 acre of the On Site Project is within Criteria Cell 5067 and Cell Group U. Conservation within this Cell Group will contribute to assembly of Proposed Constrained Linkage 17. Conservation within this Cell Group will focus on chaparral, grassland and coastal sage scrub habitat and agricultural land. Areas conserved within this Cell Group will be connected to chaparral habitat proposed for conservation in Cell #5174 to the south, to chaparral and grassland habitat proposed for conservation in Cell #5169 and #5175 both also to the south, to chaparral habitat and agricultural land proposed for conservation in Cell #5173 also to the south, and to grassland habitat proposed for conservation in Cell Group S to the east. Conservation within this Cell Group will range from 65%-75% of the Cell Group focusing on the eastern portion of the Cell Group.

Cell Group U, Criteria Cell 5070

Approximately 0.79 acre of the On Site Project is within Criteria Cell 5067 and Cell Group U. Conservation within this Cell Group will contribute to assembly of Proposed Constrained Linkage 17. Conservation within this Cell Group will focus on chaparral, grassland and coastal sage scrub habitat and agricultural land. Areas conserved within this Cell Group will be connected to chaparral habitat proposed for conservation in Cell #5174 to the south, to chaparral and grassland habitat proposed for conservation in Cell #5169 and #5175 both also to the south, to chaparral habitat and agricultural land proposed for conservation in Cell #5173 also to the south, and to grassland habitat proposed for conservation in Cell Group S to the east. Conservation within this Cell Group will range from 65%-75% of the Cell Group focusing on the eastern portion of the Cell Group.

Cell Group U, Criteria Cell 5074

Approximately 0.01 acre of the On Site Project is within Criteria Cell 5067 and Cell Group U. Conservation within this Cell Group will contribute to assembly of Proposed Constrained Linkage 17. Conservation within this Cell Group will focus on chaparral, grassland and coastal sage scrub habitat and agricultural land. Areas conserved within this Cell Group will be connected to chaparral habitat proposed for conservation in Cell #5174 to the south, to chaparral

and grassland habitat proposed for conservation in Cell #5169 and #5175 both also to the south, to chaparral habitat and agricultural land proposed for conservation in Cell #5173 also to the south, and to grassland habitat proposed for conservation in Cell Group S to the east. Conservation within this Cell Group will range from 65%-75% of the Cell Group focusing on the eastern portion of the Cell Group.

Criteria Cell 5169

Approximately 33.50 acres of the On Site Project is within Criteria Cell 5169. Conservation within Criteria Cell 5169 will contribute to assembly of Proposed Constrained Linkage 17. Conservation within this Cell will focus on grassland, chaparral and coastal sage scrub habitat. Areas conserved within this Cell will be connected to chaparral habitat and agricultural land proposed for conservation in Cell #5173 to the west, to chaparral, coastal sage scrub and grassland habitat proposed for conservation in Cell Group U to the north, and to grassland and coastal sage scrub habitat proposed for conservation in Cell Group S to the east. Conservation within this Cell will range from 25%-35% of the Cell focusing on the northern portion of the Cell.

Criteria Cell 5173

Approximately 159.15 acres of the On Site Project is within Criteria Cell 5173. Conservation within Criteria Cell 5173 will also contribute to assembly of Proposed Constrained Linkage 17. Conservation within this Cell will focus on chaparral habitat and agricultural land. Areas conserved within this Cell will be connected to grassland habitat proposed for conservation in Cell #5175 to the west, to chaparral and coastal sage scrub habitat proposed for conservation in Cell Group U to the north, and to chaparral habitat proposed for conservation in Cell #5169 to the east. Conservation within this Cell will range from 20%-30% of the Cell focusing on the northern portion of the Cell.

Criteria Cell 5175

Approximately 1.62 acres of the On Site Project is within Criteria Cell 5175. Conservation within this Cell will focus on grassland and chaparral habitat. Areas conserved within this Cell will be connected to chaparral habitat proposed for conservation in Cell 5174 to the west, to chaparral, coastal sage scrub, and grassland habitat proposed for conservation in Cell Group U to the north, and to agricultural land proposed for conservation in Cell 5173 to the east. Conservation within this Cell will range from 35% to 45% of the Cell, focusing on the northern portion of the Cell.

Criteria Cell 5275

Approximately 0.80 acre of the On Site Project is within Criteria Cell 5275. Conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 18. Conservation within this Cell will focus on riparian scrub, woodland and forest habitat and adjacent agricultural land. Areas conserved within this Cell will be connected to riparian scrub, woodland and forest habitat

and agricultural land proposed for conservation in Cell #5376 to the south and to agricultural land proposed for conservation in Cell #5279 to the east. Conservation within this Cell will range from 10%-20% of the Cell focusing on the southern portion of the Cell.

Off Site Project

Criteria Cell 5169

Approximately 10.93 acres of the Off Site Project is within Criteria Cell 5169. Conservation within Criteria Cell 5169 will contribute to assembly of Proposed Constrained Linkage 17. Conservation within this Cell will focus on grassland, chaparral and coastal sage scrub habitat. Areas conserved within this Cell will be connected to chaparral habitat and agricultural land proposed for conservation in Cell #5173 to the west, to chaparral, coastal sage scrub and grassland habitat proposed for conservation in Cell Group U to the north, and to grassland and coastal sage scrub habitat proposed for conservation in Cell Group S to the east. Conservation within this Cell will range from 25%-35% of the Cell focusing on the northern portion of the Cell.

Criteria Cell 5170

Approximately 0.11 acre of the Off Site Project is within Criteria Cell 5170. Conservation within this Cell Group will contribute to assembly of Proposed Extension of Existing Core 7, Proposed Constrained Linkage 17 and Proposed Constrained Linkage 18. Conservation within this Cell Group will focus on chaparral, coastal sage scrub, grassland, riparian scrub, woodland and forest habitat. Areas conserved within this Cell Group will be connected to habitat proposed for conservation in Cell #5372 to the west, to chaparral habitat proposed for conservation in Cell Group U also to the west, to coastal sage scrub and grassland habitat proposed for conservation in Cell #5169 also to the west and in Cell Group to the south, to coastal sage scrub habitat proposed for conservation in Cell Group R to the east and to chaparral and coastal sage scrub habitat proposed for conservation in Cell #5177 also to the east. Conservation within this Cell Group will range from 65%-75% of the Cell Group focusing on the eastern portion of the Cell Group.

Criteria Cell 5173

Approximately 2.01 acres of the Off Site Project is within Criteria Cell 5173. Conservation within Criteria Cell 5173 will also contribute to assembly of Proposed Constrained Linkage 17. Conservation within this Cell will focus on chaparral habitat and agricultural land. Areas conserved within this Cell will be connected to grassland habitat proposed for conservation in Cell #5175 to the west, to chaparral and coastal sage scrub habitat proposed for conservation in Cell Group U to the north, and to chaparral habitat proposed for conservation in Cell #5169 to the east. Conservation within this Cell will range from 20%-30% of the Cell focusing on the northern portion of the Cell.

Criteria Cell 5174

Approximately 2.99 acres of the Off Site Project is within Criteria Cell 5173. Conservation within Criteria Cell 5174. Conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 17. Conservation within this Cell will focus on chaparral habitat and agricultural land. Areas conserved within this Cell will be connected to chaparral and grassland habitat proposed for conservation in Cell Group U to the north, to chaparral habitat proposed for conservation in Cell #5175 to the east and to grassland and adjacent habitat proposed for conservation in Cell Group B in the Sun City/Meniffee Area Plan to the west. Conservation within this Cell will range from 35%-45% of the Cell focusing on the northern portion of the Cell.

Criteria Cell 5175

Approximately 6.82 acres of the Off Site Project is within Criteria Cell 5175. Conservation within this Cell will focus on grassland and chaparral habitat. Areas conserved within this Cell will be connected to chaparral habitat proposed for conservation in Cell 5174 to the west, to chaparral, coastal sage scrub, and grassland habitat proposed for conservation in Cell Group U to the north, and to agricultural land proposed for conservation in Cell 5173 to the east. Conservation within this Cell will range from 35% to 45% of the Cell, focusing on the northern portion of the Cell.

Criteria Cell 5275

Approximately 10.99 acres of the Off Site Project is within Criteria Cell 5275. Conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 18. Conservation within this Cell will focus on riparian scrub, woodland and forest habitat and adjacent agricultural land. Areas conserved within this Cell will be connected to riparian scrub, woodland and forest habitat and agricultural land proposed for conservation in Cell #5376 to the south and to agricultural land proposed for conservation in Cell #5279 to the east. Conservation within this Cell will range from 10%-20% of the Cell focusing on the southern portion of the Cell.

Cell Group S, Criteria Cell 5278

Approximately 0.59 acre of the Off Site Project is within Criteria Cell 5278. Conservation within this Cell Group will contribute to assembly of Proposed Extension of Existing Core 7, Proposed Constrained Linkage 17 and Proposed Constrained Linkage 18. Conservation within this Cell Group will focus on chaparral, coastal sage scrub, grassland, riparian scrub, woodland and forest habitat. Areas conserved within this Cell Group will be connected to habitat proposed for conservation in Cell #5372 to the west, to chaparral habitat proposed for conservation in Cell Group U also to the west, to coastal sage scrub and grassland habitat proposed for conservation in Cell #5169 also to the west and in Cell Group to the south, to coastal sage scrub habitat proposed for conservation in Cell Group R to the east and to chaparral and coastal sage scrub habitat proposed for conservation in Cell #5177 also to the east.

Conservation within this Cell Group will range from 65%-75% of the Cell Group focusing on the eastern portion of the Cell Group.

Criteria Cell 5279

Approximately 2.66 acres of the Off Site Project is within Criteria Cell 5279. Conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 18. Conservation within this Cell will focus on agricultural land. Areas conserved within this Cell will be connected to agricultural land proposed for conservation in Cell #5275 to the west and in Cell #5372 to the south. Conservation within this Cell will range from 5%-15% of the Cell focusing on the southwestern portion of the Cell.

Cell Group V, Criteria Cell 5969

Approximately 1.14 acres of the Off Site Project is within Criteria Cell 5969. Conservation within this Cell Group will contribute to assembly of Proposed Core 2. Conservation within this Cell Group will focus on grassland and coastal sage scrub habitat and agricultural land. Areas conserved within this Cell Group will be connected to grassland habitat proposed for conservation in Cell #5979 to the east and to coastal sage scrub, grassland and chaparral habitat and agricultural land proposed for conservation in Cell Group W to the south. Conservation within this Cell Group will range from 45%-55% of the Cell Group focusing on the eastern portion of the Cell Group.

Plant Survey Areas

Pursuant to the MSHCP, the following CAPSSA target species must be evaluated through habitat assessments and focused surveys (if suitable habitat is present): Parish's brittlescale (*Atriplex parishii*), Davidson's saltscale (*Atriplex serenana* var. *davidsonii*), thread-leaved brodiaea (*Brodiaea filifolia*), round-leaved filaree (*California macrophylla*), smooth tarplant (*Centromadia pungens* ssp. *laevis*), Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*), little mouseltail (*Myosurus minimus* ssp. *apus*), and mud nama (*Nama stenocarpa*). The site occurs within or portions of NEPSSA. Pursuant to the MSHCP, the following target species must be evaluated through habitat assessments and focused surveys (if suitable habitat is present): Munz's onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumila*), many-stemmed dudleya (*Dudleya multicaulis*), spreading navarretia (*Navarretia fossalis*), California orcutt grass (*Orcuttia californica*), and Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*). According to the Joint Project Review (JPR) completed for the On Site Project (JPR 09-12-14-01], the On Site Project is not located within the MSHCP Invertebrate, Mammalian, or Amphibian Survey Areas, but is located within Proposed Constrained Linkage 17.

Approved Joint Project Review (JPR)/Habitat Acquisition and Negotiation Strategy (HANS)

The project development footprint, minus its off-site improvements, was previously determined to be consistent with the MSHCP as part of JPR 09-12-14-01, dated February 25, 2010. This JRP required the conservation of 61.10 acres of land within the northern portion of the On Site

Project.³ A HANS determination letter, HANS 1995, was also approved for the Project. This letter determined that the RCA concurred with the partial site conservation documented in the JPR.

It is expected that amendments to the HANS and JPR may be needed to cover off-site improvements, or a new JPR and/or HANS will be required for the Off Site Project. It should be noted that Winchester Road, Keller Road, and Washington Street are considered as “covered roads” under the MSHCP, which means that a HANS is not necessary for the off site road improvements for each of these roads as their impact was already contemplated in the MSHCP, but a JPR would be required. Additionally, any utility improvements would be considered as covered activities pursuant to Section 7.3.9 of the MSHCP.

A majority of Pourroy Road is considered as a covered road under the MSHCP; therefore, improvements to Pourroy Road would not need to undergo the HANS process. Additionally, improvements to Pourroy Road are limited to utility line installation and/or improvement, which are covered activities under the MSHCP which would need to undergo the JPR process. A copy of the JPR approval letter for the On Site Project is attached as Exhibit 13.

Within the designated Survey Areas, the MSHCP requires habitat assessments, and focused surveys within areas of suitable habitat. For locations with positive survey results, the MSHCP requires that 90 percent of those portions of the property that provide for long-term conservation value for the identified species shall be avoided until it is demonstrated that conservation goals for the particular species have been met throughout the MSHCP. Findings of equivalency shall be made demonstrating that the 90-percent standard has been met, if applicable. If equivalency findings cannot be demonstrated, then “biologically equivalent or superior preservation” must be provided.

3.0 RIPARIAN/RIVERINE MITIGATION (SECTION 6.1.2)

3.1 Methods

The MSHCP defines riparian areas as *lands which contain Habitat dominated by trees, shrubs, persistent emergent mosses and lichens, which occur close to or which depend upon soils moisture from a nearby fresh water source*. In the absence of riparian habitat, the MSHCP defines riverine areas as *areas with fresh water flow during all or a portion of the year*.

The MSHCP defines vernal pools as *seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetland indicators of hydrology and/or vegetation during the drier portion of the growing season*.

³ Please note that the JPR prepared for the project required 61.10 acres of conservation open space to be dedicated to the RCA; however the Project Specific Plan requires the set aside of approximately 61.4 acres of open space land; therefore, the actual conservation land set aside is 61.42 acres of land which will comply with both the MSHCP and Specific Plan requirements.

With the exception of wetlands created for the purpose of providing wetlands habitat or resulting from human actions to create open waters, or from the alteration of natural stream courses, areas demonstrating characteristics as described above and which are artificially created are not included in these definitions.

The MSHCP requires habitat assessments/focused surveys for certain species identified under Section 6.1.2, including riparian birds and fairy shrimp. Bird species requiring assessments include least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), and western yellow-billed cuckoo (*Coccyzus americanus occidentalis*). Fairy shrimp species requiring assessments include listed species such as Riverside fairy shrimp (*Streptocephalus woottoni*), Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*), and vernal pool fairy shrimp (*Branchinecta lynchi*). Although not directly referenced by Section 6.1.2, assessments also should consider the San Diego fairy shrimp (*Branchinecta sandiegonensis*) where appropriate. For fairy shrimp, habitat assessments should consider all non-vernal pool features that could sufficiently hold water including stock ponds, ephemeral pools, road ruts, and other human-made depressions.

GLA biologists reviewed the Project to document MSHCP riparian/riverine resources on February 3 and July 14, 2021. Prior to beginning the field assessment, a color aerial photograph, a topographic base map of the property, and the previously cited USGS topographic map were examined to determine the locations of potential riparian/riverine areas. Suspected resources were field-checked for the presence of definable channels and/or riparian vegetation. While in the field, the limits of riparian/riverine resources were recorded onto a color aerial photograph using visible landmarks and/or sub-meter accuracy global positioning system (GPS) devices.

To assess the Project for vernal/seasonal pools (including fairy shrimp habitat), GLA biologists evaluated the topography of the site, including whether the site contained depressional features/topography with the potential to become inundated; whether the site contained soils associated with vernal/seasonal pools; and whether the site supported plants that suggested areas of localized ponding. The site was evaluated for vernal/seasonal pools by GLA biologists in February and July 2021.

3.2 Results/Impacts

3.2.1 Results

The Project contains ephemeral earthen drainages with sporadic riparian vegetation. No wetlands were identified within the On and Off Site Project.

Potential jurisdictional features analyzed as part of the field investigation include ten ephemeral drainage features that occur within the On and Off Site Project, referred to herein as Drainages A, A-1, B, C, D, E, F, G, H, and I.

These features extend across the On and Off Site Project in a general southerly direction (except for Drainages B and H, which drain in a southwesterly direction). With the exception of

Drainages A, A-1, H, and I, a majority of these drainages originate onsite and convey surface runoff and/or storm water runoff from the adjacent hillsides. The drainages occur on vacant agricultural land with a majority of the site being disked on a regular basis. Elevations range from approximately 1,420 to 1,560 feet above mean sea level. Off-site flows are ultimately conveyed east below SR 79, southwest to Warm Springs Creek, and onward to Murrieta Creek.

MSHCP jurisdiction associated with the On and Off Site Project totals 0.75 acre, of which 0.06 acre consists of riparian stream and 0.69 acre consists of riverine stream. A total of 11,051 linear feet of ephemeral stream is present. This includes 151 linear feet of riparian stream and 10,900 linear feet of non-riparian riverine stream and includes all areas within CDFW jurisdiction.

MSHCP jurisdiction at the On and Off Site Project includes Drainages A, A-1, B, C, D, E, F, G, H, and I. These features exhibit defined stream flow indicators as evidenced by discernible channel banks, drainage patterns, and changes in soil characteristics. Since these features exhibit a discernable stream course, they are subject to regulation by Section 6.1.2 of the MSHCP.

Table 3-1 below summarizes MSHCP jurisdictional waters associated with the On and Off Site Project. Drainage descriptions are provided below. The boundaries of MSHCP jurisdiction are depicted on the enclosed jurisdictional delineation map [Exhibit 8].

Drainage A

Drainage A is an ephemeral blue-line drainage that comprises approximately 1,407 linear feet within the On and Off Site Project. No wetlands are associated with this feature.

Drainage A enters the southwestern corner of the On and Off Site Project via road runoff and nuisance flows from the surrounding areas. Drainage A meanders in a general easterly/southeasterly direction for a collective 884 linear feet onsite and 523 linear feet offsite, before exiting the On and Off Site Project southeast towards Winchester Road/SR 79. Flows from Drainage A are ultimately conveyed into the storm drain system west of SR 79, which drains southwest to Warm Springs Creek, and onward to Murrieta Creek. The channel bottom supports a sandy loam substrate and was completely dry during our field delineation despite recent rainfall events.

Drainage A is dominated by upland weedy species common throughout the Project site, including black mustard (*Brassica nigra*), common barley (*Hordeum vulgare*), tocalote (*Centaurea melitensis*), ripgut brome (*Bromus diandrus*), golden crown beard (*Verbesina encelioides*) smooth cat's ear (*Hypochaeris glabra*), Russian thistle (*Salsola ssp.*), doveweed (*Croton setiger*), and wild oat (*Avena fatua*). The westerly drainage reach contains a single arroyo willow (*Salix lasiolepis*), one palo verde (*Parkinsonia aculeata*), and a few clumps of mulefat (*Baccharis salicifolia*).

Drainage A-1

Drainage A-1 is an ephemeral drainage that conveys road runoff and nuisance flows through a pipe culvert south of Keller Road in the offsite portion of the Project. This feature extends across the offsite portion of the Project area in a southerly direction for approximately 24 linear feet before leaving the On Site Project and continuing its flow path offsite for 307 linear feet before eventually converging with Drainage A downstream. Drainage A-1 contains non-native upland grasses and weeds and was completely dry during our field delineation. No wetlands or riparian areas are associated with this feature.

Drainage B

Drainage B is an ephemeral drainage that traverses the northwestern portion of the On and Off Site Project in a general southwesterly direction for approximately 1,544 linear feet before entering the storm drain system at a small pipe culvert under Pourroy Road. This feature originates in the northwestern portion of the Project site and conveys stormwater runoff from the adjacent hillsides. This feature is somewhat erosional in portions and was completely dry during our field delineation. No wetlands or riparian areas are associated with this feature. Drainage B is dominated by black mustard, common barley, sparse cocklebur (*Xanthium spinosum*), ripgut brome, and vinegar weed (*Trichostema lanceolatum*).

Drainage C

Drainage C is an ephemeral drainage that extends across the western portion of the site in a southerly direction for approximately 1,725 linear feet before dissipating on site as sheet flow towards a roadside pipe culvert at the southern Project boundary. This feature originates on site and conveys stormwater runoff from the adjacent hillsides. This feature is somewhat erosional in portions and was completely dry during our field delineation. No wetlands or riparian areas are associated with this feature. Drainage C is dominated by black mustard, common barley, sparse cocklebur, ripgut brome, and vinegar weed.

Drainage D

Drainage D is an ephemeral drainage that extends across the west-central portion of the site in a southerly direction for approximately 1,205 linear feet before dissipating on site as sheet flow towards a roadside pipe culvert at the southern project boundary. This feature originates on site and conveys stormwater runoff from the adjacent hillsides. This feature is somewhat erosional in portions and was completely dry during our field delineation. No wetlands or riparian areas are associated with this feature.

Drainage E

Drainage E is an ephemeral drainage that extends across in central/east-central portion of the site in a southeasterly direction for approximately 2,723 linear feet before dissipating on site as sheet flow towards a culvert along the eastern project boundary. This feature originates on site and

conveys stormwater runoff from the adjacent hillsides. This feature is somewhat erosional in portions and completely dry during our field delineation. No wetlands or riparian areas are associated with this feature. Drainage E is dominated by black mustard, common barley, sparse cocklebur, ripgut brome, and vinegar weed.

Drainage F

Drainage F is an ephemeral drainage that extends across the eastern portion of the site in a southerly direction for approximately 891 linear feet before dissipating on site as sheet flow. This feature originates on site and conveys stormwater runoff from the adjacent hillsides. This feature is somewhat erosional in portions and was completely dry during our field delineation. No wetlands or riparian areas are associated with this feature. Drainage F is dominated by black mustard, common barley, sparse cocklebur, ripgut brome, and vinegar weed.

Drainage G

Drainage G is an ephemeral drainage that enters the site from the northeast and extends in a southerly direction for approximately 1,009 linear feet before exiting the eastern Project boundary adjacent to SR 79. At this point, flows enter a concrete culvert beneath SR 79 and continue offsite. This feature conveys stormwater runoff from the adjacent hillsides and is somewhat erosional in portions. Drainage G was completely dry during our field delineation and no wetlands are associated with this feature. Drainage G is dominated by similar vegetation with the addition of buckwheat (*Eriogonum ssp.*) along the banks.

Drainage H

Drainage H is an ephemeral drainage feature associated with the eastern portion of the offsite Project area along Keller Road. This feature totals approximately 139 linear feet and is completely unvegetated with the exception of planted Peruvian pepper trees (*Schinus molle*) overhanging the upper banks. Drainage H was completely dry during our field delineation and no wetlands or riparian areas are associated with this feature.

Drainage I

Drainage I is an ephemeral drainage feature located on the northwest side of Pourroy Road in the offsite Project area. This feature conveys road runoff and totals approximately 77 linear feet. Drainage I is unvegetated and was completely dry during our field delineation. No wetlands or riparian areas are associated with this feature.

Table 3-1: Summary of MSHCP Jurisdiction

Drainage Name	MSHCP Riverine Stream (acres)	MSHCP Riparian Stream (acres)	Total MSHCP Jurisdiction (acres)	Length (linear feet)
Drainage A	0.15	0.06	0.21	1,407
Drainage A-1	0.05	0.00	0.05	331
Drainage B	0.04	0.00	0.04	1,544
Drainage C	0.10	0.00	0.10	1,725
Drainage D	0.09	0.00	0.09	1,205
Drainage E	0.17	0.00	0.17	2,723
Drainage F	0.03	0.00	0.03	891
Drainage G	0.05	0.00	0.05	1,009
Drainage H	0.01	0.00	0.01	139
Drainage I	0.004	0.00	0.004	77
Total	0.69	0.06	0.75	11,051

*Sum of individual parts may not equal sum total due to rounding error.

The riverine areas are generally unvegetated and/or contain ruderal/non-native, non-riparian vegetation that is not suitable habitat for associated Riparian/Riverine sensitive species such as least Bell's vireo, southwestern willow flycatcher, or western yellow-billed cuckoo. The riparian area is sparsely vegetated and does not support the structure for sensitive species such as least Bell's vireo, southwestern willow flycatcher, or western yellow-billed cuckoo.

There are no vernal pools, or vernal pool habitat, associated with the Project. No ponding was observed at the Project during biological surveys, including those that occurred following periods of substantial rainfall. The site lacks the suitable topography (including localized depressions) to support prolonged inundation necessary to support fairy shrimp. In addition, the site is mapped as containing fine sand and sandy loam soils, which are generally not associated with vernal pools. Observations of the soils at the site showed a lack of clay soil components. Lastly, no plants were observed at the site that are associated with vernal pools and similar habitats that experience prolonged inundation.

3.2.2 Impacts

Under the proposed On and Off Site Project, a total of 0.48 acre of MSHCP jurisdiction would be permanently impacted (0.42 acre non-riparian streambed and 0.06 acre riparian streambed) [Exhibit 12 – MSHCP Riparian/Riverine Areas Impact Map]. Table 3-2 below summarizes the impacts to each jurisdictional feature.

Table 3-2. Summary of MSHCP Jurisdictional Impacts

Drainage Name	MSHCP Impacts Non-Riparian Stream (Acres)	MSHCP Impacts Riparian Stream (Acres)	Total MSHCP Impacts (Acres)	Total MSHCP Impacts (Linear Feet)
Drainage A	0.10	0.06	0.16	1,047
Drainage A-1	0.004	0	0.004	24
Drainage B	0.001	0	0.001	16
Drainage C	0.10	0	0.10	1,725
Drainage D	0.09	0	0.09	1,205
Drainage E	0.10	0	0.10	1,703
Drainage F	0.002	0	0.002	46
Drainage G	0.001	0	0.001	32
Drainage H	0.01	0	0.01	139
Drainage I	0.004	0	0.004	77
Total	0.42 (rounded)	0.06	0.48 (rounded)	6,014

Pursuant to Volume I, Section 6.1.2 of the MSHCP, projects must consider alternatives providing for 100% percent avoidance of riparian/riverine areas. If avoidance is infeasible, then the unavoidable impacts must be mitigated and a Determination of Biologically Equivalent or Superior Preservation (DBESP) is required. Consistency with the MSHCP would reduce impacts to a level of less than significant under CEQA.

As noted above, the riverine areas are generally unvegetated and/or contain ruderal/non-native, non-riparian vegetation that is not suitable habitat for associated Riparian/Riverine sensitive species such as least Bell's vireo, southwestern willow flycatcher, or western yellow-billed cuckoo; therefore, no impact to these species will occur as part of the Project. The riparian area is sparsely vegetated and does not support the structure for sensitive species such as least Bell's vireo, southwestern willow flycatcher, or western yellow-billed cuckoo.

The Project is permanently avoiding a minimum of 61.10 acres of land within the northern portion of the site which includes all or portions of Drainages B, E, F, and G, totaling 0.19 acre out of the 0.75 acre of MSHCP riparian/riverine jurisdiction present within the Project study area. This represents avoidance of approximately 25% of the on site streambeds. The avoidance of 61.10 acres represents avoidance of 31% of the overall property for conservation purposes.

There are no vernal pools, or vernal pool habitat associated with the Project. No ponding was observed at the Project during biological surveys, including those that occurred following periods of substantial rainfall. The site lacks the suitable topography (including localized depressions) to support prolonged inundation necessary to support fairy shrimp. In addition, the site is mapped as containing fine sand and sandy loam soils, which are generally not associated with vernal pools. Observations of the soils at the site showed a lack of clay soil components. Lastly, no plants were observed at the site that are associated with vernal pools and similar habitats that experience prolonged inundation. As a result, no impact to vernal pools or vernal pool habitat will occur as a result of the Project.

3.3 Mitigation/Equivalency

The following is proposed to mitigate unavoidable permanent impacts to 0.48 acre of MSHCP riparian/riverine areas, which consists of a 3:1 mitigation to impact ratio:

1. The purchase of 0.48 acre of re-establishment credits from the Riverpark Mitigation Bank; *and*
2. The purchase of 0.48 acre of rehabilitation credits from the Riverpark Mitigation Bank; *and*
3. The purchase of 0.48 acre of preservation credits at the Barry Jones/Skunk Hollow Mitigation Bank.

Riverpark Mitigation Bank

The Riverpark Mitigation Bank is an approved mitigation bank offering compensatory mitigation credits for impacts to agency and MSHCP jurisdiction in the Santa Ana River Watershed. The Riverside County portion of the Santa Margarita River Watershed, which includes the Project, is also within the service area for this mitigation bank. Credits have already been accepted and evaluated by the Wildlife Agencies to be acceptable to meet the goals of the MSHCP and to mitigate riparian/riverine resources described in Section 6.1.2 of the MSHCP. Mitigation credits are currently available to re-establish and rehabilitate lands within the mitigation bank area.

Compensatory mitigation credits are available for riverine and riparian habitat impacts, which are in-kind as compared to Project riverine and riparian impacts. The applicant will be providing funding to the mitigation bank to either re-establish or rehabilitate riverine/riparian habitat. Since the Project impact totals 0.48 acre which will be re-established within the mitigation bank with in-kind mitigation as compared to impact, and an additional 0.48 acre of riverine/riparian habitat will be rehabilitated, there will be an increase in function and value for streambeds within the MSHCP plan area (0.96 acre re-established and/or rehabilitated as compared to 0.48 acre impacted). There will be a loss in connectivity associated with downstream resources once the drainages are filled; however, wildlife will still have the opportunity to reach the downstream, avoided portion of the property through adjacent lands and the purchase of mitigation at the Riverpark Mitigation Bank.

Once completed, the purchase of mitigation credits at the Riverpark Mitigation Bank will provide greater acreage, habitat function, and wildlife connectivity as compared to the preservation of on site resources. As a result, mitigation at the Riverpark Mitigation Bank will be biologically superior as compared to preservation of the on site drainages being impacted.

On Site Mitigation

The applicant also considered on site mitigation within Drainages B, E, F, and G to satisfy the requirements of Section 6.1.2 of the MSHCP. Unfortunately, sufficient acreage and hydrology to implement a potentially successful mitigation area is not available on site without affecting the land plan for the site. If alterations to the land plan were to occur, it would potentially require additional lengthy and costly approvals from the County and could significantly alter the schedule for construction, as well as potential lost lots. As it is infeasible to alter the land plan and the available acreage to establish on site mitigation is not available adjacent to the drainage, on site mitigation was eliminated as a compensatory mitigation option.

4.0 NARROW ENDEMIC PLANT SPECIES AND MITIGATION (SECTION 6.1.3)

4.1 Methods

As stated above, the Project occurs within portions of the NEPSSA. Pursuant to the MSHCP, the following target species were evaluated through habitat assessments and focused surveys: Munz's onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumila*), many-stemmed dudleya (*Dudleya multicaulis*), spreading navarretia (*Navarretia fossalis*), California orcutt grass (*Orcuttia californica*), and Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*).

GLA biologists performed general and focused plant surveys within the Project on March 16 and May 5, 2021. Surveys were conducted in accordance with accepted botanical survey guidelines (CDFG 2009, CNPS 2001, USFWS 2000). As applicable, survey(s) were conducted at appropriate times based on precipitation and/or flowering periods. An aerial photograph, a soil map, and/or a topographic map were used to determine the community types and other physical features that may support sensitive and uncommon taxa or communities within the Project.

4.2 Results/Impacts

During the general and focused plant surveys for NEPSSA species performed in 2021, no NEPSSA species were observed within the Study Area.

4.3 Mitigation/Equivalency

4.3.1 Direct Effects

As stated above, no NEPSSA plant species were observed within the Study Area.

4.3.2 Indirect Effects

Prior to ground disturbances and grading of the Project, all areas adjacent to the avoided 61.10-acre conservation area will be demarcated with orange Environmentally Sensitive Area (ESA) and/or silt fencing to keep active construction and personnel from disturbing the areas.

5.0 ADDITIONAL SURVEY NEEDS; CRITERIA AREA PLANT SPECIES AND MITIGATION (SECTION 6.3.2)

5.1 Criteria Area Species Survey Area - Plants

5.1.1 Methods

Pursuant to the MSHCP, the following CAPSSA target species must be evaluated through habitat assessments and focused surveys (if suitable habitat is present): Parish's brittlescale (*Atriplex parishii*), Davidson's saltscale (*Atriplex serenana* var. *davidsonii*), thread-leaved brodiaea (*Brodiaea filifolia*), round-leaved filaree (*California macrophylla*), smooth tarplant (*Centromadia pungens* ssp. *laevis*), Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*), little mousetail (*Myosurus minimus* ssp. *apus*), and mud nama (*Nama stenocarpa*).

GLA biologists performed general and focused plant surveys within the Project on March 16 and May 5, 2021. Surveys were conducted in accordance with accepted botanical survey guidelines (CDFG 2009, CNPS 2001, USFWS 2000). As applicable, survey(s) were conducted at appropriate times based on precipitation and/or flowering periods. An aerial photograph, a soil map, and/or a topographic map were used to determine the community types and other physical features that may support sensitive and uncommon taxa or communities within the Project.

5.2 Results/Impacts

During the focused plant surveys for CAPSSA species performed in March and May 2021, no CAPSSA plant species were observed.

5.3 Mitigation and Equivalency

5.3.1 Direct Effects

As stated above, no CAPSSA plant species were observed within the Study Area.

5.3.2 Indirect Effects

Prior to ground disturbances and grading of the Project, all areas adjacent to the avoided 61.10-acre conservation area will be demarcated with orange Environmentally Sensitive Area (ESA) and/or silt fencing to keep active construction and personnel from disturbing the areas.

6.0 ADDITIONAL SURVEY NEEDS; BURROWING OWL MITIGATION (SECTION 6.3.2)

6.1 Methods

The Project is located within the MSHCP survey area for the burrowing owl (*Athene cunicularia*). In March through August 2021, GLA biologists performed focused burrowing owl surveys for the overall Project. Data is included here for the overall surveys, although the surveys covered a much larger area. Surveys were conducted in accordance with survey guidelines described in the 2006 MSHCP Burrowing Owl Survey Instructions. The guidelines stipulate that four focused survey visits be conducted on separate dates between March 1 and August 31. Within areas of suitable habitat, the MSHCP first requires a focused burrow survey to map all potentially suitable burrows.

Focused burrowing owl surveys were conducted by GLA on March 30, April 16, 20, 22, and 29, May 11, 14, 18, July 9 and 29, and August 12 and 18, 2021, and included the Project area. Both the burrow and owl surveys were conducted during weather that was conducive to observing owls outside their burrows and detecting burrowing owl sign and not during rain. Surveys were conducted by walking meandering transects throughout areas of suitable habitat.

Exhibit 10 identifies the burrowing owl survey areas at the Project. Transects were spaced between 22 feet and 65 feet apart, adjusting for vegetation height and density, in order to provide adequate visual coverage of the survey areas. At the start of each transect, and at least every 320 feet along transects, the survey area was scanned for burrowing owls using binoculars. All suitable burrows were inspected for diagnostic owl sign (e.g., pellets, prey remains, whitewash, feathers, bones, and/or decoration) in order to identify potentially occupied burrows. The burrowing owl survey area includes the entire Project site, along with a 500-foot buffer area [Exhibit 10 – Burrowing Owl Survey Area/Buffer Map]. Table 6-1 summarizes the burrowing owl survey visits.

Table 6-1. Summary of Burrowing Owl Surveys

Survey Date	Biologist(s)	Polygon #	Start/End Time	Start/End Temperature (°F)	Start/End Wind Speed (mph)	Cloud Cover (%)
3/30/2021	AN	A	0600/0900	44/57	1/2	0
4/16/2021	AN	B	0600/0830	48/56	0/1	0
4/20/2021	AN	Off-Site	0600/0830	55/60	2/4	0
4/22/2021	AN	A	0600/0830	51/54	6/5	100/100
4/29/2021	AN/CW	B and Off-Site	0630/0830	53/56	1/2	0
5/11/2021	AN/CW	A and B	0615/0815	54/60	2-2	100/90
5/14/2021	AN	B	0615/0820	54/54	4-1	100/100
5/18/2021	AN	A	0600/0815	55/62	4/2	100/85
7/09/2021	DS	Off -Site	0530/0830	66/77	0-1/0-2	100/0
7/29/2021	DS	Off -Site	0600/0830	73/80	0-1/0-1	100/0
8/12/2021	DS	Off -Site	0610/0820	71/79	0-1/0-1	100/0
8/18/2021	DS	Off -Site	0600/0815	71/73	0-1/0-1	100/100

AN = April Nakagawa, CW = Christopher Waterston, DS=David Smith

6.2 Results/Impacts

6.2.1 Results

The On and Off Site Project supports 240.40 acres of potential habitat (ruderal/non-native grassland) for the burrowing owl. Of this total, 196.04 acres on site and 44.36 acres off site would be permanently impacted [Exhibit 11 – Vegetation Impact Map].

GLA biologists did not observe burrowing owls, or evidence of burrowing owls (e.g., cast pellets, preened feathers, or whitewash clustered at a burrow), during the general biological surveys conducted in March 2021, and did not detect the burrowing owl during focused burrowing owl surveys conducted in March through August 2021. Exhibit 10 – Burrowing Owl Survey Area/Burrow Map, depicts the location of the burrowing owl survey areas and of burrows detected during the focused burrow survey. This species was confirmed absent from the On and Off Site Project.

6.2.2 Impacts

No burrowing owl will be affected by the Project as no owls were located within the Project impact footprint.

6.3 Mitigation/Equivalency

As a conservation measure for the Project, a qualified biologist will conduct a pre-construction presence/absence survey for burrowing owls within 30 days prior to site disturbance. If burrowing owls are present, the Project proponent will contact the RCA, the California Department of Fish and Wildlife (CDFW), and the U.S. Fish and Wildlife Service (USFWS) (collectively “wildlife agencies”) to determine whether the burrowing owls should be passively or actively relocated from the Survey Area.

7.0 DIRECT AND INDIRECT EFFECTS

7.1 Direct Effects/Infeasibility of Avoidance

Direct effects are those effects that can be expected from direct removal of and disturbances to the land and resources. For this report, the term *permanent impact* is defined as that portion of the resource that will be permanently developed/removed. The term *temporary impact* is defined as that portion of the resource that will be temporarily disturbed during Project construction. The Project will result in permanent impacts but not temporary impacts.

Direct effects will occur to 0.48 acre of MSHCP riparian/ riverine areas (all permanent). The Project would result in impacts to MSHCP ephemeral drainages that begin within on or off site agricultural lands and are significantly disturbed as part of ongoing dry farming. The habitat quality of the drainages is currently low-functioning and provides limited resource value to

downstream aquatic resources. The hydrological functions and values of these drainages are expected to be low and limited to only sediment retention and transport. It is unlikely that much pollutant trapping and filtration, or improvement to water quality occurs, due to a lack of vegetation within these drainages. The lack of suitable habitat for most species also indicates these drainages have low biological function and value. Some wildlife movement is expected through these drainages, including small mammals, avian species, amphibians and reptiles.

If the onsite drainages were to be avoided, the function and value of the habitat would not be sustainable due to potential maintenance requirements and human disturbance, as well as the lack of suitable hydrology. In addition, the placement of these features would be disruptive to the continuity of the community and would require the expense of potential project redesign, which would render the Project infeasible. These impacts are unavoidable due to the location of the streambeds, erosion control requirements, and the infrastructure improvements necessary to support the development and provide the necessary flood control protection required by the County and the Riverside County Flood Control District.

The purchase of compensatory re-establishment and/or rehabilitation mitigation credits from the Riverpark Mitigation Bank (totaling 0.96 acre of mitigation) and the Barry Jones/Skunk Hollow Mitigation Bank (0.48 acre of preservation credits) will be considered superior mitigation as compared to the preservation of 0.48 acre of ephemeral riparian/riverine areas that have been subject to decades of disturbance from ranching. The proposed re-establishment and/or rehabilitation credits will consist of riverine/riparian habitat areas that will represent habitat functions that would be equal to or superior to the existing conditions at the Project.

The Project team's mitigation proposal consists of the following:

1. The purchase of 0.48 acre of re-establishment credits from the Riverpark Mitigation Bank; *and*
2. The purchase of 0.48 acre of rehabilitation credits from the Riverpark Mitigation Bank; *and*
3. The purchase of 0.48 acre of preservation credits at the Barry Jones/Skunk Hollow Mitigation Bank.

No mitigation for burrowing owl is being proposed as no owls are present. Further, a qualified biologist will conduct a pre-construction presence/absence survey for burrowing owls within 30 days prior to site disturbance to ensure that no direct effects to burrowing owl occur.

7.2 Indirect Effects

Indirect effects are those effects that give rise to delayed, secondary effects. Examples of indirect effects include fragmentation, increased levels of environmental toxins, plant and wildlife dispersal interruption, increased risk of fire, construction noise, and invasion of non-native animals and plants, which stresses or alters competition among natives. Indirect effects

are those that can be assumed to increase mortality, reduce productivity, and/or reduce the functions and values of natural open space for native species.

The Project would result in impacts to MSHCP ephemeral drainages that begin within disturbed agricultural fields either on site or off site and are significantly disturbed as part of ongoing this ongoing activity. The onsite drainages are not a wildlife movement corridor but are associated with Proposed Constrained Linkage 17.

The Project Proponent is conserving 61.10 acres of land within the northern half of the On Site Project to assist with the assembly of Proposed Constrained Linkage 17.⁴ This land dedication is consistent with MSHCP requirements and has been approved by the RCA through the JPR and HANS processes.

According to the Project's JPR, the following is stated:

Proposed Constrained Linkage 17 (Paloma Valley) is located in the south-central region of the Plan Area. Proposed Extension of Existing Core 7 (Lake Skinner/Diamond Valley Lake Extension) is located to the east of this Linkage. The Linkage provides Habitat for species and also provides for movement of species. Although this Linkage is constrained by existing urban Development and agricultural use along much of its length, planned land uses surrounding the Constrained Linkage are nearly entirely rural. In addition, the Constrained Linkage has a comparatively low Perimeter to Area Ratio. Thus, Edge Effects on this Constrained Linkage may be substantially lower than for other Constrained Linkages.

The JPR also has concluded the following:

- Approximately 156.38 acres of the approximately 195-acre site is located within Cell 5173. Conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 17. Conservation within this Cell will focus on chaparral habitat and agricultural land. Areas conserved within this Cell will be connected to grassland habitat proposed for conservation in Cell 5175 to the west, to chaparral and coastal sage scrub habitat proposed for conservation in Cell Group U to the north, and to chaparral habitat proposed for conservation in Cell 5169 to the east. Conservation within this Cell will range from 20% to 30% of the Cell, focusing on the northern portion of the Cell.*
- Approximately 36 acres of the 195-acre site is located in Cell 5169. Conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 17. Conservation within this Cell will focus on grassland, chaparral, and coastal sage scrub habitat. Areas conserved within this Cell will be connected to chaparral habitat and agricultural land*

⁴ Please note that the JPR prepared for the project required 61.10 acres of conservation open space to be dedicated to the RCA; however the Project Specific Plan requires the set aside of approximately 61.4 acres of open space land; therefore, the actual conservation land set aside is 61.42 acres of land which will comply with both the MSHCP and Specific Plan requirements.

proposed for conservation in Cell 5173 to the west, to chaparral, coastal sage scrub, and grassland habitat proposed for conservation in Cell Group U to the north, and to grassland and coastal sage scrub habitat proposed for conservation in Cell Group S to the east. Conservation within this Cell will range from 25% to 35% of the Cell, focusing on the northern portion of the Cell.

- *Approximately 1 acre of the site is located in Cell 5175. Conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 17. Conservation within this Cell will focus on grassland and chaparral habitat. Areas conserved within this Cell will be connected to chaparral habitat proposed for conservation in Cell 5174 to the west, to chaparral, coastal sage scrub, and grassland habitat proposed for conservation in Cell Group U to the north, and to agricultural land proposed for conservation in Cell 5173 to the east. Conservation within this Cell will range from 35% to 45% of the Cell, focusing on the northern portion of the Cell.*
- *Approximately 1 acre of the site is located in Cell Group U. Conservation within this Cell Group will contribute to assembly of Proposed Constrained Linkage 17. Conservation within this Cell Group will focus on chaparral, grassland, and coastal sage scrub habitat and agricultural land. Areas conserved within this Cell Group will be connected to chaparral habitat proposed for conservation in Cell 5174 to the south, to chaparral and grassland habitat proposed for conservation in Cell 5169 and 5175 both to the south, to chaparral habitat and agricultural land proposed for conservation in Cell 5173 also to the south, and to grassland habitat proposed for conservation in Cell Group S to the east. Conservation within this Cell Group will range from 65% to 75% of the Cell Group, focusing on the eastern portion of the Cell Group.*
- *The project site is currently undeveloped, used for agricultural purposes, and surrounded by either rural residential or open space. The proposed project is reported to be for a residential development including retirement care facilities. The project is adjacent to State Route 79 (SR-79) and has been planned to accommodate the future expansion of SR-79. The expansion of SR-79 is not going to be implemented by the project. The property was burned in April 2008, but the major vegetation types on site are non- native grasslands and Riversidean sage scrub (disturbed and undisturbed). There is a small area (0.1 acre) of southern willow scrub on site. The majority of the site falls within Cells 5173 and 5169, both of which focus Conservation efforts on the northern portion of the Cells. The project has set aside Conservation in the northern portion of these Cells, per the Criteria and has maximized the amount of Conservation on the northwestern edge of the project site. Therefore, with the Conservation of the 61.1 acres, the project does contribute to Reserve Assembly requirements.*

The Off Site Project is limited to utility and/or road improvements within either existing or covered roads, or are utility improvements within these roads, which would have no further effect on wildlife movement than exists today.

Given the conservation of 61.10 acres of land for dedication to the MSHCP, the development of the Project will not result in further fragmentation than what already exists, and it will not result in a lower function and value of natural open space for native species or other effects associated with such natural open space.

Finally, the Project is located within a MSHCP Criteria Cell and/or Cell Group; therefore, the Project is subject to the Urban/Wildland Interface Guidelines.

The MSHCP Urban/Wildland Interface Guidelines are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area. As the MSHCP Conservation Area is assembled, development is expected to occur adjacent to the Conservation Area. Future development in proximity to the MSHCP Conservation Area may result in edge effects with the potential to adversely affect biological resources within the Conservation Area. To minimize such edge effects, the guidelines shall be implemented in conjunction with review of individual public and private development projects in proximity to the MSHCP Conservation Area and address the following:

- Drainage;
- Toxics;
- Lighting;
- Noise;
- Invasive species;
- Barriers;
- Grading/Land Development.

The Project will implement applicable measures as it relates to temporary construction impacts to minimize adverse indirect impacts on special-status resources within Conserved Lands. The proposed Project will be consistent with *Section 6.1.4* of the MSHCP.

As outlined above, the proposed On and Off Site Project will be consistent with the biological requirements of the MSHCP; specifically pertaining to the On and Off Site Project's relationship to *Section 6.1.2* (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools), *Section 6.1.3* (Protection of Narrow Endemic Plant Species), *Section 6.1.4* (Guidelines Pertaining to the Urban/Wildlands Interface), and *Section 6.3.2* (Additional Survey Needs and Procedures) as outlined above in this DBESP.

8.0 FINDING OF BIOLOGICALLY EQUIVALENT OR SUPERIOR PRESERVATION

As noted above, the Project will permanently impact 0.48 acre of riparian/riverine areas, of which 0.06 acre is riparian and 0.42 acre is riverine. The riparian/riverine resources within the

Project site provide hydrological and biological functions and values including hydrologic regime, flood storage, nutrient retention, sediment trapping and transport, and habitat for plants and animals associated with the riverine areas.

The proposed mitigation presented in Section 7.1 would provide compensation at a 3:1 ratio for riparian and riverine areas.

Based on the proposed compensation, the minimized impacts to riparian/riverine areas, and that the Project design has incorporated efforts to minimize erosion, sedimentation, and habitat disturbance within downstream drainages, the proposed mitigation would result in a biologically equivalent condition within the MSHCP Plan Area. This determination is based on one or more of the following factors: compensation of more riparian and riverine areas than that impacted, effects on conserved habitats; effects on riparian/riverine planning species; and effects on riparian linkages and function of the MSHCP conservation area.

As noted above, the Project will not affect NEPSSA or CAPSSA plant species, nor will it affect the burrowing owl due to negative survey results for the plant and wildlife species.

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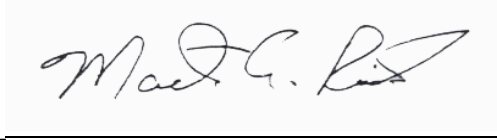
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10.0 CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits 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.

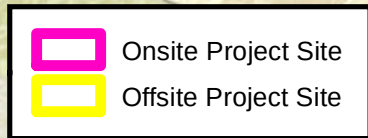
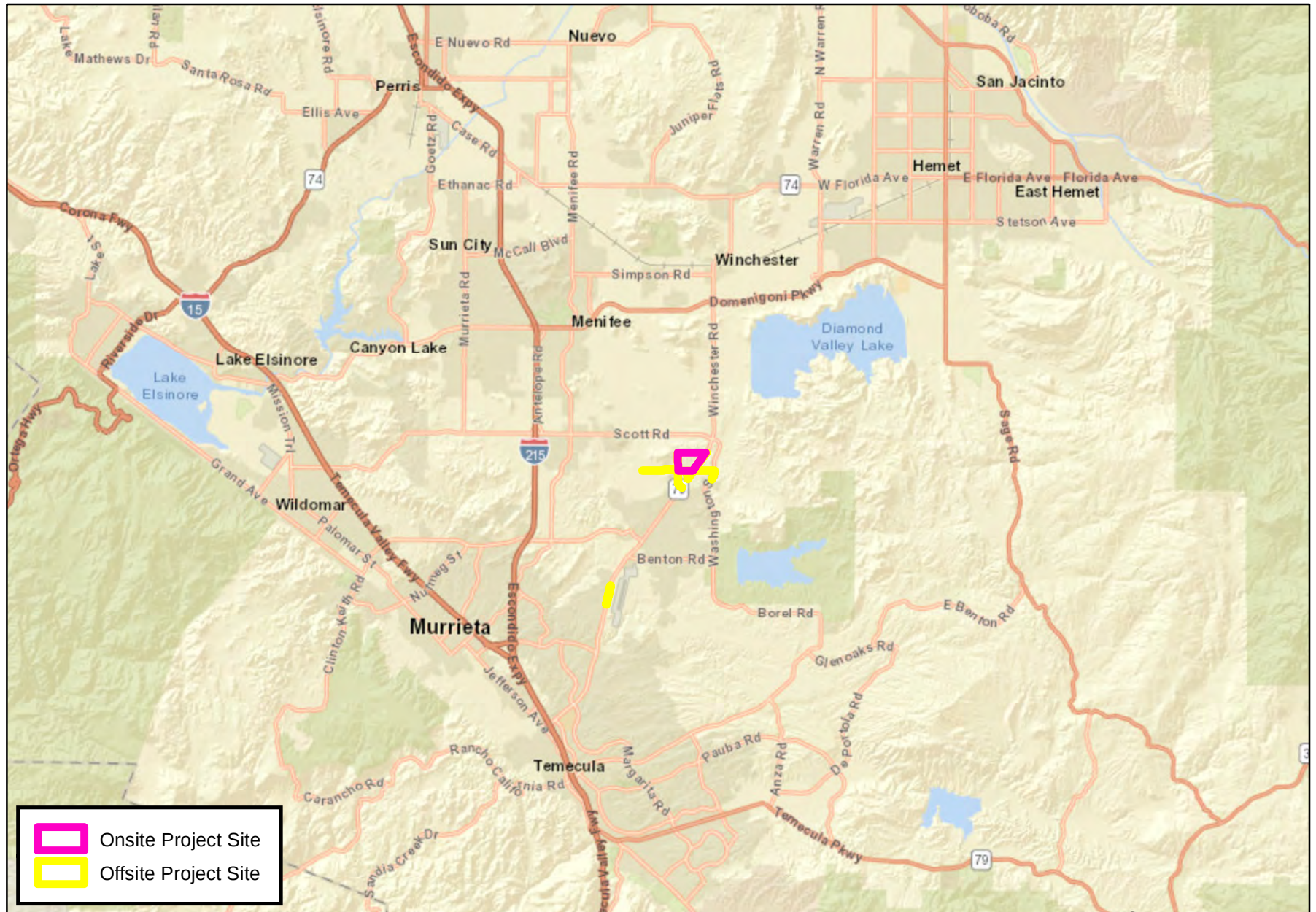
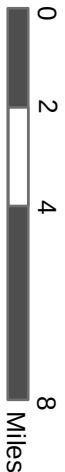
Signed: _____

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Date: March 22, 2022

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Source: ESRI World Street Map



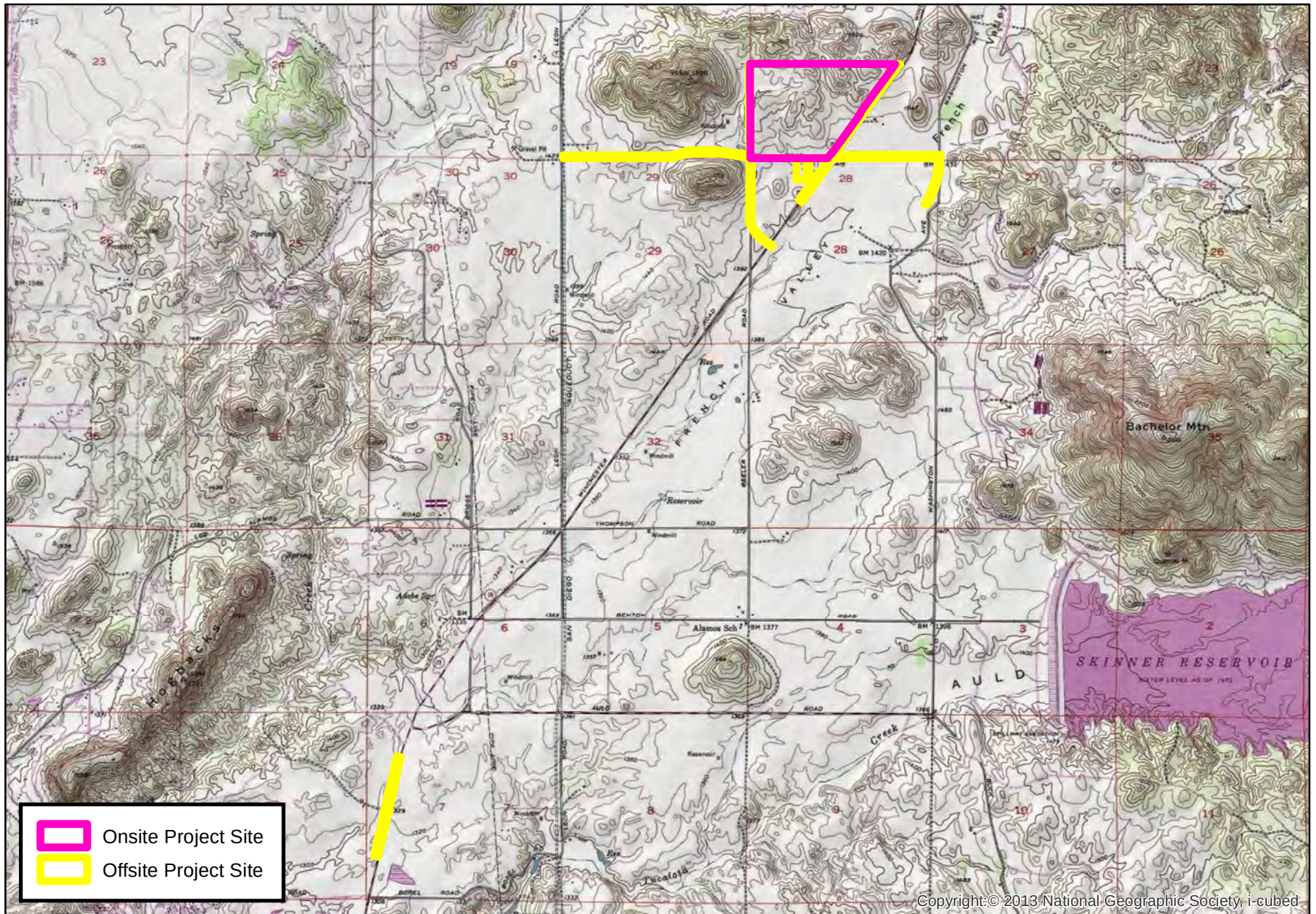
KELLER CROSSING PROJECT

Regional Map

GLENN LUKOS ASSOCIATES

Exhibit 1





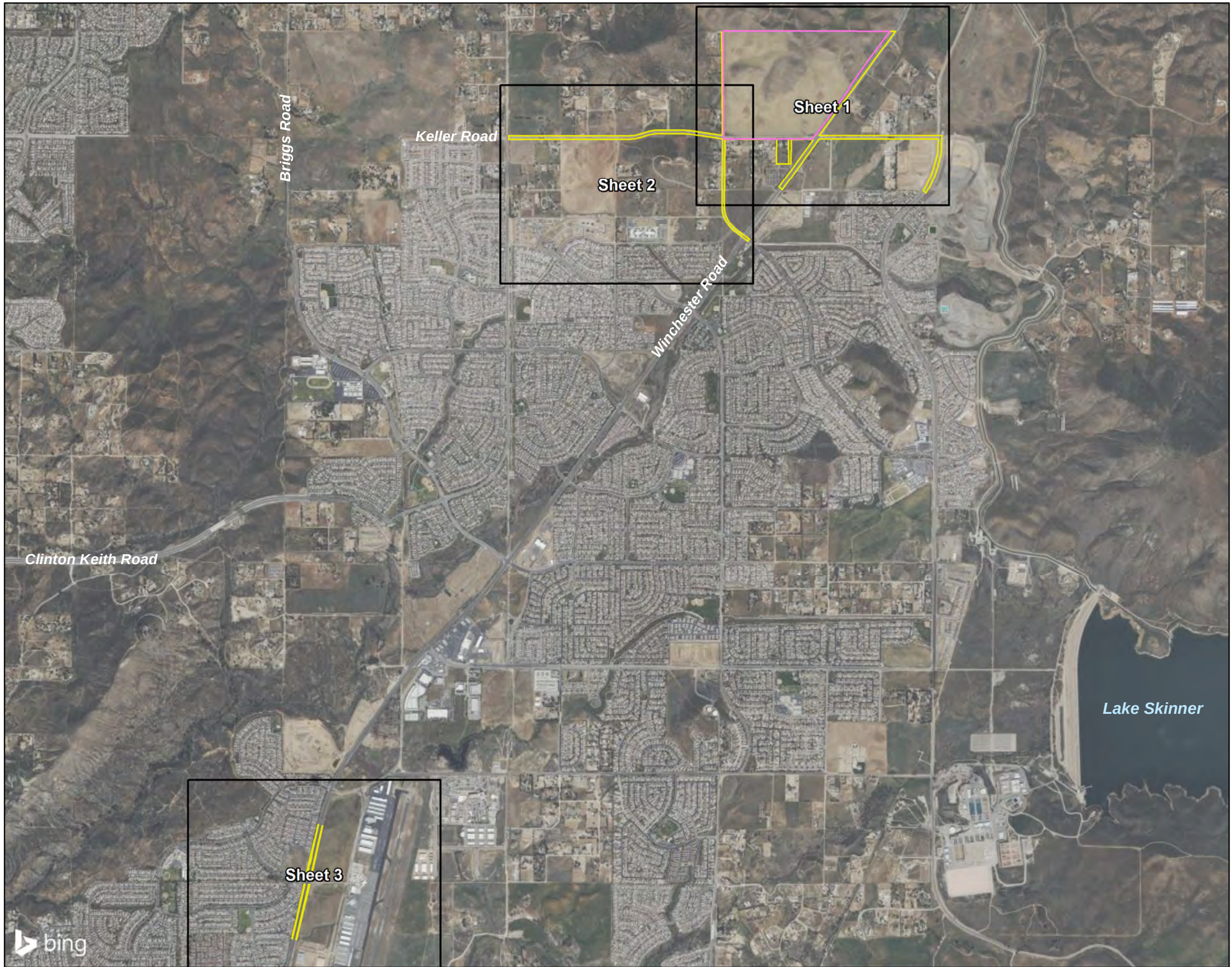
KELLER CROSSING PROJECT

Vicinity Map

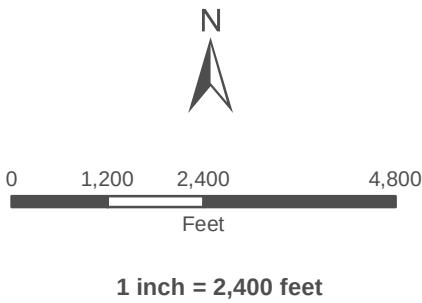
GLENN LUKOS ASSOCIATES



Exhibit 2



-  Onsite Project Site
-  Offsite Project Site



Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

KELLER CROSSING PROJECT
Aerial Map

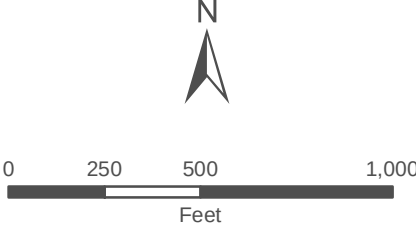
GLENN LUKOS ASSOCIATES



Exhibit 3 - Key Map



-  Onsite Project Site
-  Offsite Project Site



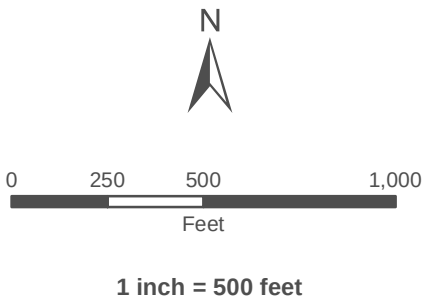
1 inch = 500 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

KELLER CROSSING PROJECT
Aerial Map



-  Onsite Project Site
-  Offsite Project Site



Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

KELLER CROSSING PROJECT

Aerial Map



 Offsite Project Site



0 250 500 1,000
Feet

1 inch = 500 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

KELLER CROSSING PROJECT

Aerial Map

GLENN LUKOS ASSOCIATES

Exhibit 3 - Sheet 3



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38163-1 CONT.		
LOT NUMBER	LOT AREA (SF)	PAD AREA (SF)
185	5273	5273
186	5128	5128
187	5259	5259
188	5067	5067
189	5000	5000
190	5000	5000
191	5000	5000
192	5000	5000
193	5000	5000
194	5000	5000
195	5261	5261
SUM	1307042	1193776
AVERAGE	6703	6122
MIN. LOT AREA	5000	
MAX. LOT AREA	10575	

TRACT NO. 38163-1 NON-RESIDENTIAL LOTS		
LOT 361	1538	LANDSCAPE SLOPE
LOT 362	1296	LANDSCAPE SLOPE
LOT 363	1330	LANDSCAPE SLOPE
LOT 364	1146	LANDSCAPE SLOPE
LOT 365	675	LANDSCAPE SLOPE
LOT 366	821	LANDSCAPE SLOPE
LOT 367	657	LANDSCAPE SLOPE
LOT 368	896	LANDSCAPE SLOPE
LOT 369	993	LANDSCAPE SLOPE
LOT 370	1174	LANDSCAPE SLOPE
LOT 371	604	LANDSCAPE SLOPE
LOT 372	906	LANDSCAPE SLOPE
LOT 373	800	LANDSCAPE SLOPE
LOT 374	1153	LANDSCAPE SLOPE
LOT 375	859	LANDSCAPE SLOPE
LOT 376	836	LANDSCAPE SLOPE
LOT 377	1012	LANDSCAPE SLOPE
LOT 378	1414	LANDSCAPE SLOPE
LOT 379	1180	LANDSCAPE SLOPE
LOT 380	1461	LANDSCAPE SLOPE
LOT 381	897	LANDSCAPE SLOPE
LOT 382	694	LANDSCAPE SLOPE
LOT 383	177208	LANDSCAPE SLOPE
LOT 384	76725	LANDSCAPE SLOPE
LOT 385	8058	LANDSCAPE
LOT 386	570437	COMMERCIAL
LOT 387	203654	DETENTION BASIN
LOT 388	298191	DETENTION BASIN

TRACT NO. 38163-F		
LOT NUMBER	LOT AREA (SF)	PAD AREA (SF)
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200	6192	6192
201	6192	6192
202	6498	6498
203	6959	6959
204	6761	6761
205	6797	6797
206	6858	6858
207	6894	6894
208	6899	6899
209	6934	6934
210	6879	6879
211	6326	6326
212	6192	6192
213	6552	6552
214	6196	5756
215	6160	5720
216	6176	5732
217	6899	6452
218	6957	6495
219	6852	6389

LOT WIDTH

LOT X

28' MIN.

28' MIN.

55'

TYPICAL LOT DRAWN TO NTS

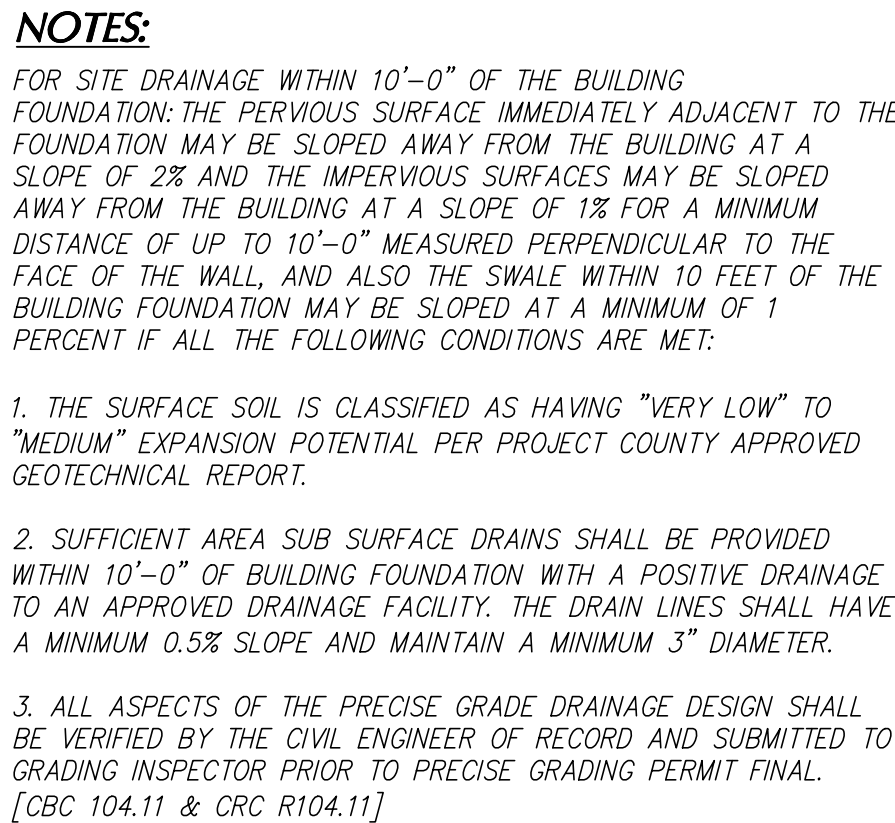
38163-F CONT.		
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297	6250	6250
298	6069	6069
299	6088	6088
300	5517	5517
301	5596	5596
302	5979	5979
303	5835	5835
304	6119	6119
305	8834	8834
306	7619	7619
307	5100	5100
308	5100	5100
309	5100	5100
310	5100	5100
311	5286	5286
312	5320	5320
313	5100	5100
314	5263	5263
315	6857	5183
316	6065	4548
317	6240	4884
318	5750	4383
319	6000	4633
320	6033	4773
321	6066	4815
322	6038	6038
323	5251	5251
324	5000	5000
325	5000	4659
326	5000	4659
327	5000	4659
328	5000	4659
329	5000	4738
330	5296	4955
331	5196	4894
332	5301	4902
333	6819	4589
334	6013	4153
335	6178	4457
336	5849	4146
337	5856	4118
338	5863	4111
339	5870	4184
340	5878	4292
341	5884	4291
342	7004	5081
343	5297	4917
344	5284	4903
345	5069	4689
346	5140	4780
347	5000	4633
348	5000	4573
349	5100	4660
350	5100	4640
351	5874	5256
352	5942	5942
353	5428	5428
354	5215	5215
355	5100	5100
356	5100	5100
SUM	100609	95970
AVERAGE	6249	5961
MIN. LOT AREA	5000	
MAX. LOT AREA	8808	

TRACT NO. 38163-F NON-RESIDENTIAL LOTS		
LOT 357	239052	HIGH DENSITY AREA
LOT 358	248741	LANDSCAPE SLOPE
LOT 359	265828	LANDSCAPE SLOPE
LOT 360	101466	LANDSCAPE SLOPE

NOTES:

FOR SITE DRAINAGE WITHIN 10'-0" OF THE FOUNDATION: THE PERVIOUS SURFACE IMMEDIATELY ADJACENT TO THE FOUNDATION MAY BE SLOPED AWAY FROM SLOPE OF 2% AND THE IMPERVIOUS SURFACE AWAY FROM THE BUILDING AT A SLOPE OF DISTANCE OF UP TO 10'-0" MEASURED PER FACE OF WALL, AND ALSO THE SMALLER BUILDING FOUNDATION MAY BE SLOPED AT A MINIMUM 0.5% SLOPE AND MAINTAIN A 1 PERCENT IF ALL THE FOLLOWING CONDITIONS:

1. THE SURFACE SOIL IS CLASSIFIED AS HIGHLY COMPRESSIBLE OR HIGHLY EXPANSIVE "MEDIUM" EXPANSION POTENTIAL PER PROCEEDING GEOTECHNICAL REPORT.
2. SUFFICIENT AREA SUB SURFACE DRAINAGE WITHIN 10'-0" OF BUILDING FOUNDATION WITH AN APPROVED DRAINAGE FACILITY, THE FOUNDATION MAY BE SLOPED AWAY FROM THE FOUNDATION AT A MINIMUM 0.5% SLOPE AND MAINTAIN A 1 PERCENT IF ALL THE FOLLOWING CONDITIONS:
3. ALL ASPECTS OF THE PRECISE GRADE SHALL BE VERIFIED BY THE CIVIL ENGINEER OF RECORD GRADING INSPECTOR PRIOR TO PRECISE GRADING [CBC 104.11 & CRC R104.11]



SCOTT ROAD

VIA CURRIDOR

PHASE-2 PRIMARY ACCESS

SITE

PHASELINE

PHASE-2 SECONDARY ACCESS

LEON ROAD

KELLER

PHASE-1 SECONDARY ACCESS

FOURBURY

WINCHESTER ROAD

PHASE-1 PRIMARY ACCESS

WASHINGTON ST

MURRIETA

VICINITY MAP

N.T.S.

THOMAS GUIDE, PAGE 899-E3

PROPOSED DRAINAGE & STORM DRAIN SYSTEMS WILL BE CONSTRUCTED WITH THIS SUBDIVISION. STORM DRAIN SYSTEMS SHALL BE MAINTAINED MAINTAINED BY R.C.F.C. & W.D. OR BY THE RIVERSIDE COUNTY TRANSPORTATION DEPT.

PROJECT SITE IS NOT SUBJECT TO GEOLOGIC HAZARDS:
ALQUIST-PRIOLO OR SPECIAL STUDIES ZONE. PROJECT IS
SUSCEPTABLE TO SUBSIDENCE AND HAS LOW SUSCEPTIBILITY
TO LIQUIFICATION.

THERE ARE NO KNOWN EXISTING WELLS
ON SITE OR WITHIN 200 FEET OF PROPERTY

ARROWHEAD MAPPING CORP.
1887 BUSINESS CENTER DRIVE, SUITE 5A
SAN BERNARDINO, CA 92408
PH: 909-889-2420
(OCTOBER 2020)

THERE IS NO SUBSURFACE SEPTIC DISPOSAL PROPOSED FOR THIS PROJECT.

SEE SHEET 4

RAW CUT.....	1.
RAW FILL.....	1.
EXPORT (APPROX.).....	

THERE ARE NO DESIGNATED MOBILE HOME OR R.V. PARKING FACILITIES PROPOSED FOR THIS PROJECT.

THIS PROPERTY IS OUTSIDE OF THE 100-YEAR FLOOD PLAIN
ZONE. SITE IS NOT SUBJECT TO OVERFLOW OR INUNDATION

1. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FLOOD ZONE "X" IS DEFINED AS "AREAS OF MINIMAL FLOODING". SAID DESIGNATION IS SHOWN ON FLOOD INSURANCE RATE MAP FOR RIVERSIDE COUNTY (UNINCORPORATED AREA), CALIFORNIA SHOWING COMMUNITY PANEL NUMBER 06065C209C DATED AUGUST 28, 2008.

AGENCY. FLOOD ZONE X IS DEFINED AS AREAS OF MINIMAL
"FLOODING". FLOOD DESIGNATION IS SHOWN ON FLOOD INSURANCE
RATE MAP FOR RIVERSIDE COUNTY (UNINCORPORATED AREA),
CALIFORNIA SHOWING COMMUNITY PANEL NUMBER 06065C2090,
DATED AUGUST 28, 2008.

2. AS SHOWN, THERE ARE NO ENCROACHMENTS ON
ADJACENT PREMISES, STREETS OR ALLEYS BY AND BUILDINGS,
STRUCTURES OR OTHER VISIBLE IMPROVEMENTS, AND NO
ENCROACHMENTS ON SUD PREMISES BY BUILDINGS,
STRUCTURES OR OTHER VISIBLE IMPROVEMENTS SITUATED ON
ADJACENT PREMISES.

2. EXCEPT AS SHOWN, THERE ARE NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY AND BUILDINGS, STRUCTURES OR OTHER VISIBLE IMPROVEMENTS, AND NO ENCROACHMENTS ONTO SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER VISIBLE IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

2. EXCEPT AS SHOWN, THERE ARE NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY AND BUILDINGS, STRUCTURES OR OTHER VISIBLE IMPROVEMENTS, AND NO ENCROACHMENTS ONTO SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER VISIBLE IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

4. THIS PROPERTY IS LOCATED IN RIVERSIDE COUNTY
TRANSPORTATION AND LAND MANAGEMENT AGENCY PLANNING
DEPARTMENT KELLER CROSSING SPECIFIC PLAN NO. 380, WHICH

6. THIS PROPERTY IS LOCATED WITHIN A VERY HIGH FIRE HAZARD AND LOCAL RESPONSIBILITY AREA.

KELLER ROAD -	2280 LF	"G" STREET -	1924 LF
WINCHESTER ROAD -	2412 LF	"H" STREET -	504 LF
POURROY ROAD -	1597 LF	"I" STREET -	450 LF
"A" STREET -	1154 LF	"J" STREET -	525 LF
"B" STREET -	1091 LF	"K" STREET -	526 LF
"C" STREET -	1665 LF	"L" STREET -	1443 LF
"D" STREET -	482 LF	"M" STREET -	283 LF
"E" STREET -	459 LF	"N" STREET -	1620 LF
"F" STREET -	2283 LF	"O" STREET -	541 LF
		"P" STREET -	635 LF

<u>SHEET NO.</u>	<u>SHEET INDEX</u> <u>DESCRIPTION</u>
1	TITLE SHEET & GENERAL NOTES
2	TENTATIVE TRACT MAP & SECTION
3	TENTATIVE TRACT MAP & SECTION
4	TYPICAL SECTIONS
5	EASEMENT MAP & NOTES
6	PHASING MAP

Drawing: R:\450007\Preliminary\TDM\007 - TDM 38163 - SH1 1.dwg Layout: 30x42 - SHEET 1 Saved: 10/14/2021 7:42 AM Plotted: 10/14/2021 7:43 AM Plot Scale: 1:40 By: Fred Inaldo

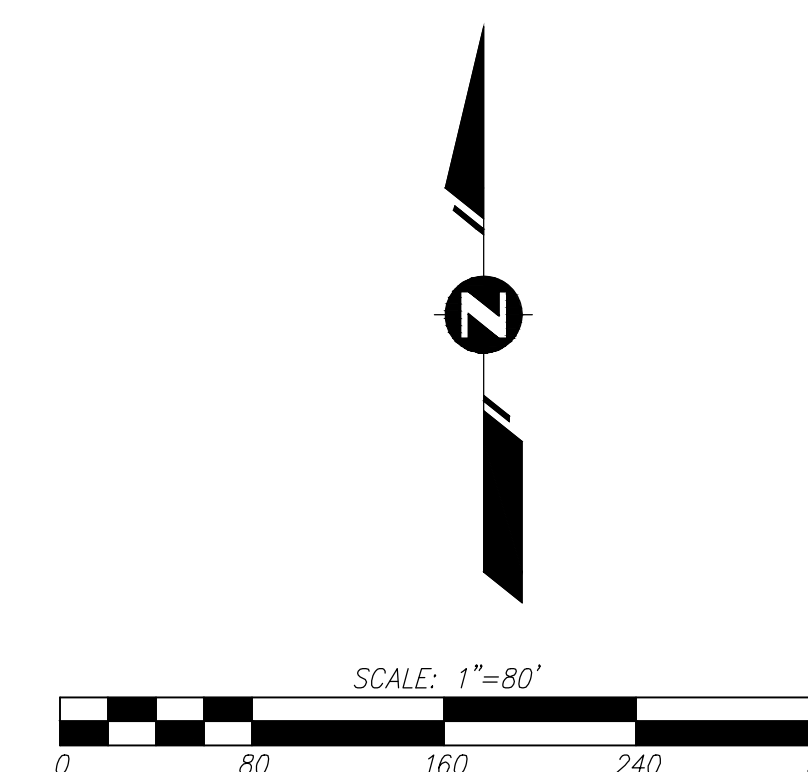
IN THE COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 38163



KA ENGINEERING LAND PLANNING SURVEYING Engineering, Inc.		357 N. SHERIDAN STREET SUITE 117 CORONA, CALIFORNIA 92880 TEL (951) 279-1800 FAX (951) 279-4380
COUNTY OF RIVERSIDE		
TENTATIVE TRACT MAP NO. 38163 SCHEDULE "A" TENTATIVE TRACT MAP		
REV. DATE	DESCRIPTION REVISIONS	Drawn By: VB/MN Checked By: FI Scale: AS SHOWN
APPROVED		PREPARED: JUNE 2021
DWC. NO. 2		SHEET OF 6 SHEETS

OPEN SPACE — CONSERVATION HABITAT

61.1 Ac





Engineering, Inc.

ENGINEERING
LAND PLANNING
SURVEYING

357 N. SHERIDAN STREET
 SUITE 117
 CORONA, CALIFORNIA 92880
 TEL. (951) 279-1800
 FAX (951) 279-4380

COUNTY OF RIVERSIDE

TENTATIVE TRACT MAP

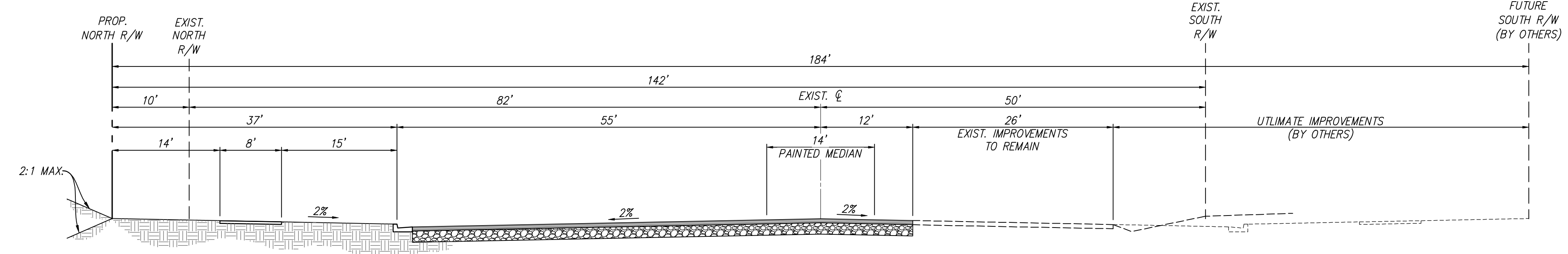
NO. 38163

SCHEDULE "A"

TENTATIVE TRACT MAP

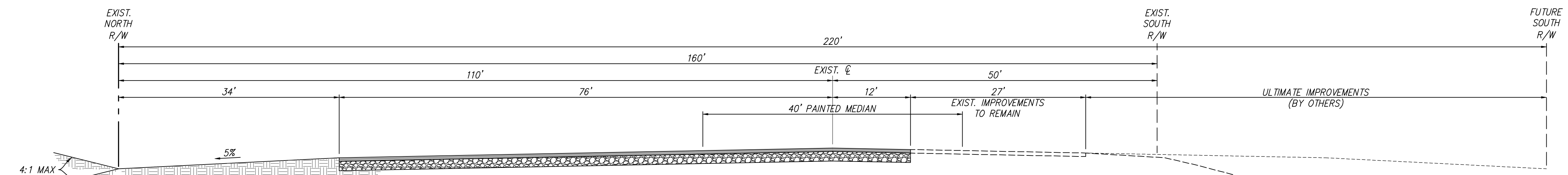
REV	DATE	DESCRIPTION	APPROVED	Drawn By: VB/AN Checked By: VB Scale: AS SHOWN	PREPARED: JUNE 2021 SHEET OF 6 SHEETS	DWG. NO. ... SHEET OF 6 SHEETS
REVISIONS						

IN THE COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 38163



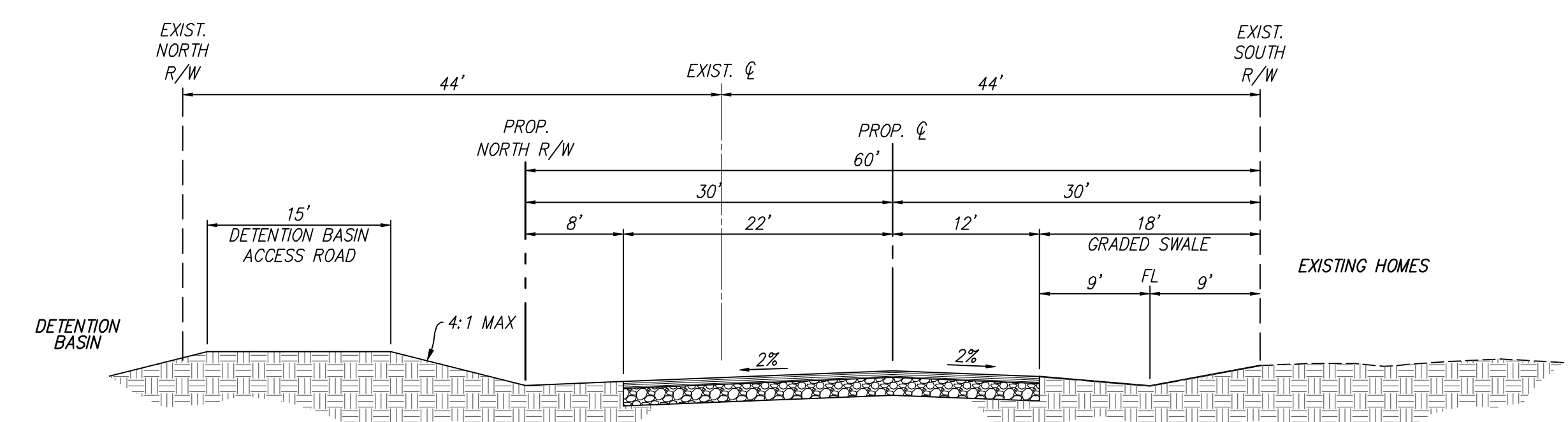
WINCHESTER ROAD

SCALE: 1"=10'
FROM KELLER ROAD TO
1/2 MILE NORTH OF INTERSECTION
6-LANE EXPRESSWAY
STD. NO. 83 (MODIFIED)



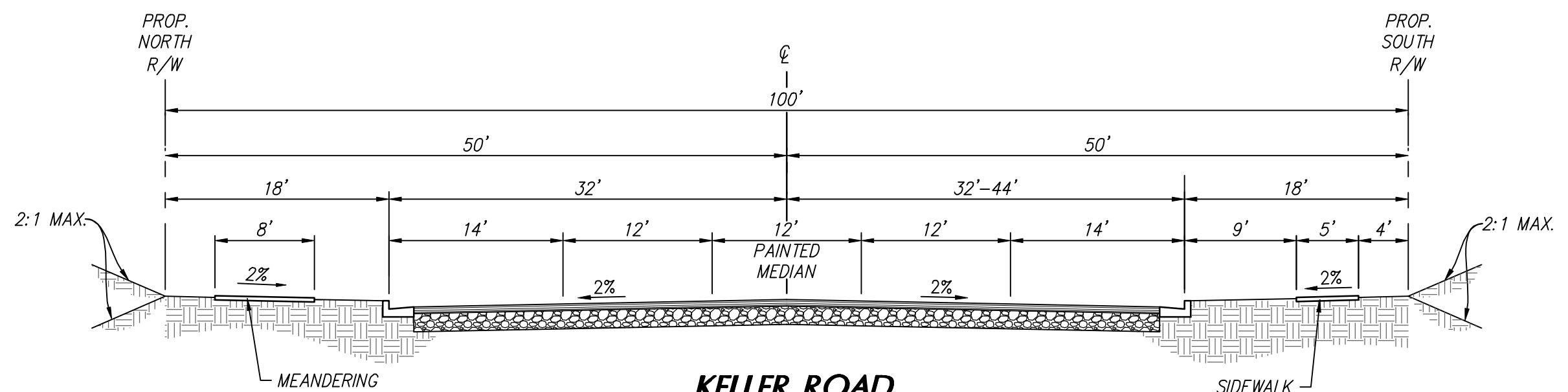
WINCHESTER ROAD

SCALE: 1"=10'
FROM 1/2 MILE NORTH OF KELLER RD
TO PROJECT BOUNDARY
6-LANE EXPRESSWAY
STD. NO. 83 (MODIFIED)



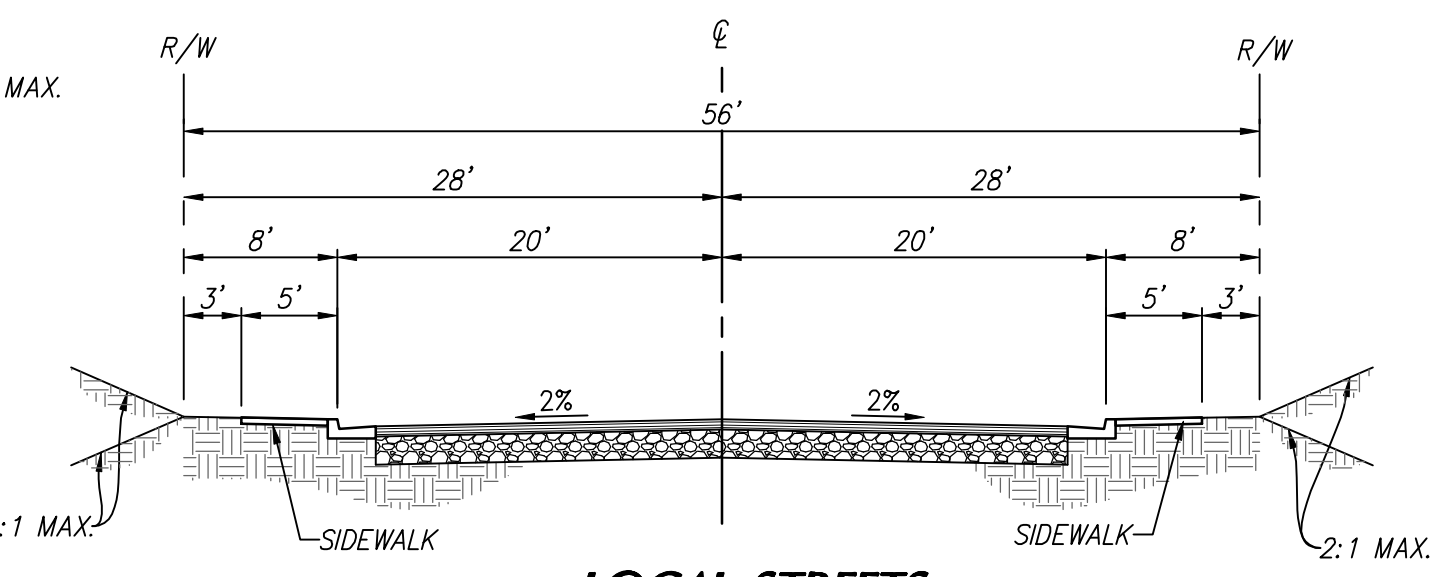
OLD KELLER ROAD

TYPICAL SECTION
SCALE: 1"=10'
COLLECTOR ROAD
STD. NO. 103 (MODIFIED)



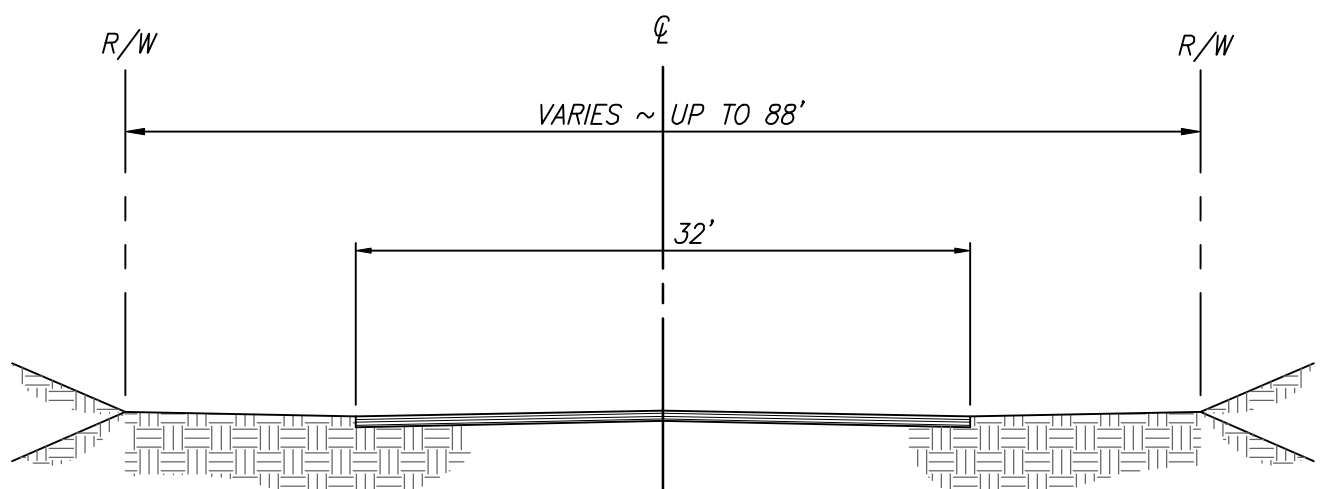
KELLER ROAD

TYPICAL SECTION
SCALE: 1"=10'
SECONDARY HIGHWAY
STD. NO. 94 (MODIFIED)



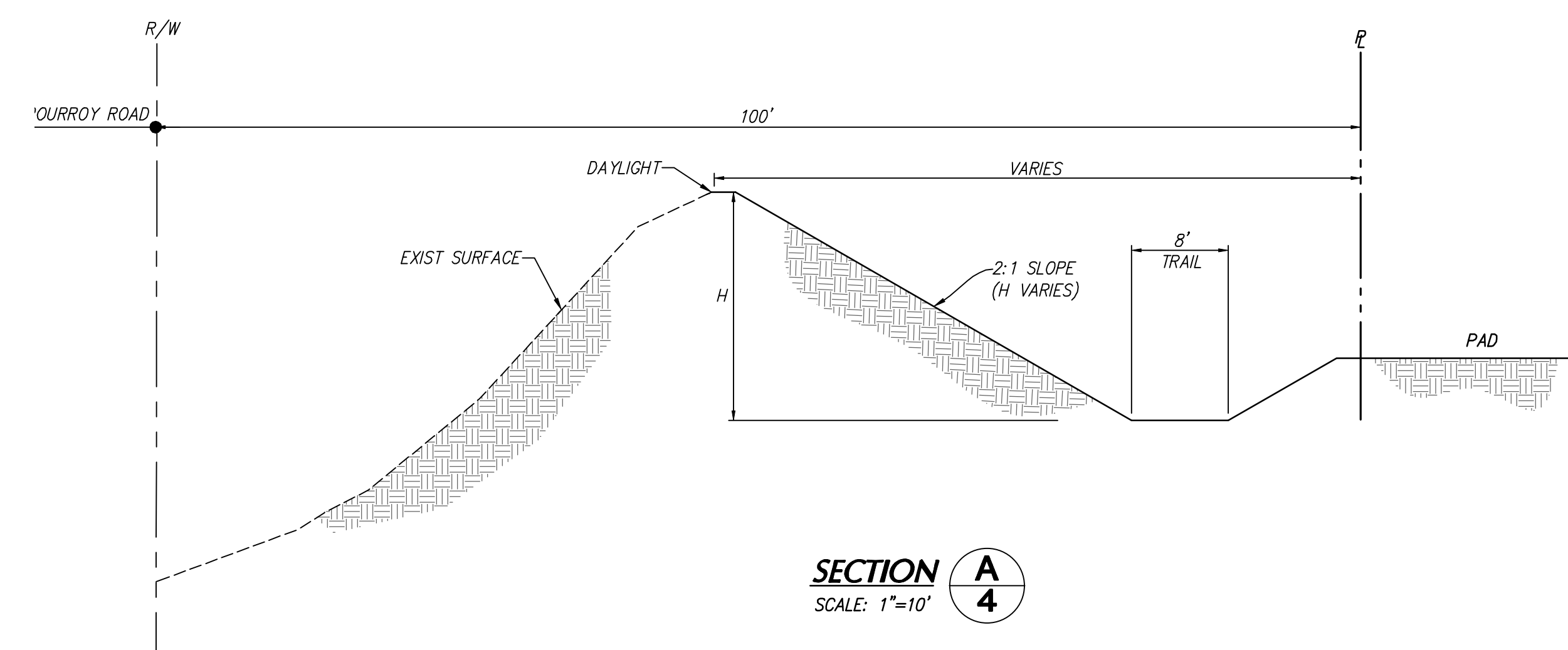
LOCAL STREETS

TYPICAL SECTION
SCALE: 1"=10'
INTERIOR LOCAL STREETS - STD. NO. 105, SECTION A (MODIFIED)
"A", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L",
"M", "N", "O" AND "P" STREET



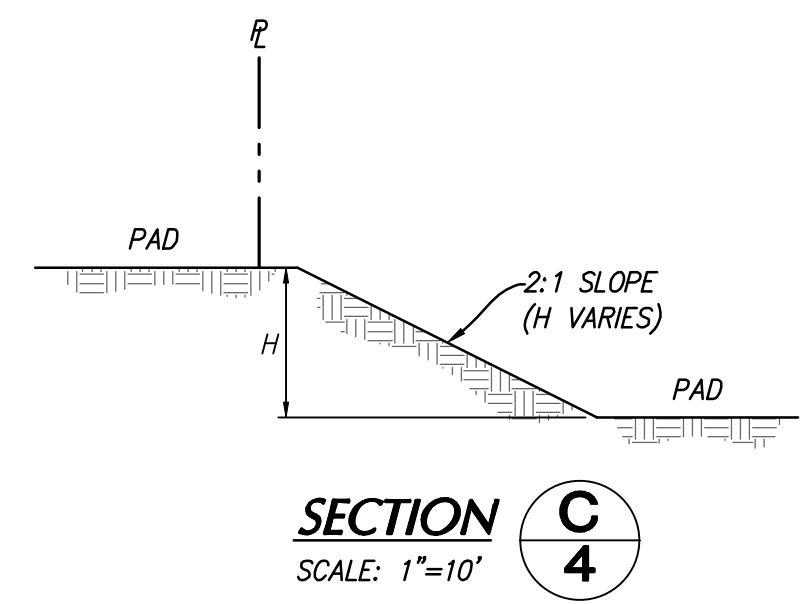
KELLER ROAD

NTS
POURROY ROAD TO LEON ROAD



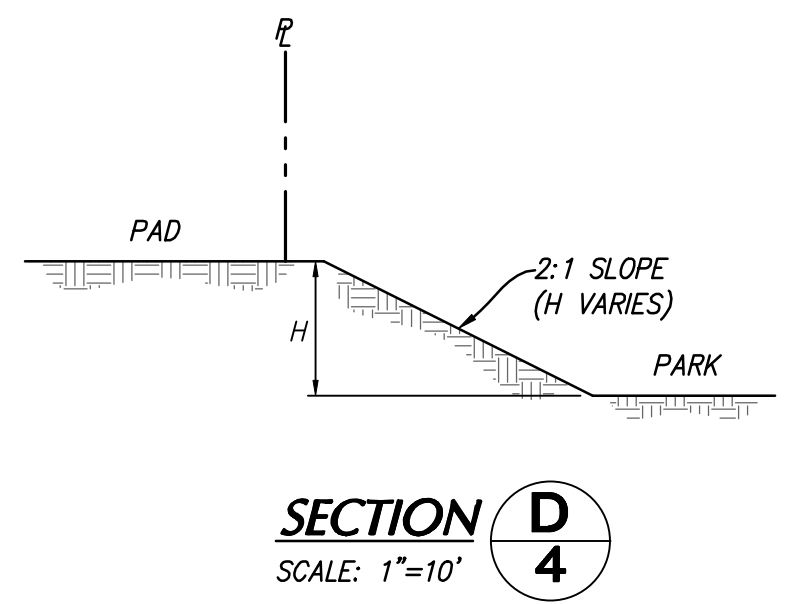
SECTION A

SCALE: 1"=10'



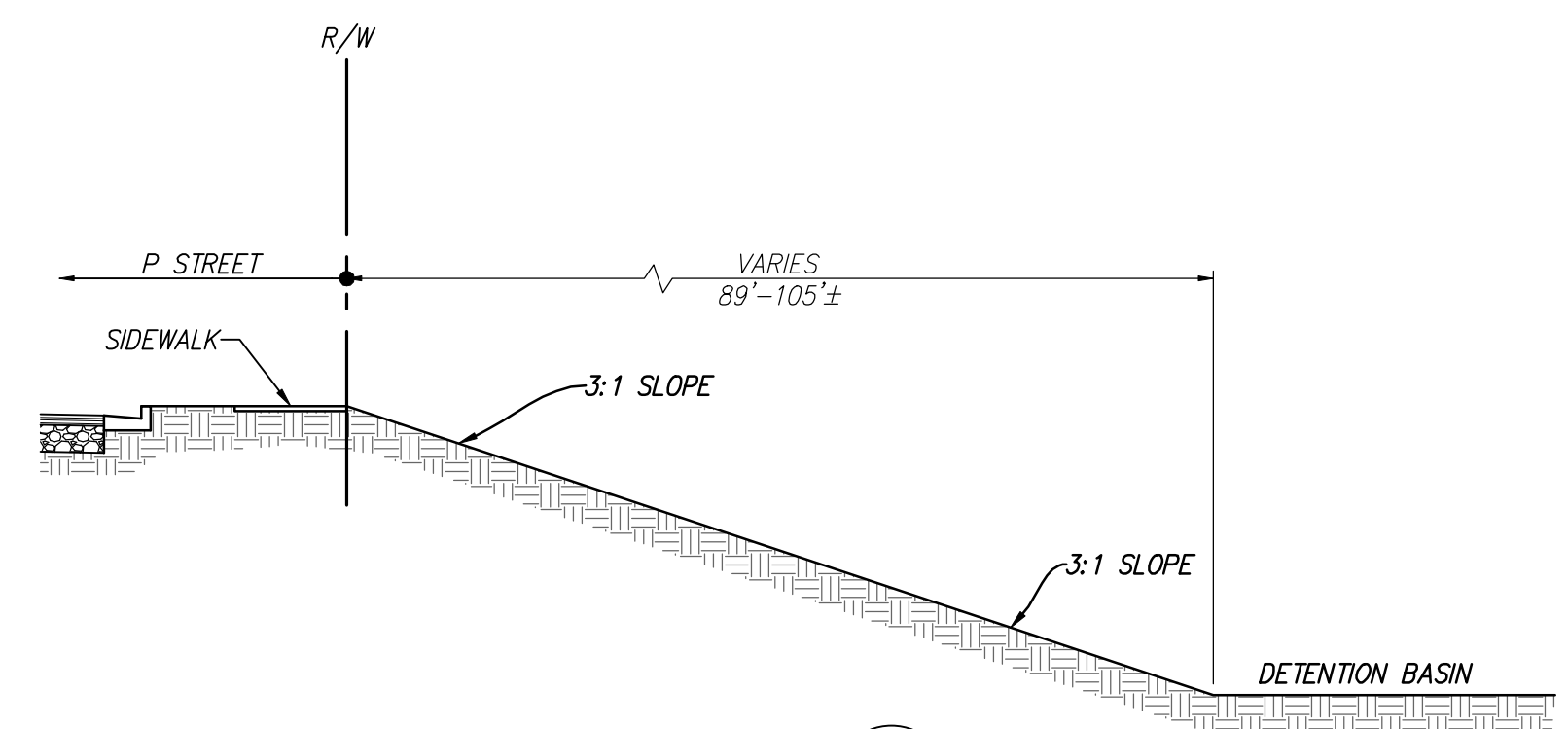
SECTION C

SCALE: 1"=10'



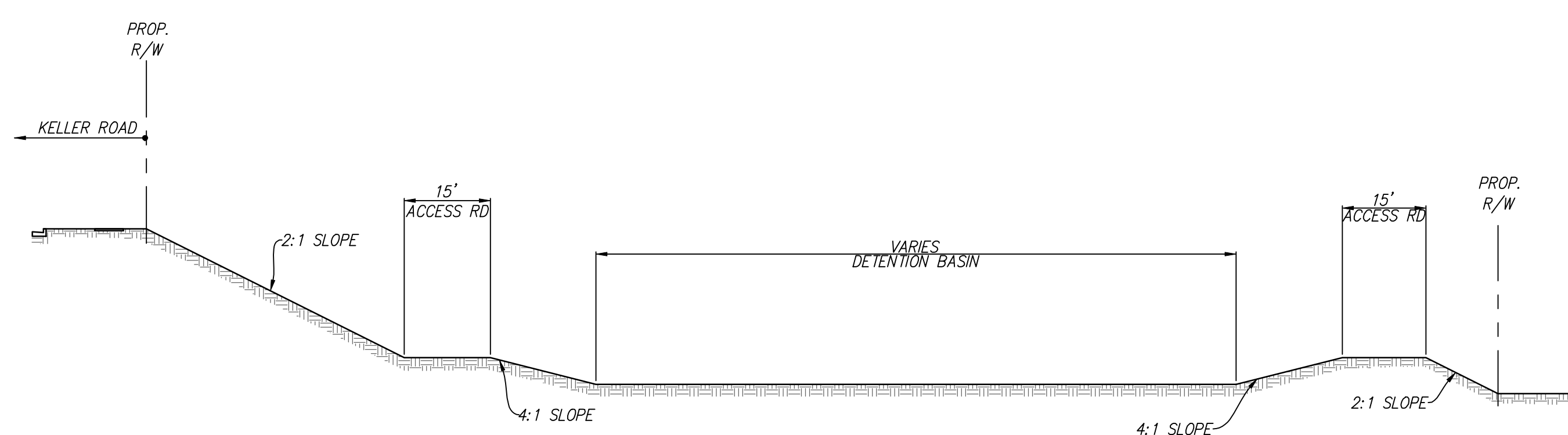
SECTION D

SCALE: 1"=10'



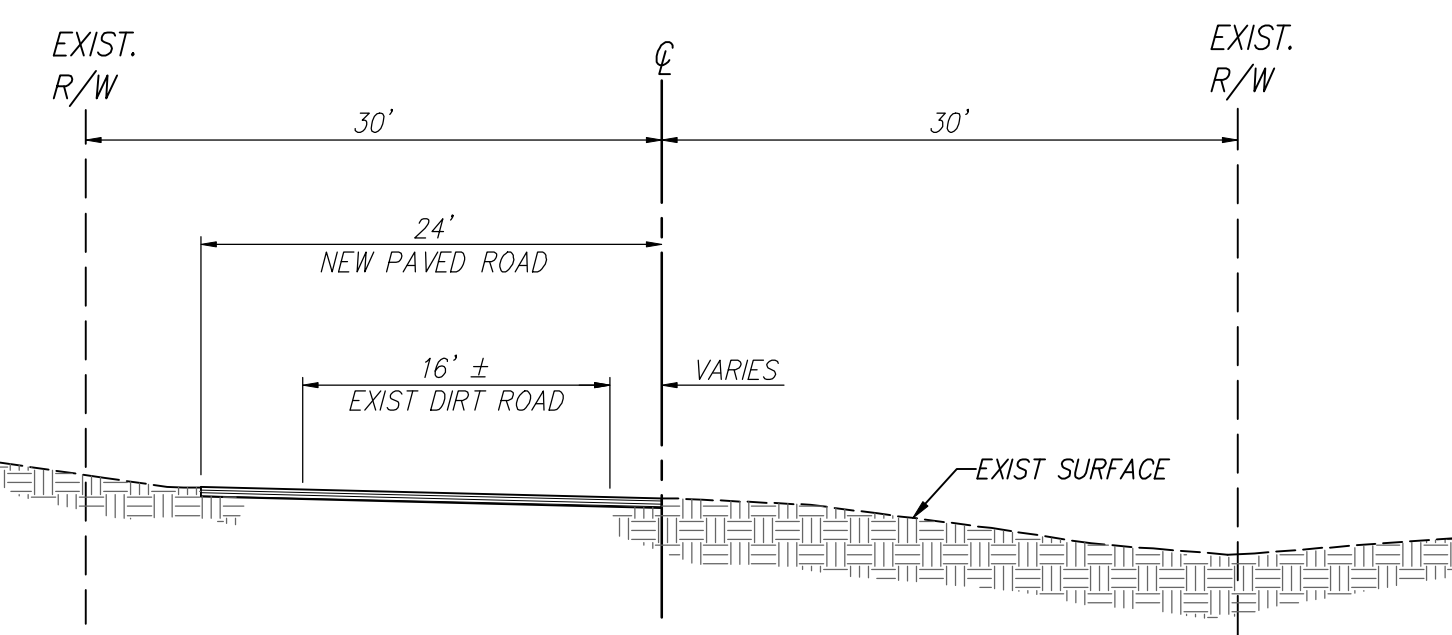
SECTION E

SCALE: 1"=10'



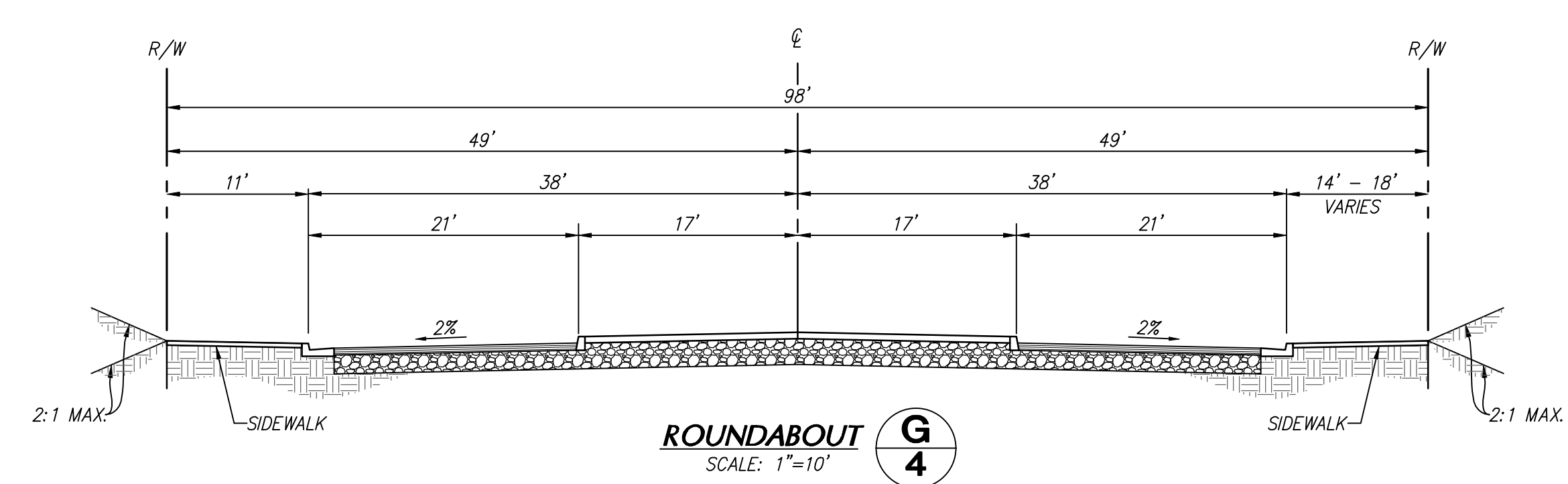
DETENTION BASIN

SCALE: N.T.S.
OLD KELLER ROAD
(TO BE VACATED)



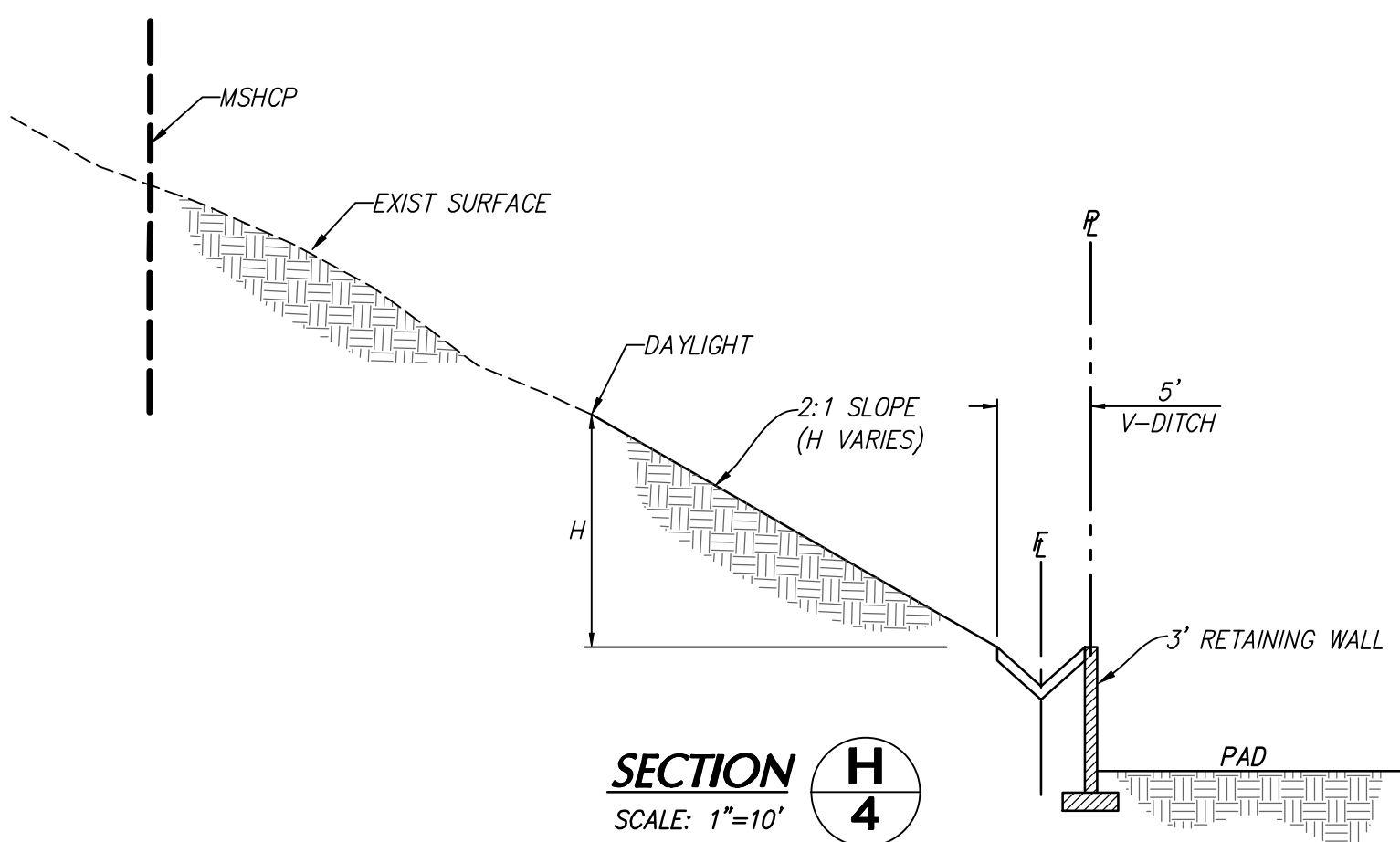
POURROY ROAD

SCALE: 1"=10'
POURROY ROAD



ROUNDABOUT

SCALE: 1"=10'



SECTION H

SCALE: 1"=10'

K&A ENGINEERING
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357 N. SHERIDAN STREET
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CORONA, CALIFORNIA 92880
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COUNTY OF RIVERSIDE

TENTATIVE TRACT MAP

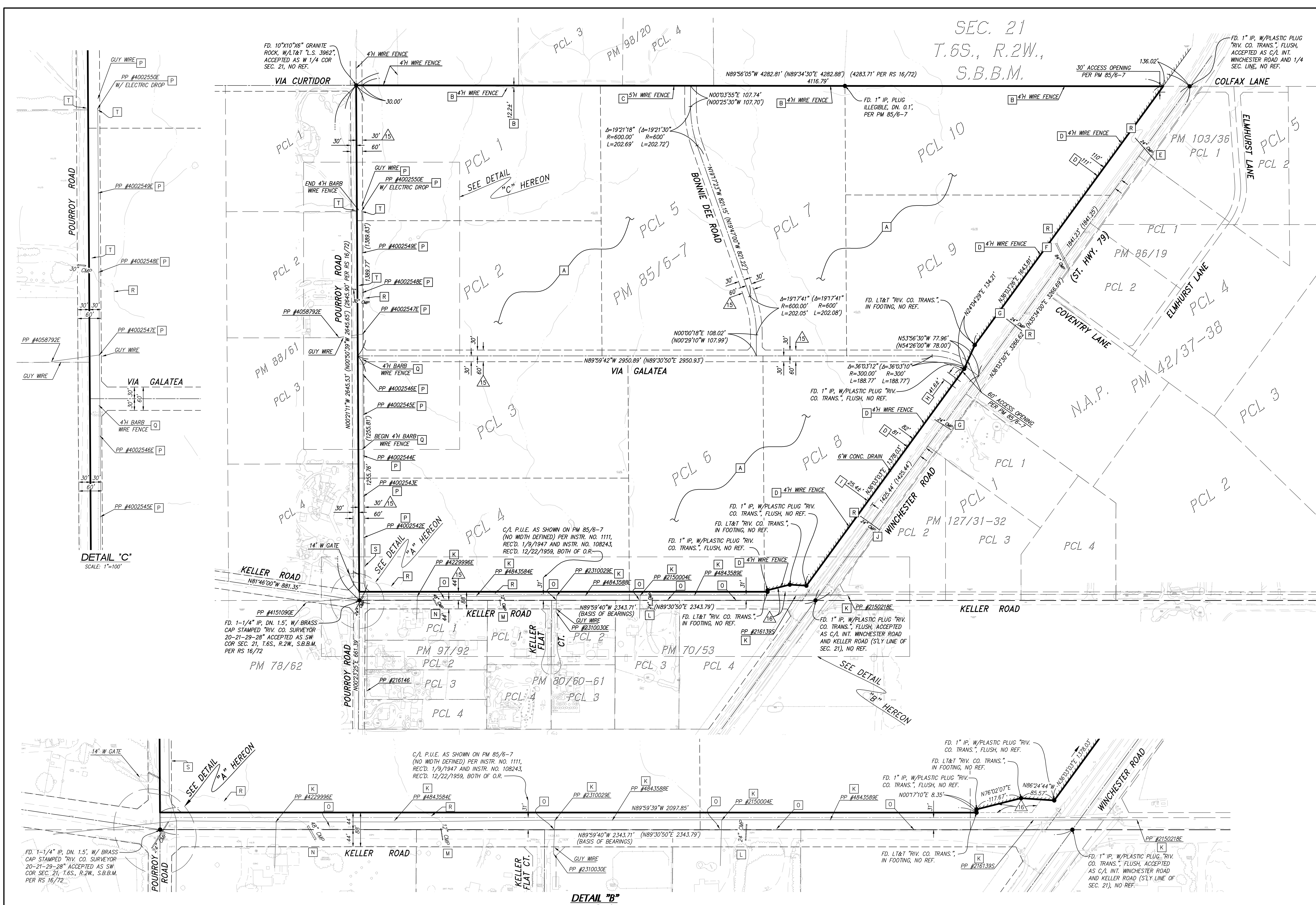
NO. 38163

SCHEDULE "A"

TYPICAL SECTIONS

REV	DATE	DESCRIPTION	APPROVED	CHECKED BY	SCALE
		REVISIONS			

Drawn By: VB/MN	PREPARED: JUNE 2021	DWG. NO. 4
Checked By: FI		SHEET
Scale: AS SHOWN		OF 6 SHEETS

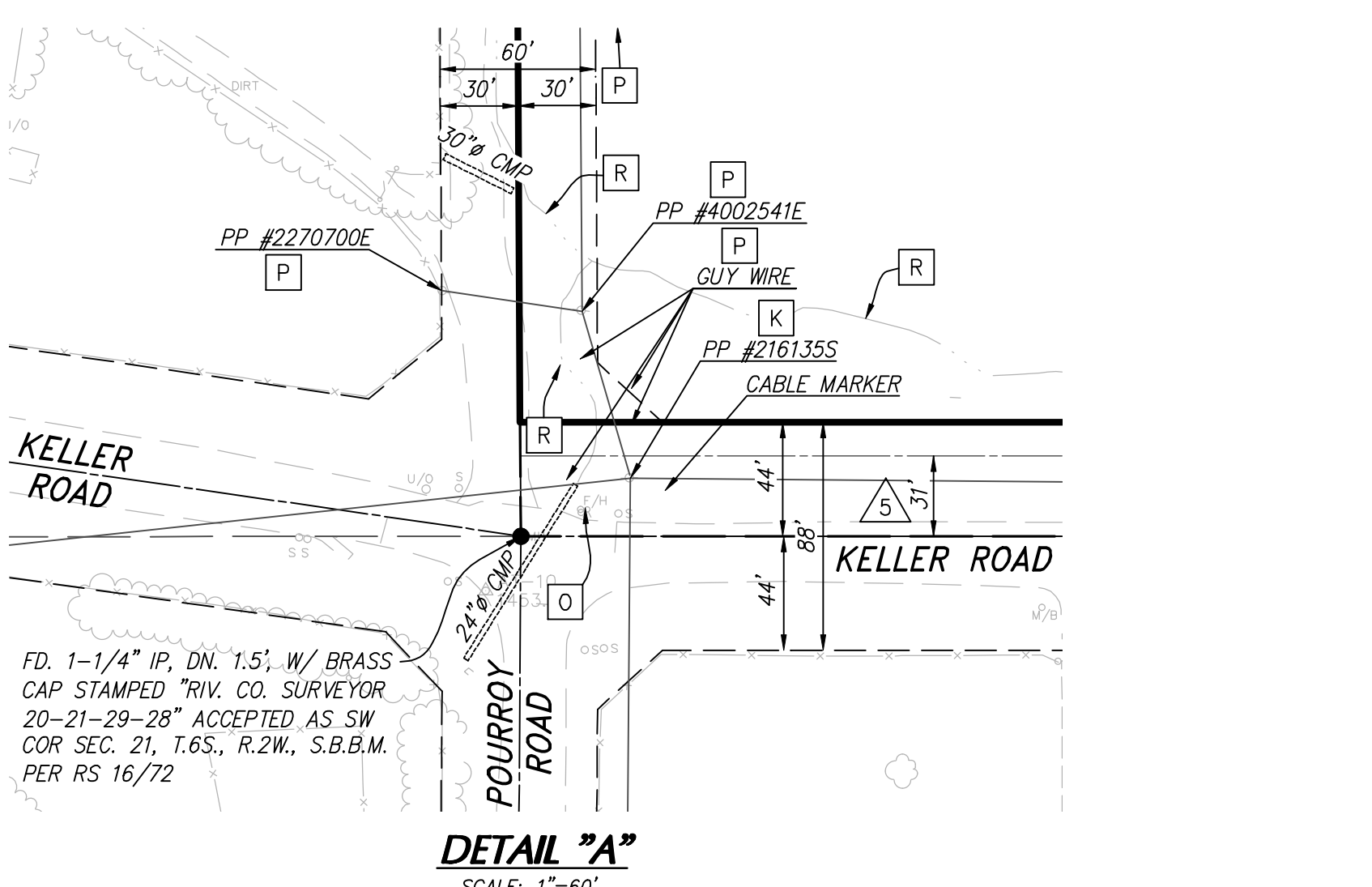


- EXCEPTIONS AND EXCLUSIONS:**
- THE PROPERTY COVERED BY THIS SURVEY IS DESCRIBED IN A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY ORDER NO. 05A-5864965 (29), DATED JUNE 02, 2020 AT 7:30 A.M.
1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2020-2021, A LIEN NOT YET DUE OR PAYABLE.
 - 2-11. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019-2020, PAYMENTS MADE.
 12. THE LIEN OF SPECIAL TAX ASSESSED PURSUANT TO CHAPTER 2.5 COMMENCING WITH SECTION 5331 OF THE CALIFORNIA GOVERNMENT CODE FOR COMMUNITY FACILITIES DISTRICT 92-1 (PERRIS UNION HIGH SCHOOL DISTRICT), AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED JANUARY 25, 1993 AS INSTRUMENT NO. 28785 OF OFFICIAL RECORDS.
 13. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
 14. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM WINCHESTER ROAD, HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP OF PARCEL MAP NO. 15244, EXCEPTING ONE 30' OPENING AS TO PARCEL 10 AND ONE 60' OPENING AS TO PARCELS 8 AND 9.
- AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES DEDICATED TO THE COUNTY OF RIVERSIDE ON THE MAP OF PARCEL MAP NO. 15244.
- AN EASEMENT FOR PUBLIC ROAD, DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE, RECORDED NOVEMBER 18, 2010 AS INSTRUMENT NO. 2010-0556118, OF OFFICIAL RECORDS.

- SURVEYORS NOTES AND LEGEND:**
- () INDICATES RECORD DATA PER PM 85/6-7, UNLESS OTHERWISE NOTED.
- INDICATES FOUND MONUMENT AS NOTED.
- FENCE AS NOTED
- EDGE OF PAVEMENT
- INDICATES RESTRICTED ACCESS AS SHOWN HEREON
- S SIGN
- P POWER POLE
- G GUY ANCHOR
- T TELEPHONE/ELECTRIC RISER/PEDESTAL
- MB MAIL BOX
- M METER
- CMP CORRUGATED METAL PIPE
- D DIAMETER
- R/W RIGHT OF WAY

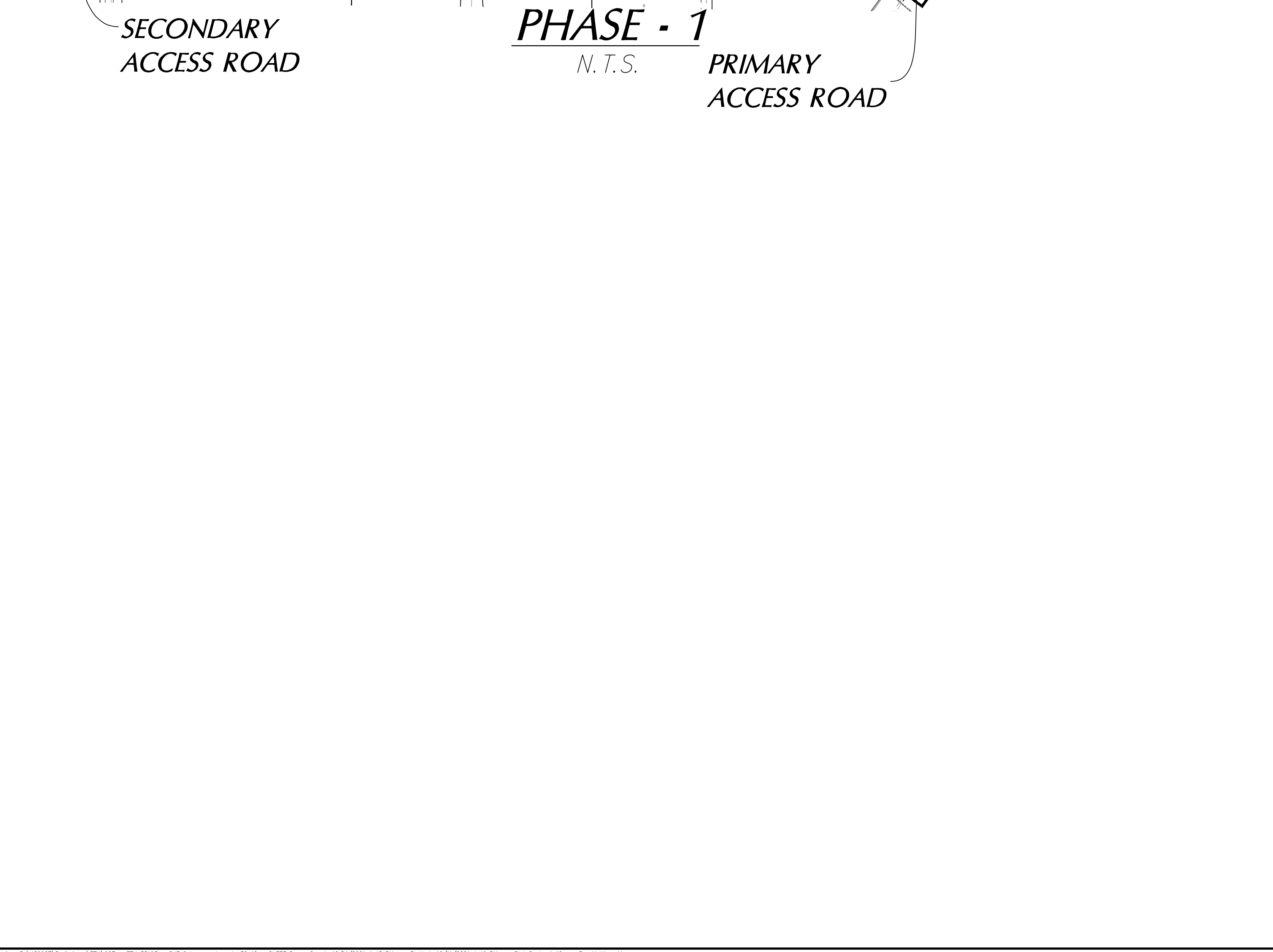
- ENCROACHMENTS AND OBSERVATIONS:**
- [A] THE FACT THAT DISCING HAS BEEN OBSERVED ONSITE.
- [B] THE FACT THAT A 4' HIGH WIRE FENCE ENCLOSED UP TO 12.2'± ONSITE ALONG THE NORTHERLY PROPERTY LINE AS SHOWN HEREON.
- [C] THE FACT THAT A 5' HIGH WIRE FENCE ENCLOSED UP TO 0.5'± ONSITE ALONG THE NORTHERLY PROPERTY LINE AS SHOWN HEREON.
- [D] THE FACT THAT A 4' HIGH WIRE FENCE HAS BEEN OBSERVED 1.0'± NORTHWESTERLY TO 1.3'± SOUTHEASTERLY ON THE NORTHWESTERLY R/W LINE, WINCHESTER ROAD (82.00 TO 110.00 FEET IN HALF-WIDTH) AS SHOWN HEREON.
- [E] THE FACT THAT A 24" Ø CMP CULVERT HAS BEEN OBSERVED WITHIN THE R/W OF WINCHESTER ROAD (110.00 FEET IN HALF-WIDTH) AS SHOWN HEREON.
- [F] THE FACT THAT A 84" Ø CMP CULVERT AND AN OPENING IN THE 4' HIGH WIRE FENCE HAS BEEN OBSERVED WITHIN THE R/W OF WINCHESTER ROAD (110.00 FEET IN HALF-WIDTH) AS SHOWN HEREON.
- [G] THE FACT THAT A 24" Ø CMP CULVERT HAS BEEN OBSERVED WITHIN THE R/W OF WINCHESTER ROAD (82.00 TO 110.00 FEET IN HALF-WIDTH) AS SHOWN HEREON.
- [H] THE FACT THAT A 41.6'± OPENING IN THE 4' HIGH WIRE FENCE HAS BEEN OBSERVED WITHIN THE R/W OF WINCHESTER ROAD (82.00 FEET IN HALF-WIDTH) AS SHOWN HEREON.
- [I] THE FACT THAT A STREET NAME SIGN LIES WITHIN THE R/W OF WINCHESTER ROAD (82.00 FEET IN HALF-WIDTH) AS SHOWN HEREON.
- [J] THE FACT THAT A 24" Ø CMP CULVERT HAS BEEN OBSERVED WITHIN THE R/W OF WINCHESTER ROAD (82.00 FEET IN HALF-WIDTH) AS SHOWN HEREON.

- [K] THE FACT THAT A SERIES OF POWERPOLES WITH CROSSARMS AND POWERLINES RUNNING THROUGH THEM HAVE BEEN OBSERVED WITHIN THE NORTHERLY R/W OF KELLER ROAD (44.00 FEET IN HALF-WIDTH) AS SHOWN HEREON.
- [L] THE FACT THAT A 24" Ø CMP CULVERT HAS BEEN OBSERVED WITHIN THE R/W OF KELLER ROAD (44.00 FEET IN HALF-WIDTH) AS SHOWN HEREON.
- [M] THE FACT THAT A 12" Ø CMP CULVERT HAS BEEN OBSERVED WITHIN THE R/W OF KELLER ROAD (44.00 FEET IN HALF-WIDTH) AS SHOWN HEREON.
- [N] THE FACT THAT A 48" Ø CMP CULVERT HAS BEEN OBSERVED WITHIN THE R/W OF KELLER ROAD (44.00 FEET IN HALF-WIDTH) AS SHOWN HEREON.
- [O] THE FACT THAT 3" HIGH TELEPHONE RISERS HAVE BEEN OBSERVED WITHIN THE R/W OF KELLER ROAD (44.00 FEET IN HALF-WIDTH) AS SHOWN HEREON.
- [P] THE FACT THAT A SERIES OF POWERPOLES WITH CROSSARMS, POWERLINES RUNNING THROUGH THEM AND GUYWIRES HAVE BEEN OBSERVED WITHIN THE EASTERLY R/W OF POURROY ROAD (30.00 FEET IN HALF-WIDTH) AND ENCROACH (OVERHANG) ONTO SAID PROPERTY UP TO 1.5'± AS SHOWN HEREON.
- [Q] THE FACT THAT 4' HIGH BARB WIRE FENCE (IN POOR CONDITION) HAS BEEN OBSERVED WITHIN THE EASTERLY R/W OF POURROY ROAD (30.00 FEET IN HALF-WIDTH) AS SHOWN HEREON.
- [R] THE FACT THAT NATURAL DRAINAGE SWALES HAVE BEEN OBSERVED ONSITE RUNNING TO EXISTING CMP CULVERTS AS SHOWN HEREON.
- [S] THE FACT THAT A DIRT ROAD SHOWS POSSIBLE ACCESS TO SAID PROPERTY AS SHOWN HEREON.
- [T] THE FACT THAT 3" HIGH TELEPHONE RISERS HAVE BEEN OBSERVED WITHIN THE R/W OF POURROY ROAD (30.00 FEET IN HALF-WIDTH) AS SHOWN HEREON.



K&A Engineering, Inc.	ENGINEERING LAND PLANNING SURVEYING	357 N. HERIDAN STREET SUITE 117 CORONA, CALIFORNIA 92880 TEL (951) 279-1800 FAX (951) 279-4380	COUNTY OF RIVERSIDE			
			TENTATIVE TRACT MAP NO. 38163 SCHEDULE "A" EASEMENT MAP & NOTES			
REV	DATE	DESCRIPTION	APPROVED	Checked By:	PREPARED: JUNE 2021	DWG. NO. 5
		REVISIONS		FI		SHEET OF 6 SHEETS
			Scale: AS SHOWN			

IN THE COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 38163



PHASING SUMMARY

TENTATIVE TRACT NO. 38163-1

PHASE NO	PLANNING AREA	LAND USE	MIN. LOT SIZE	AVE. DENSITY	NO. OF RESIDENTIAL LOTS	RESIDENTIAL LOT NOS.	NON-RESIDENTIAL LOTS
I	1	MDR	7,000 SF	4.4 DU/AC	47	1-47	LOTS 361-362
	2	MDR	6,000 SF	4.8 DU/AC	72	48-119	LOTS 367, 376
	4	MHDR	5,000 SF	5.7 DU/AC	76	120-195	LOTS 366, 379, 385
	7	COMMERCIAL	-	-	-	-	LOTS 386, 387
	2, 4	OSMS	-	-	-	-	LOTS 384
	9	OSMS	-	-	-	-	LOTS 383
	11	OS-W	-	-	-	-	LOTS 388

TENTATIVE TRACT NO. 38163-F

PHASE NO	PLANNING AREA	LAND USE	MIN. LOT SIZE	AVE. DENSITY	RESIDENTIAL LOTS	RESIDENTIAL LOT NOS.	NON-RESIDENTIAL LOTS
II	3	MHDR	6,000 SF	4.8 DU/AC	59	196-254	LOTS 363, 364-366, 369, 375
	5	MDR	5,000 SF	5.4 DU/AC	102	255-356	LOTS 370-374, 377-378, 380-382
	6	VHDR	-	14.7 DU/AC	-	357	
	8	PARK	-	-	-	-	LOT 358
	3, 5	OSMS	-	-	-	-	LOT 359
	6	OSMS	-	-	-	-	LOT 360

LEGEND

PHASE LINE

ENGINEERING
LAND PLANNING
SURVEYING

357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL (951) 279-1800
FAX (951) 279-4380

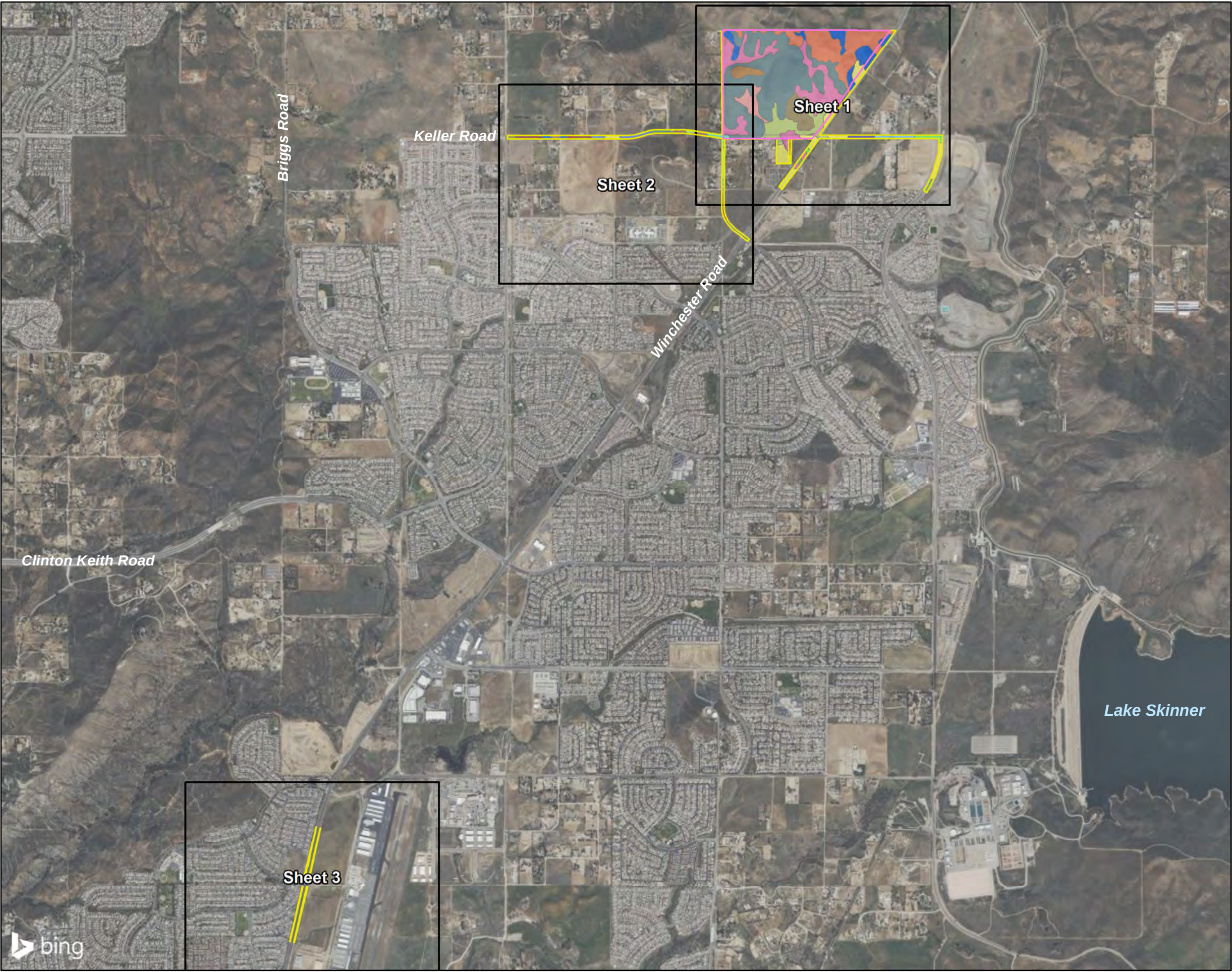
COUNTY OF RIVERSIDE

TENTATIVE TRACT MAP
NO. 38163
SCHEDULE "A"
PHASING MAP

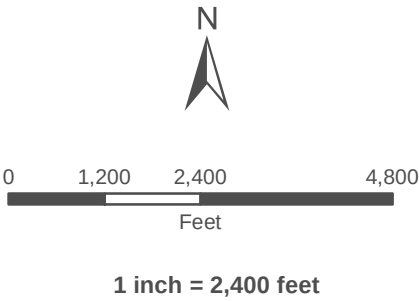
Drawn By: VB/MN
Checked By: FI
Scale: AS SHOWN

PREPARED: JUNE 2021

DWG. NO. 6
SHEET
OF 6 SHEETS



- Onsite Project Site
- Offsite Project Site
- AaF - Altamont clay, 25 to 50 percent slopes
- AuC - Auld clay, 2 to 8 percent slopes
- AuD - Auld clay, 8 to 15 percent slopes
- BtC - Bosanko clay, 2 to 8 percent slopes
- BkC2 - Buchenau silt loam, 2 to 8 percent slopes, eroded
- BxC2 - Buren loam, deep, 2 to 8 percent slopes, eroded
- CaD2 - Cajalco fine sandy loam, 8 to 15 percent slopes, eroded
- CaF2 - Cajalco fine sandy loam, 15 to 35 percent slopes, eroded
- CbF2 - Cajalco rocky fine sandy loam, 15 to 50 percent slopes, eroded
- Cf - Chino silt loam, drained, saline-alkali
- EcC2 - Escondido fine sandy loam, 2 to 8 percent slopes, eroded
- EcD2 - Escondido fine sandy loam, 8 to 15 percent slopes, eroded
- FwE2 - Friant fine sandy loam, 5 to 25 percent slopes, eroded
- GaA - Garretson very fine sandy loam, 0 to 2 percent slopes
- GaC - Garretson very fine sandy loam, 2 to 8 percent slopes
- GA - Grangeville fine sandy loam, drained, 0 to 2 percent slopes
- LaC - Las Posas loam, 2 to 8 percent slopes
- LaD2 - Las Posas loam, 8 to 15 percent slopes, eroded
- LoF2 - Lodo gravelly loam, 15 to 50 percent slopes, eroded
- LpE2 - Lodo rocky loam, 8 to 25 percent slopes, eroded
- LpF2 - Lodo rocky loam, 25 to 50 percent slopes, eroded
- MmB - Monserate sandy loam, 0 to 5 percent slopes
- MmC2 - Monserate sandy loam, 5 to 8 percent slopes, eroded
- PoC - Porterville clay, 0 to 8 percent slopes
- PtB - Porterville clay, moderately deep, slightly saline-alkali, 0 to 5 percent slopes
- PvD2 - Porterville gravelly clay, moderately deep, 2 to 15 percent slopes, eroded
- VaE3 - Vallecitos loam, 8 to 25 percent slopes, severely eroded
- VeC2 - Vallecitos loam, thick solum variant, 2 to 8 percent slopes, eroded
- VsD2 - Vista coarse sandy loam, 8 to 15 percent slopes, eroded
- WxD2 - Wyman fine sandy loam, 8 to 15 percent slopes, eroded



Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

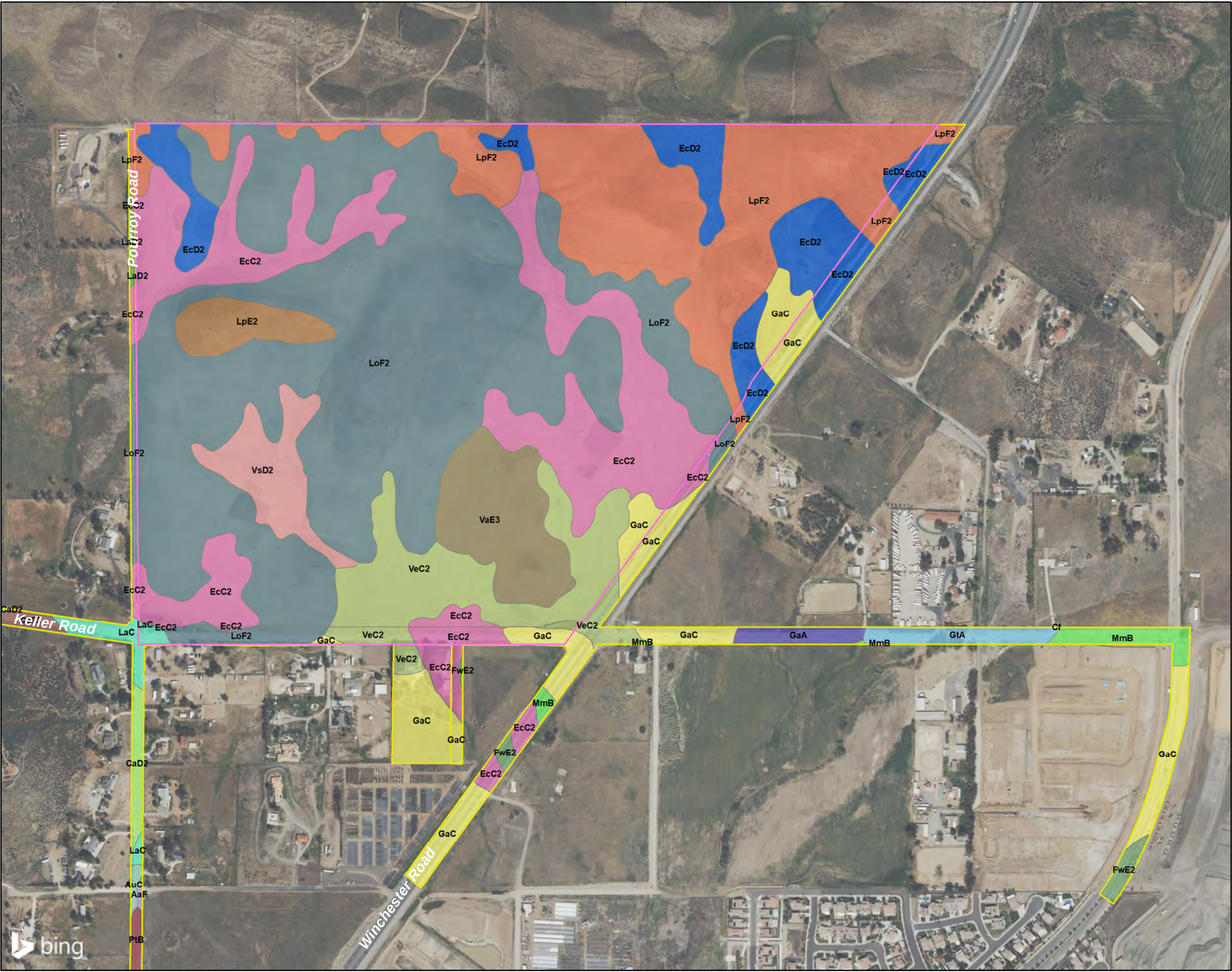
KELLER CROSSING PROJECT

Soils Map

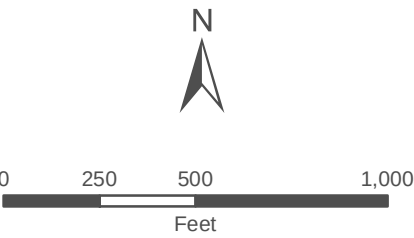
GLENN LUKOS ASSOCIATES

Exhibit 5 - Key Map





- Onsite Project Site
- Offsite Project Site
- AaF - Altamont clay, 25 to 50 percent slopes
- AuC - Auld clay, 2 to 8 percent slopes
- CaD2 - Cajalco fine sandy loam, 8 to 15 percent slopes, eroded
- CaF2 - Cajalco fine sandy loam, 15 to 35 percent slopes, eroded
- Cf - Chino silt loam, drained, saline-alkali
- EcC2 - Escondido fine sandy loam, 2 to 8 percent slopes, eroded
- EcD2 - Escondido fine sandy loam, 8 to 15 percent slopes, eroded
- FwE2 - Friant fine sandy loam, 5 to 25 percent slopes, eroded
- GaA - Garretson very fine sandy loam, 0 to 2 percent slopes
- GaC - Garretson very fine sandy loam, 2 to 8 percent slopes
- GtA - Grangeville fine sandy loam, drained, 0 to 2 percent slopes
- LaC - Las Posas loam, 2 to 8 percent slopes
- LaD2 - Las Posas loam, 8 to 15 percent slopes, eroded
- LoF2 - Lodo gravelly loam, 15 to 50 percent slopes, eroded
- LpE2 - Lodo rocky loam, 8 to 25 percent slopes, eroded
- LpF2 - Lodo rocky loam, 25 to 50 percent slopes, eroded
- MmB - Monserate sandy loam, 0 to 5 percent slopes
- PtB - Porterville clay, moderately deep, slightly saline-alkali, 0 to 5 percent slopes
- VaE3 - Vallecitos loam, 8 to 25 percent slopes, severely eroded
- VeC2 - Vallecitos loam, thick solum variant, 2 to 8 percent slopes, eroded
- VsD2 - Vista coarse sandy loam, 8 to 15 percent slopes, eroded



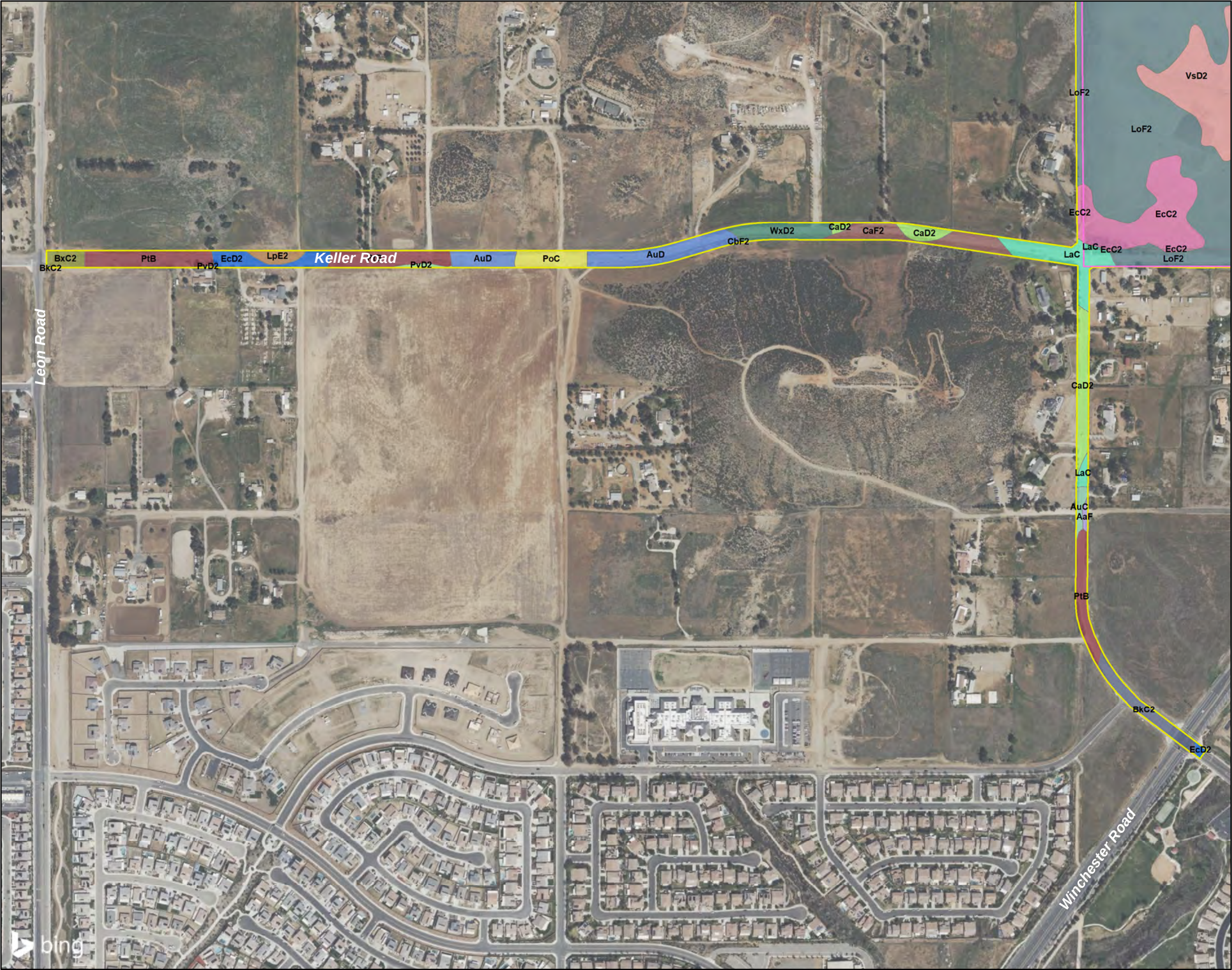
1 inch = 500 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

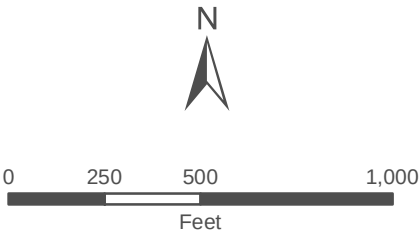
KELLER CROSSING PROJECT

Soils Map





- Onsite Project Site
- Offsite Project Site
- AaF - Altamont clay, 25 to 50 percent slopes
- AuC - Auld clay, 2 to 8 percent slopes
- AuD - Auld clay, 8 to 15 percent slopes
- BkC2 - Buchenau silt loam, 2 to 8 percent slopes, eroded
- BxC2 - Buren loam, deep, 2 to 8 percent slopes, eroded
- CaD2 - Cajalco fine sandy loam, 8 to 15 percent slopes, eroded
- CaF2 - Cajalco fine sandy loam, 15 to 35 percent slopes, eroded
- CbF2 - Cajalco rocky fine sandy loam, 15 to 50 percent slopes, eroded
- Ecc2 - Escondido fine sandy loam, 2 to 8 percent slopes, eroded
- EcD2 - Escondido fine sandy loam, 8 to 15 percent slopes, eroded
- LaC - Las Posas loam, 2 to 8 percent slopes
- LoF2 - Lodo gravelly loam, 15 to 50 percent slopes, eroded
- LpE2 - Lodo rocky loam, 8 to 25 percent slopes, eroded
- PoC - Porterville clay, 0 to 8 percent slopes
- PtB - Porterville clay, moderately deep, slightly saline-alkali, 0 to 5 percent slopes
- PvD2 - Porterville gravelly clay, moderately deep, 2 to 15 percent slopes, eroded
- VsD2 - Vista coarse sandy loam, 8 to 15 percent slopes, eroded
- WxD2 - Wyman fine sandy loam, 8 to 15 percent slopes, eroded



1 inch = 500 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

KELLER CROSSING PROJECT

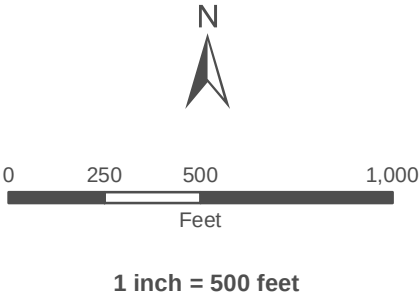
Soils Map

GLENN LUKOS ASSOCIATES

Exhibit 5 - Sheet 2



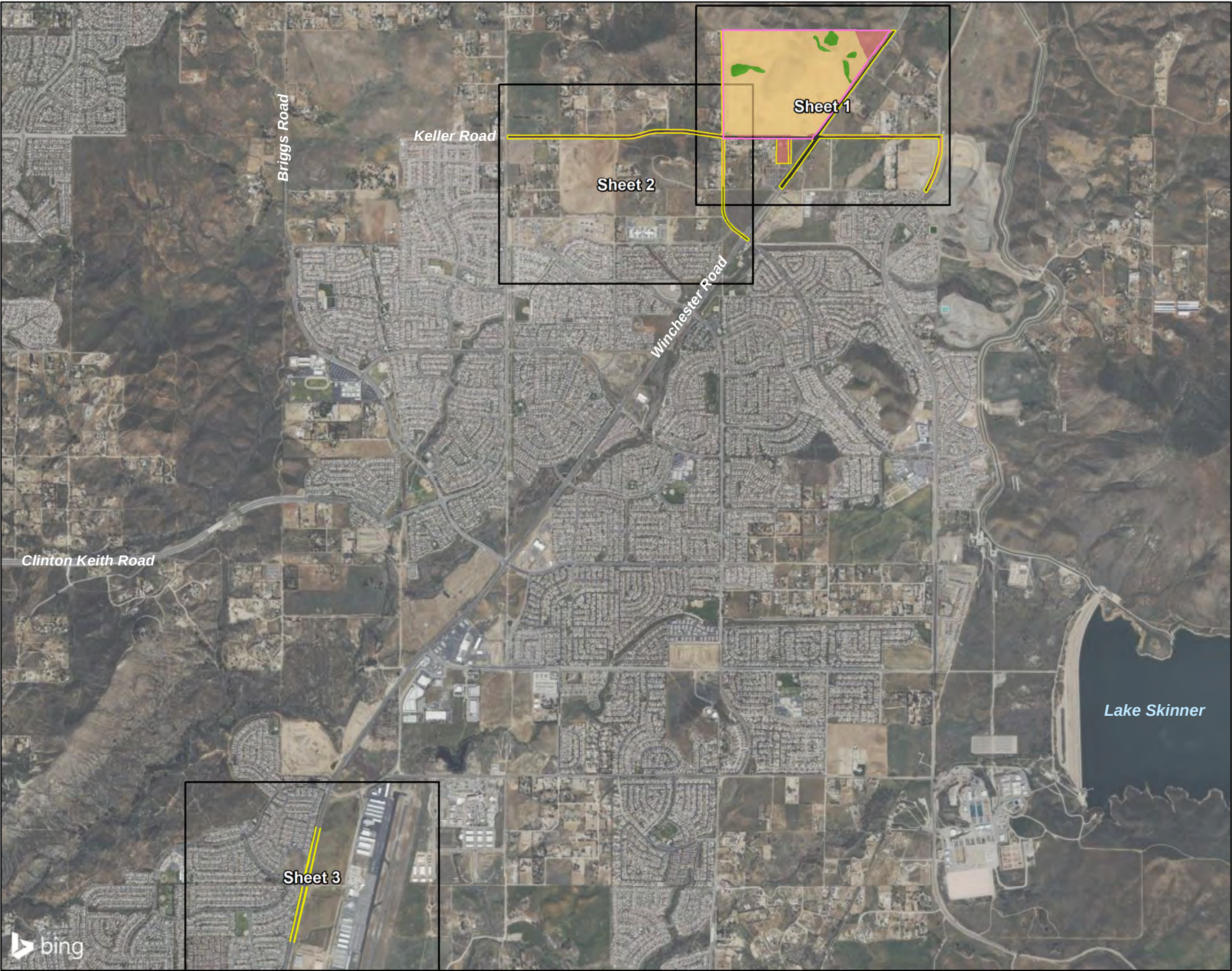
- Offsite Project Site
- AuC - Auld clay, 2 to 8 percent slopes
- BfC - Bosanko clay, 2 to 8 percent slopes
- BxC2 - Buren loam, deep, 2 to 8 percent slopes, eroded
- LaC - Las Posas loam, 2 to 8 percent slopes
- MmC2 - Monserate sandy loam, 5 to 8 percent slopes, eroded



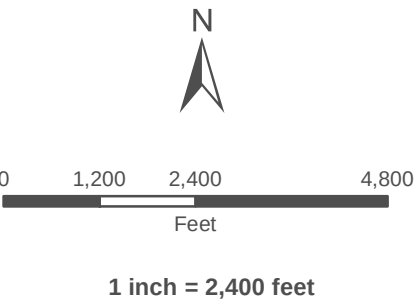
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Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

KELLER CROSSING PROJECT

Soils Map



- Onsite Project Site
- Offsite Project Site
- Agriculture
- Disturbed Mulefat Scrub
- Developed
- Disturbed
- Disturbed Buckwheat Scrub
- Ornamental



Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

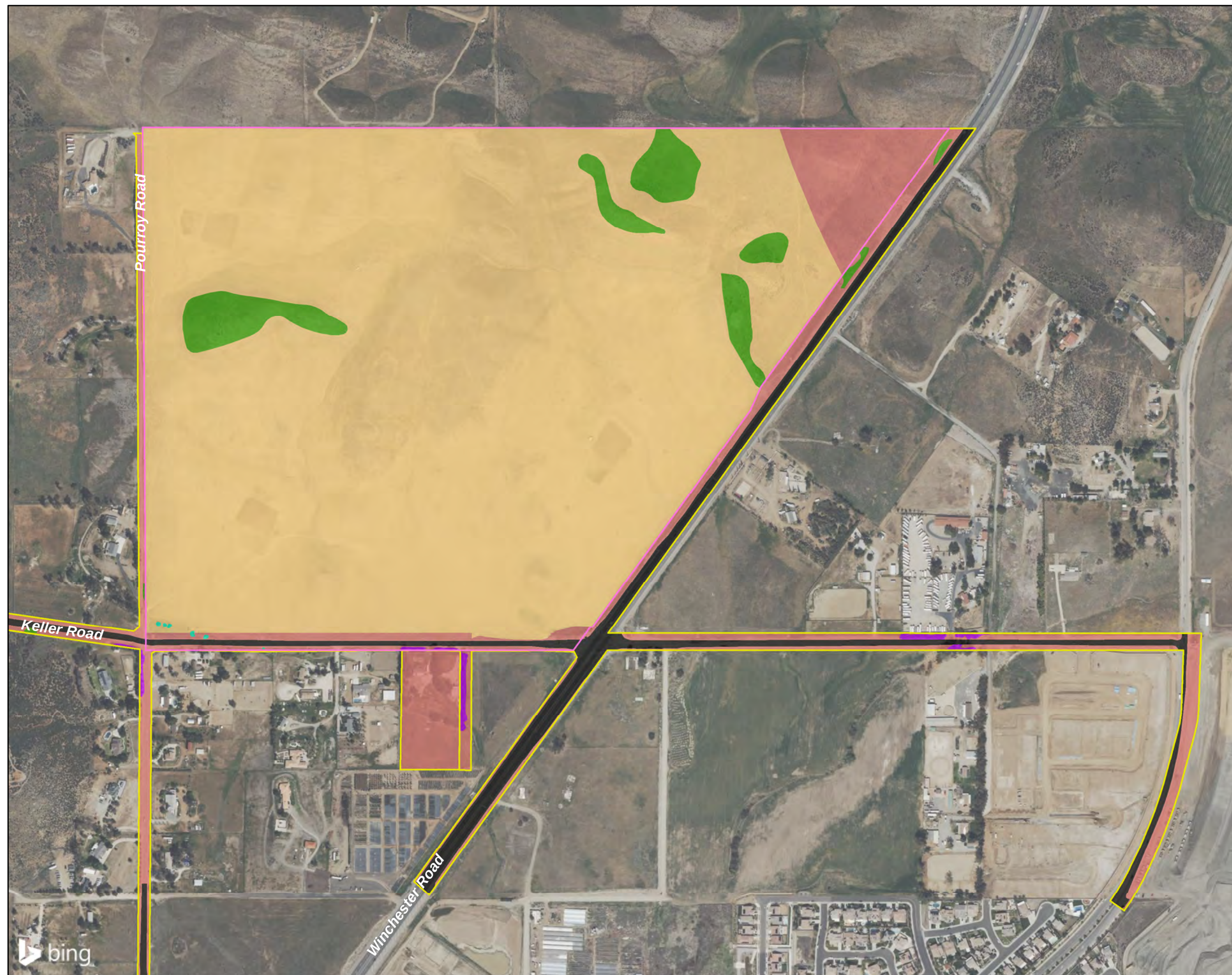
KELLER CROSSING PROJECT

Vegetation Map

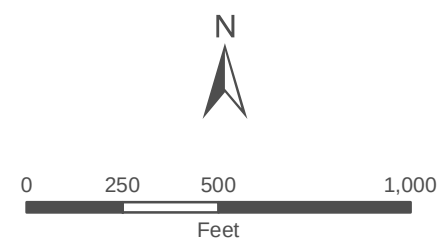
GLENN LUKOS ASSOCIATES

Exhibit 6 - Key Map





- Onsite Project Site
- Offsite Project Site
- Agriculture
- Disturbed Mulefat Scrub
- Developed
- Disturbed
- Disturbed Buckwheat Scrub
- Ornamental



1 inch = 500 feet

Coordinate System: State Plane 6 NAD 83
 Projection: Lambert Conformal Conic
 Datum: NAD83
 Map Prepared by: K. Kartunen, GLA
 Date Prepared: July 20, 2022

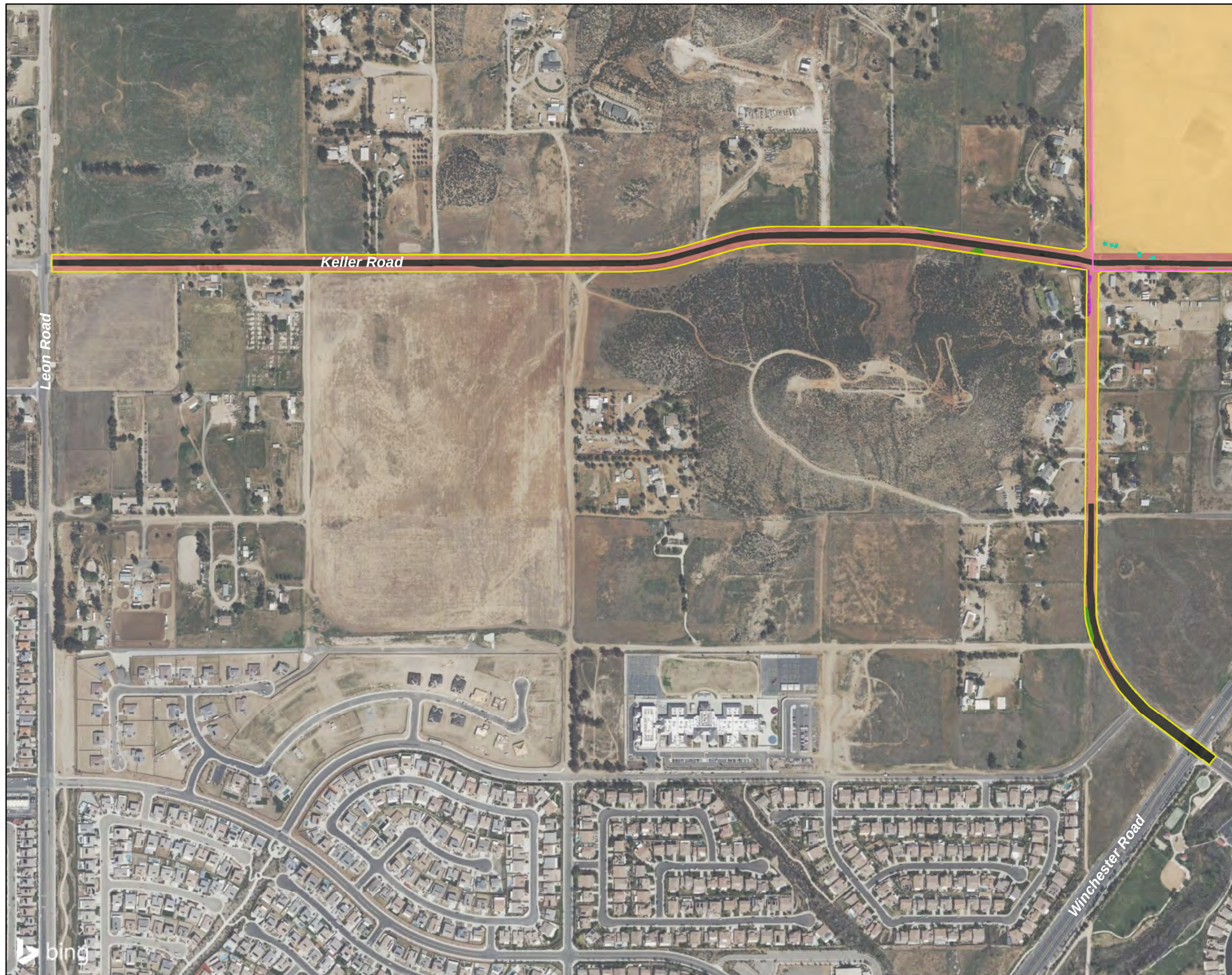
KELLER CROSSING PROJECT

Vegetation Map

GLENN LUKOS ASSOCIATES

Exhibit 6 - Sheet 1





- Onsite Project Site
- Offsite Project Site
- Agriculture
- Disturbed Mulefat Scrub
- Developed
- Disturbed
- Disturbed Buckwheat Scrub
- Ornamental



0 250 500 1,000
Feet

1 inch = 500 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

KELLER CROSSING PROJECT

Vegetation Map

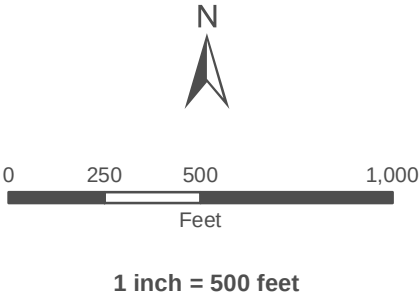
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Exhibit 6 - Sheet 2





- Offsite Project Site
- Developed
- Disturbed
- Disturbed Buckwheat Scrub
- Ornamental



Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

KELLER CROSSING PROJECT
Vegetation Map



Photograph 1: 02/03-21. Drainage A side tributary looking upstream and disturbed uplands.



Photograph 2: 02/03/21. Start of Drainage A looking downstream from edge of Pourroy Road. and disturbed upland areas.



Photograph 3: 02/03/21. Drainage A and disturbed uplands looking upstream at riparian habitat.



Photograph 4: 02/03/21. Looking at downstream extent of Drainage B towards terminus at culvert and its associated uplands.



Photograph 5: 02/03/21. Middle portion of Drainage B and uplands looking downstream.



Photograph 6: 02/03/21. Upper portion of Drainage C looking upstream.



Photograph 7: 02/03/21. Lower portion of Drainage C and disturbed uplands looking downstream,



Photograph 8: 02/03/21. Upper portion of Drainage C and uplands looking downstream.





Photograph 9: 02/03/21. Drainage D and disturbed uplands looking upstream towards start of drainage.



Photograph 10: 02/03/21. Middle portion of Drainage D looking downstream.



Photograph 11: 02/03/21. View of Drainage D terminus where flow sign is absent. Note the disturbed nature of the site in the background.



Photograph 12: 02/03/21. Upper portion of Drainage E looking upstream and disturbed uplands.





Photograph 13: 02/03/21. Middle segment of Drainage E.



Photograph 14: 02/803/21. View of Drainage E terminus where flow sign dissipates as sheet flow.



Photograph 15: 02/03/21. Start of Drainage F looking upstream towards Project boundary fence. Note disturbed condition of the site.



Photograph 16: 02/03/21. View of Drainage F looking downstream towards confluence with southwest tributary. Note the disturbed condition of the uplands.





Photograph 17: 02/03/21. Upper portion of Drainage G looking downstream.



Photograph 18: 02/03/21. Downstream end of Drainage G looking offsite at concrete culvert inlet.



Photograph 19: 02/03/21. View of Drainage H within offsite survey area.



Photograph 20: 02/03/21. Roadside ephemeral Drainage I located in offsite survey area.

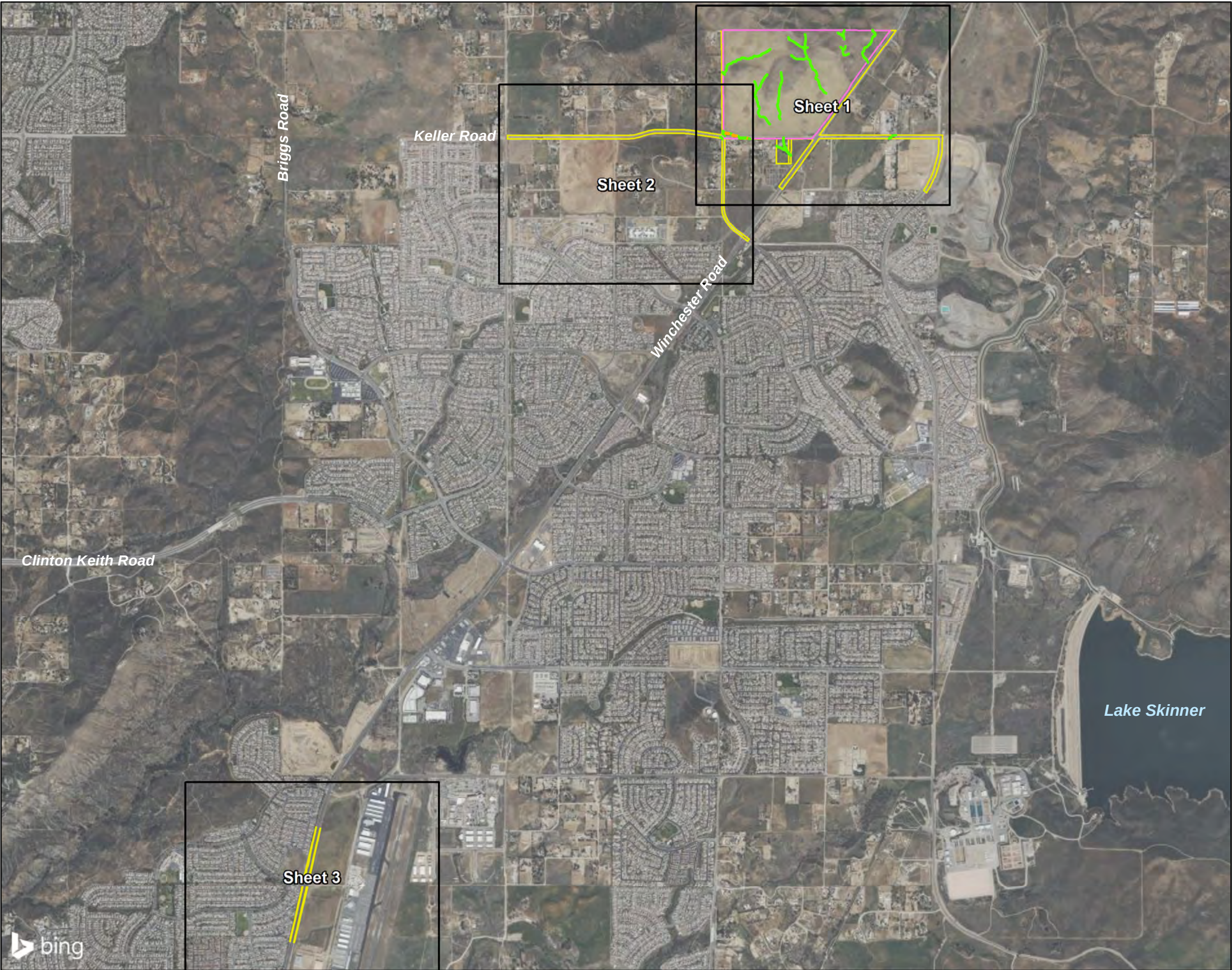


Photograph 21: 02/03/21. View depicting offsite portion of Drainage A looking south.

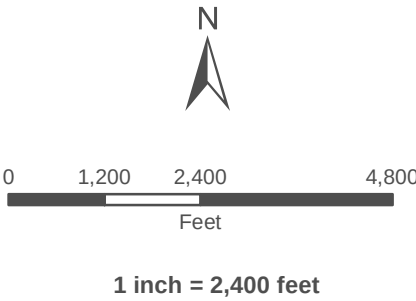


Photograph 22: 02/03/21. Looking northwesterly towards offsite portion of downstream end of Drainage A. Note, there is no discernible stream course in foreground and area is disturbed in background.





-  Onsite Project Site
-  Offsite Project Site
-  MSHCP Riverine
-  MSHCP Riparian



Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

KELLER CROSSING PROJECT
MSHCP Riparian/Riverine Map

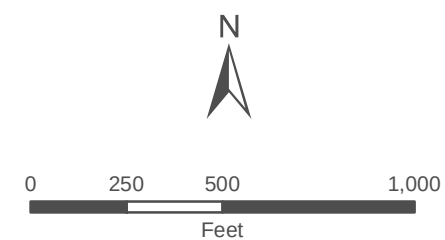
GLENN LUKOS ASSOCIATES



Exhibit 8 - Key Map



- Onsite Project Site
- Offsite Project Site
- MSHCP Riverine
- MSHCP Riparian
- Photo Location



1 inch = 500 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

KELLER CROSSING PROJECT

MSHCP Riparian/Riverine Map

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Exhibit 8 - Sheet 1





-  Onsite Project Site
-  Offsite Project Site
-  MSHCP Riverine
-  MSHCP Riparian
-  Photo Location



0 250 500 1,000
Feet

1 inch = 500 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

KELLER CROSSING PROJECT

MSHCP Riparian/Riverine Map

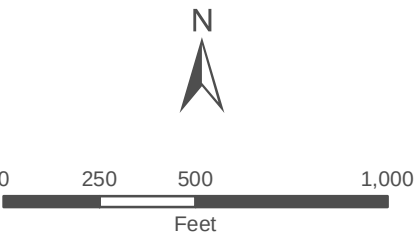
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Exhibit 8 - Sheet 2



 Offsite Project Site



1 inch = 500 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

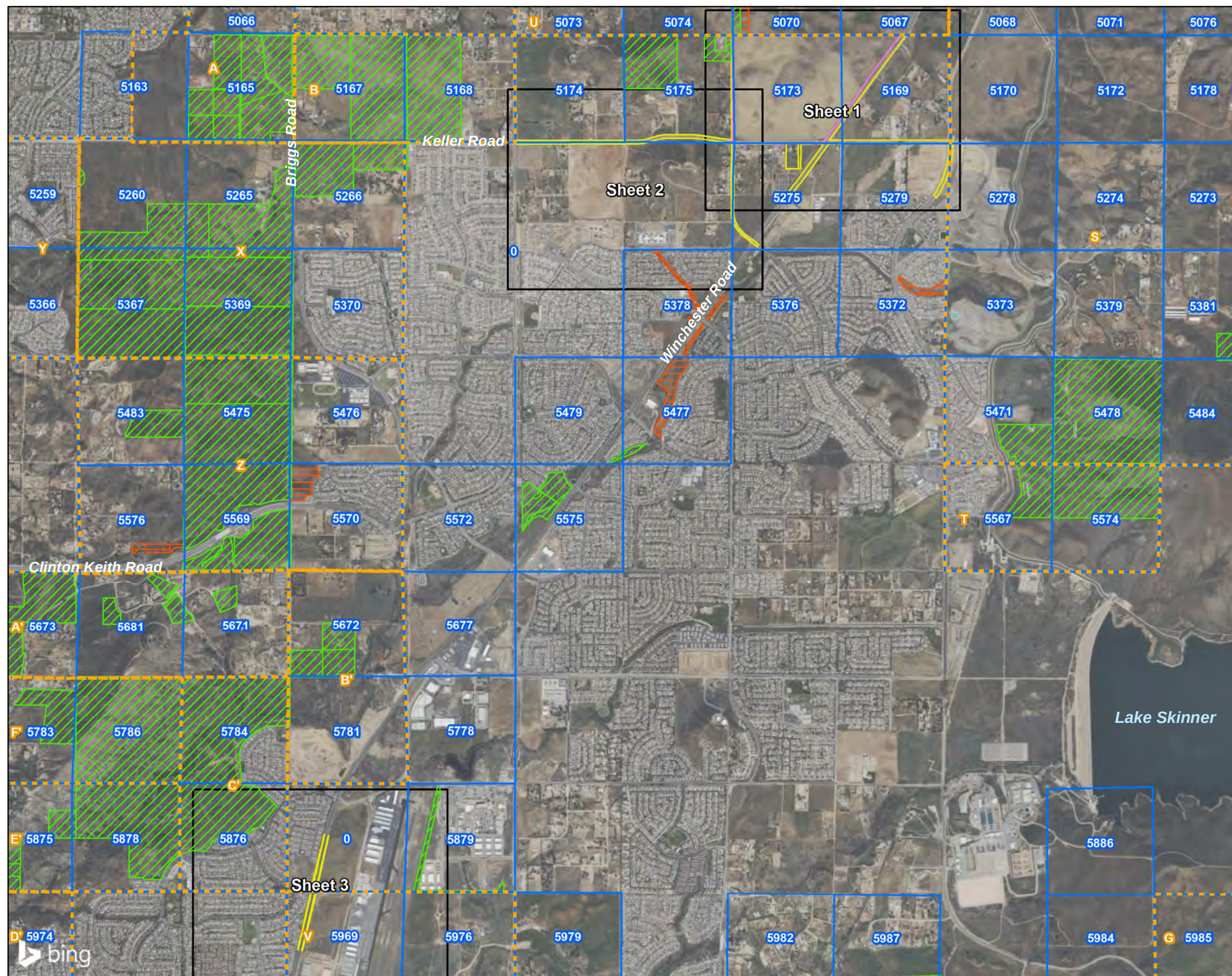
KELLER CROSSING PROJECT

MSHCP Riparian/Riverine Map

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Exhibit 8 - Sheet 3





- Onsite Project Site
- Offsite Project Site
- Cell Group
- Criteria Cell
- MSHCP Conserved Lands
- MSHCP Conservation Easements



0 1,200 2,400 4,800
Feet

1 inch = 2,400 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

KELLER CROSSING PROJECT

MSHCP Overlay Map

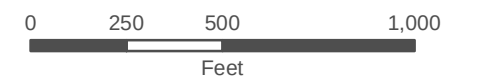
GLENN LUKOS ASSOCIATES

Exhibit 9A - Key Map





- Onsite Project Site
- Offsite Project Site
- Cell Group
- Criteria Cell
- MSHCP Conserved Lands
- MSHCP Conservation Easements



1 inch = 500 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

KELLER CROSSING PROJECT

MSHCP Overlay Map

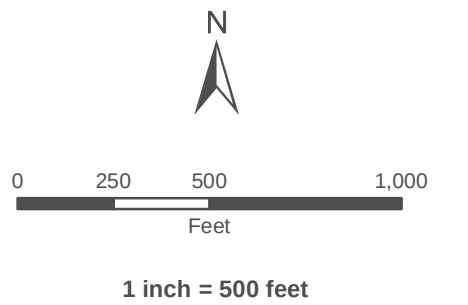
GLENN LUKOS ASSOCIATES



Exhibit 9A - Sheet 1



-  Onsite Project Site
-  Offsite Project Site
-  Cell Group
-  Criteria Cell

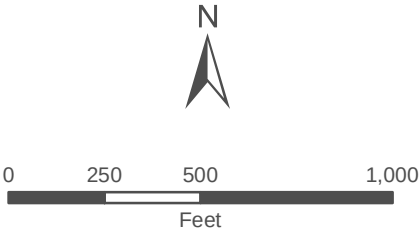


Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

KELLER CROSSING PROJECT
MSHCP Overlay Map



-  Offsite Project Site
-  Cell Group
-  Criteria Cell



1 inch = 500 feet

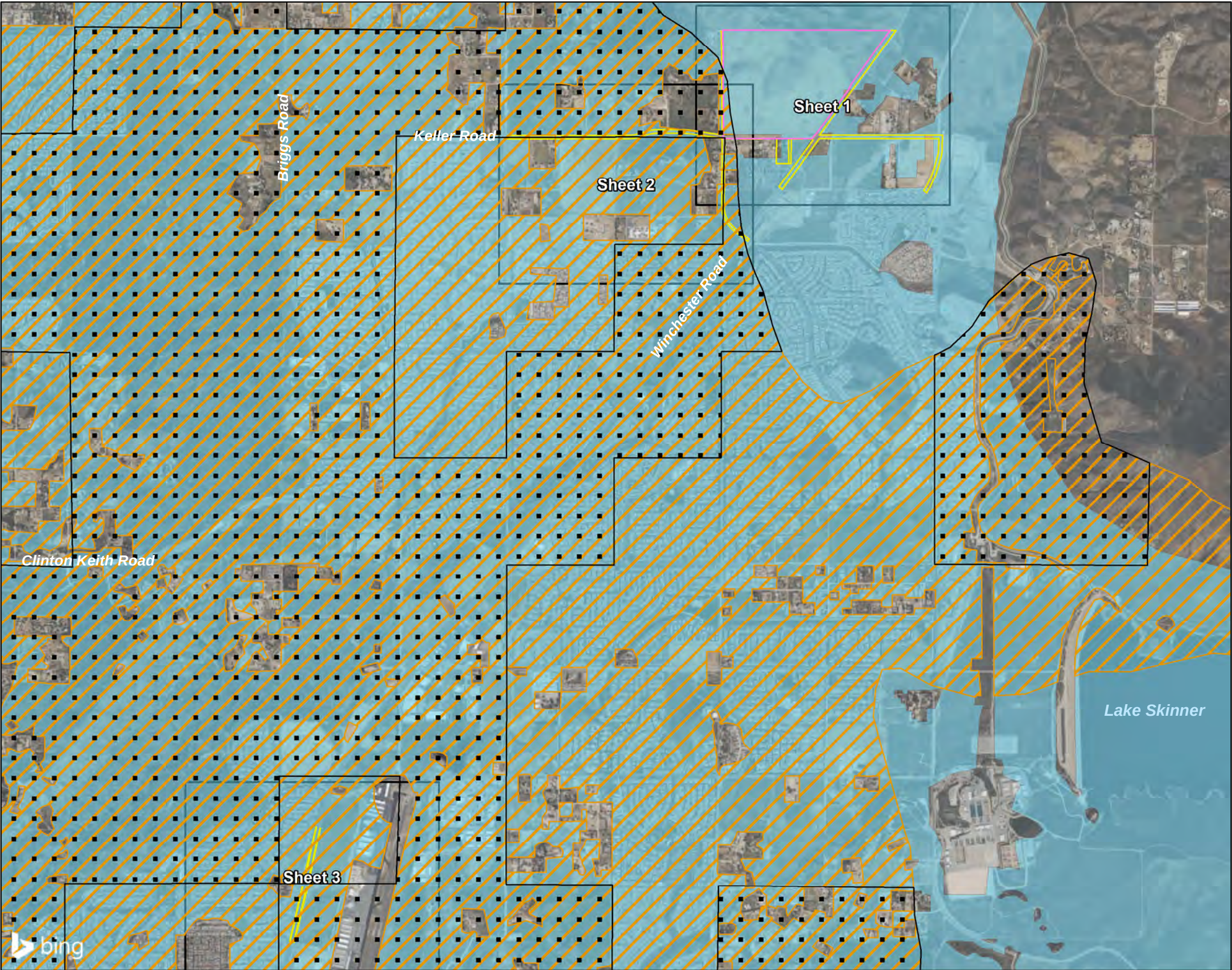
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Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

KELLER CROSSING PROJECT
MSHCP Overlay Map

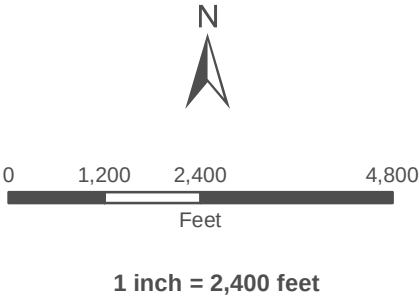
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Exhibit 9A - Sheet 3



- Onsite Project Site
- Offsite Project Site
- Burrowing Owl Survey Area
- Criteria Area Species Survey Area
- Narrow Endemic Plant Species Survey Area

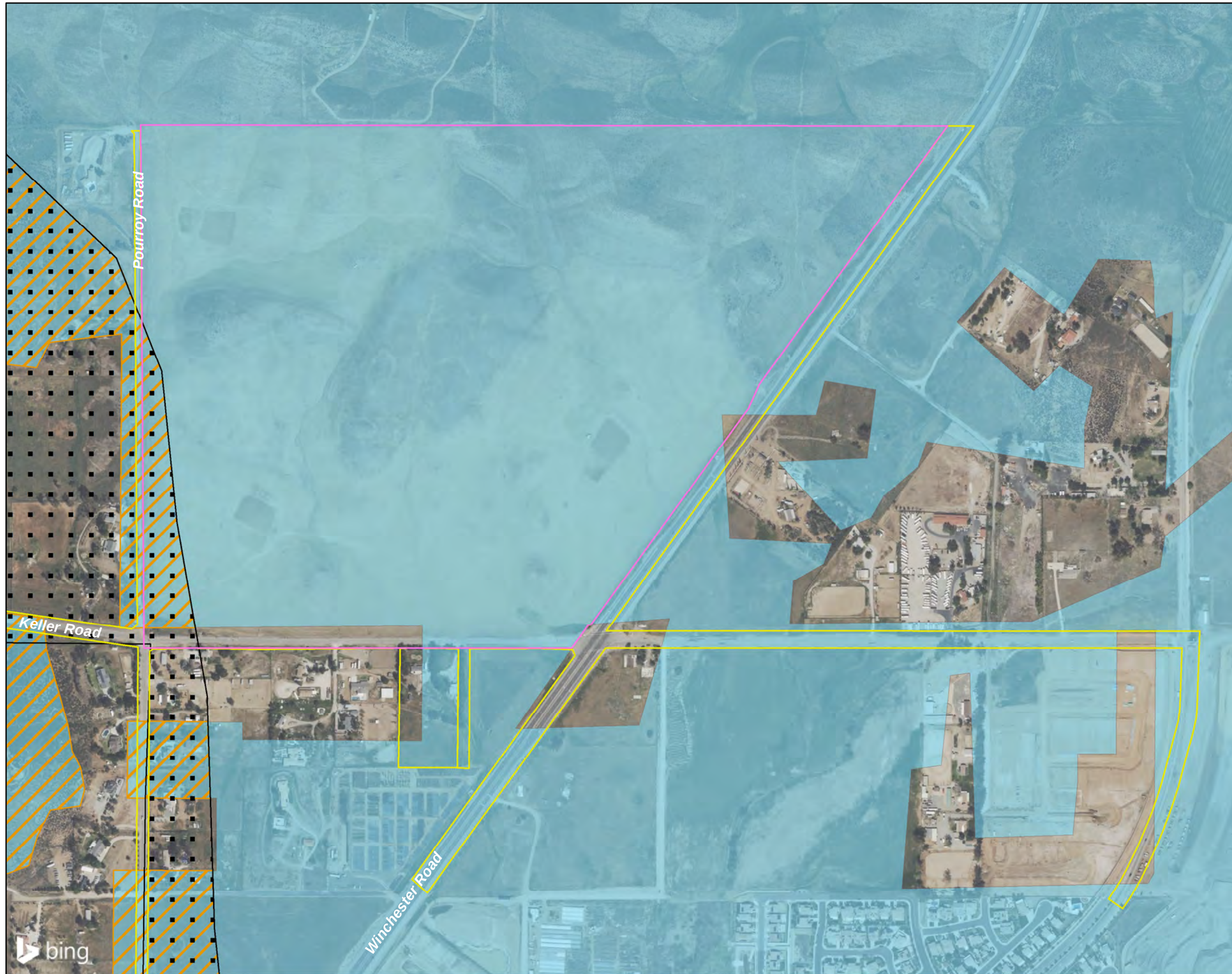


Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

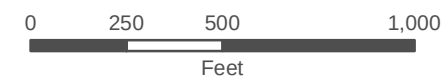
KELLER CROSSING PROJECT
MSHCP Survey Area Map

GLENN LUKOS ASSOCIATES

Exhibit 9B - Key Map



-  Onsite Project Site
-  Offsite Project Site
-  Burrowing Owl Survey Area
-  Criteria Area Species Survey Area
-  Narrow Endemic Plant Species Survey Area



1 inch = 500 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

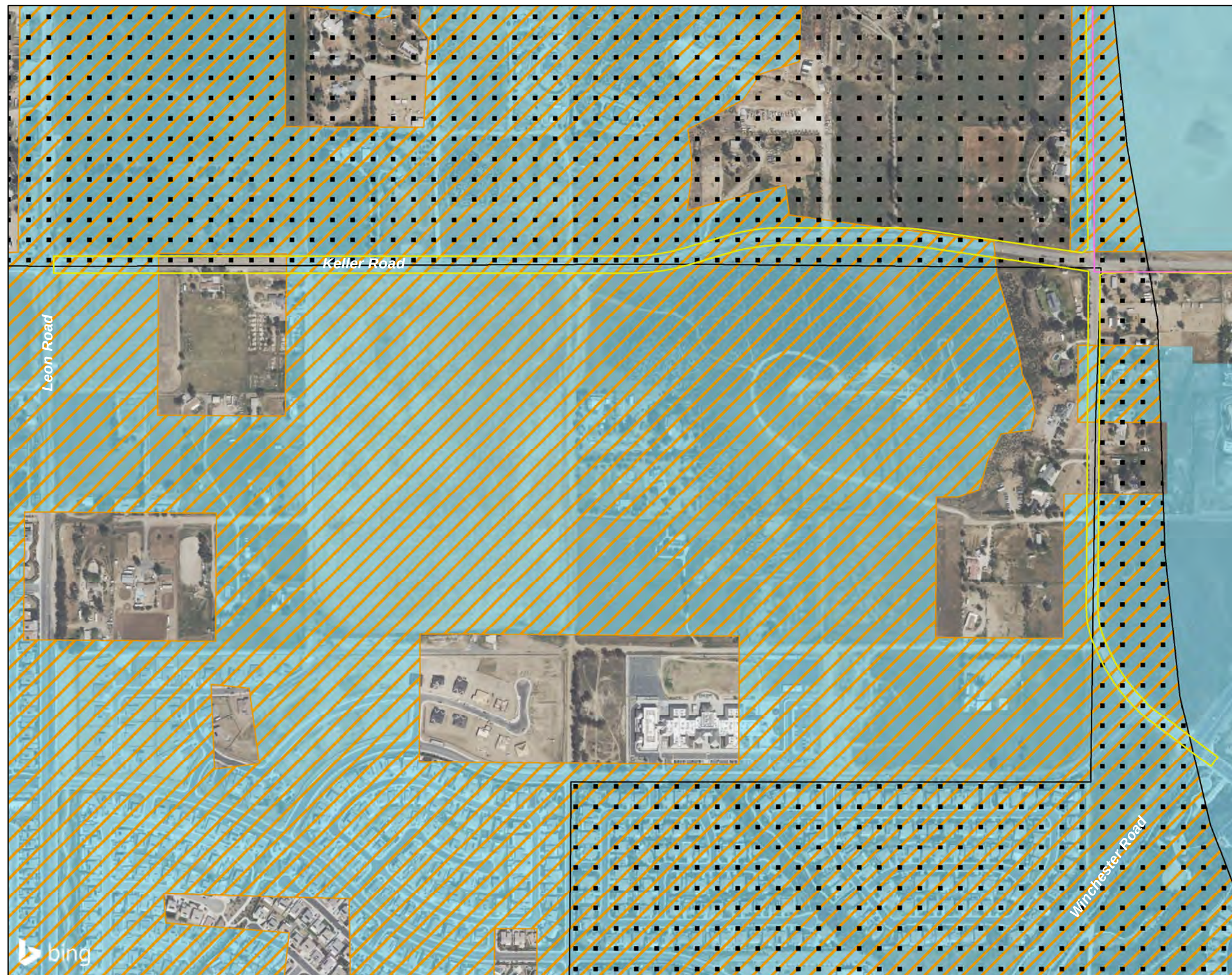
KELLER CROSSING PROJECT

MSHCP Survey Area Map

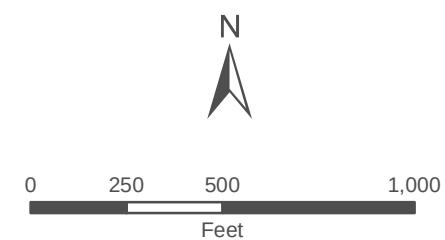
GLENN LUKOS ASSOCIATES



Exhibit 9B - Sheet 1



- Onsite Project Site
- Offsite Project Site
- Criteria Area Species Survey Area
- Narrow Endemic Plant Species Survey Area
- Burrowing Owl Survey Area



1 inch = 500 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

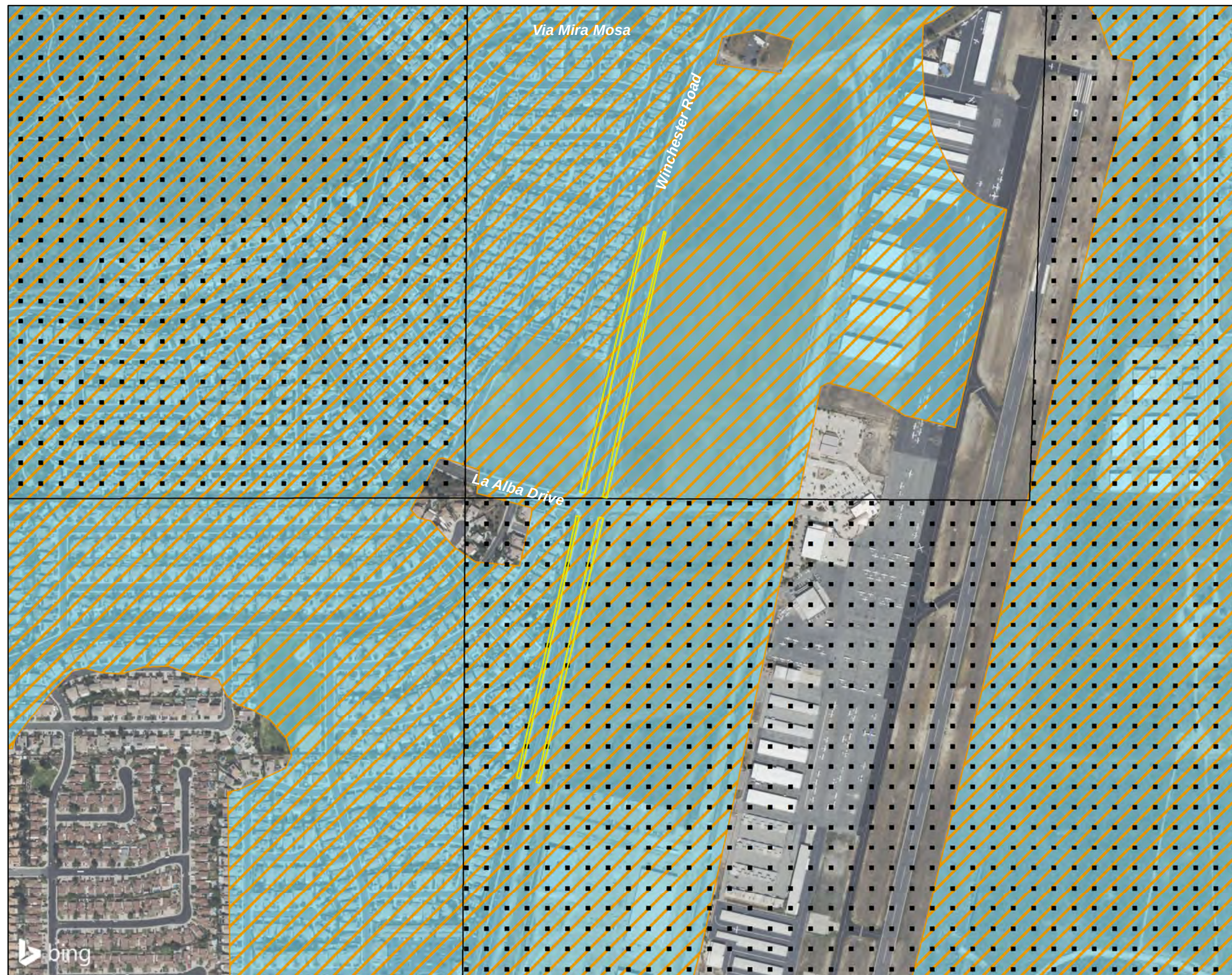
KELLER CROSSING PROJECT

MSHCP Survey Area Map

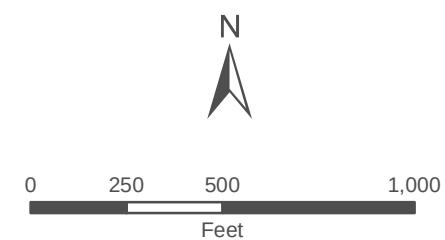
GLENN LUKOS ASSOCIATES

Exhibit 9B - Sheet 2





- Offsite Project Site
- Burrowing Owl Survey Area
- Criteria Area Species Survey Area
- Narrow Endemic Plant Species Survey Area



1 inch = 500 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

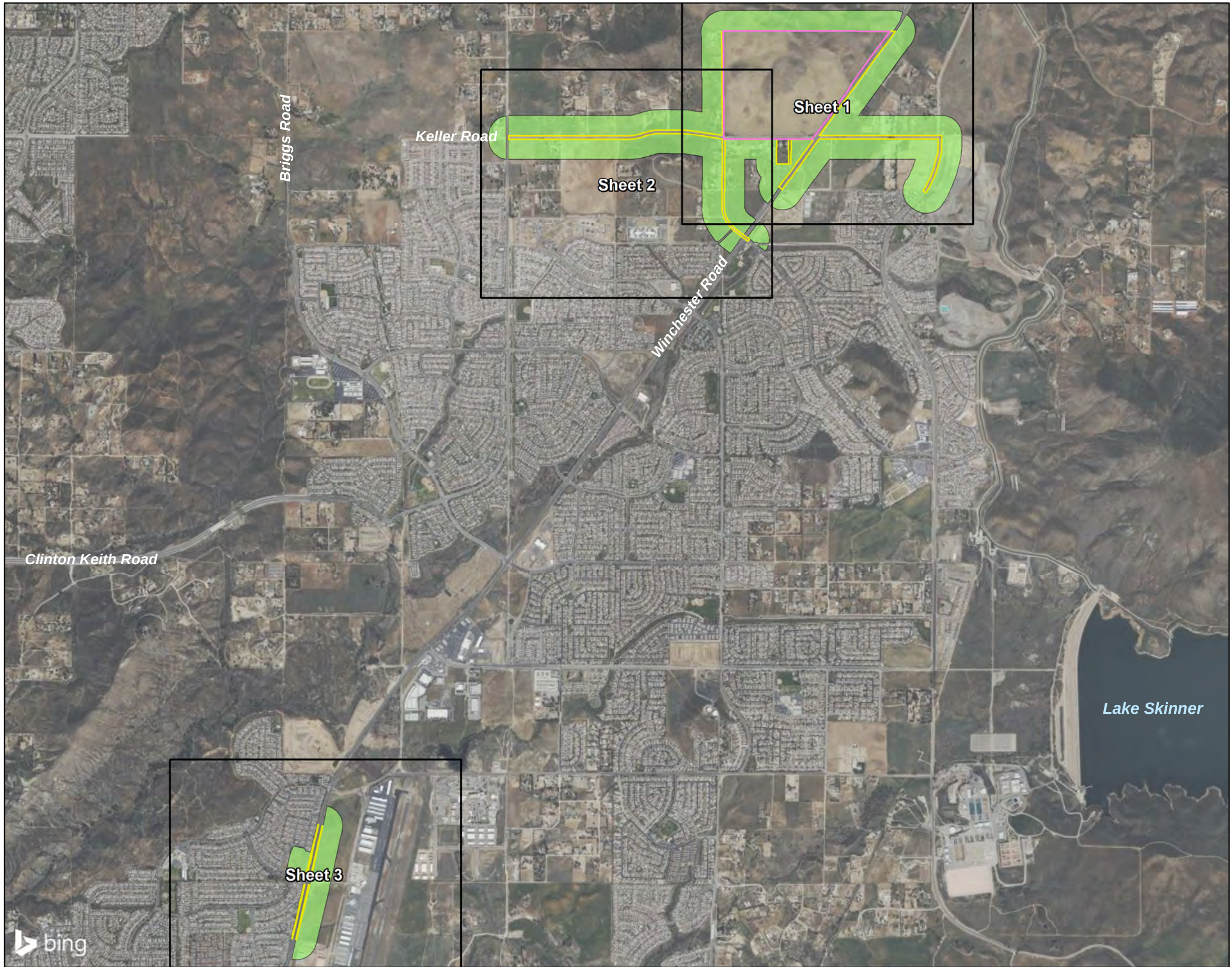
KELLER CROSSING PROJECT

MSHCP Survey Area Map

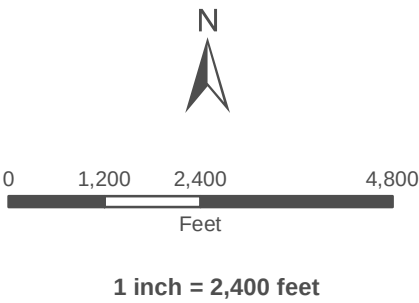
GLENN LUKOS ASSOCIATES



Exhibit 9B - Sheet 3



-  Onsite Project Site
-  Offsite Project Site
-  500' Visual Survey Area



Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

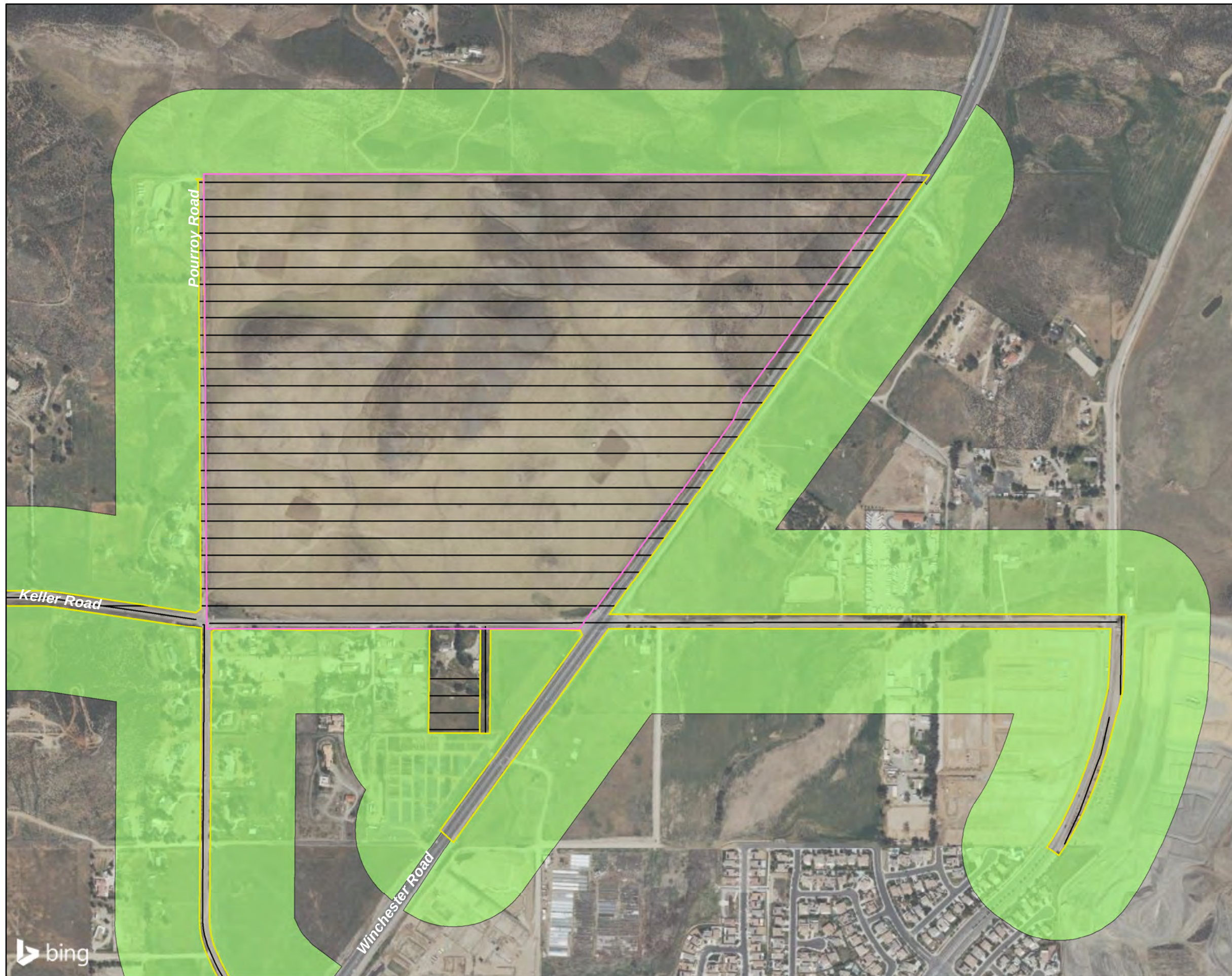
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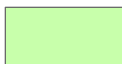
Burrowing Owl Survey Map

GLENN LUKOS ASSOCIATES

Exhibit 10 - Key Map





-  Onsite Project Site
-  Offsite Project Site
-  500' Visual Survey Area
-  Transect



1 inch = 575 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

KELLER CROSSING PROJECT

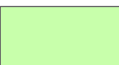
Burrowing Owl Survey Map

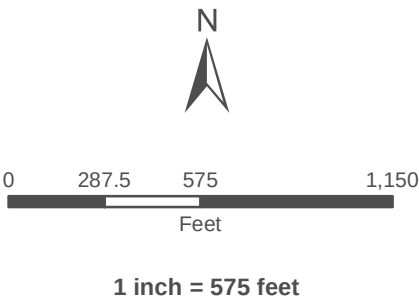
GLENN LUKOS ASSOCIATES

Exhibit 10 - Sheet 1





-  Onsite Project Site
-  Offsite Project Site
-  500' Visual Survey Area
-  Transect



Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

KELLER CROSSING PROJECT

Burrowing Owl Survey Map

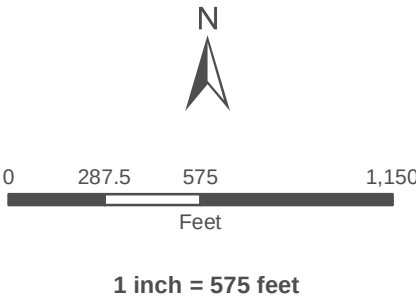
GLENN LUKOS ASSOCIATES



Exhibit 10 - Sheet 2



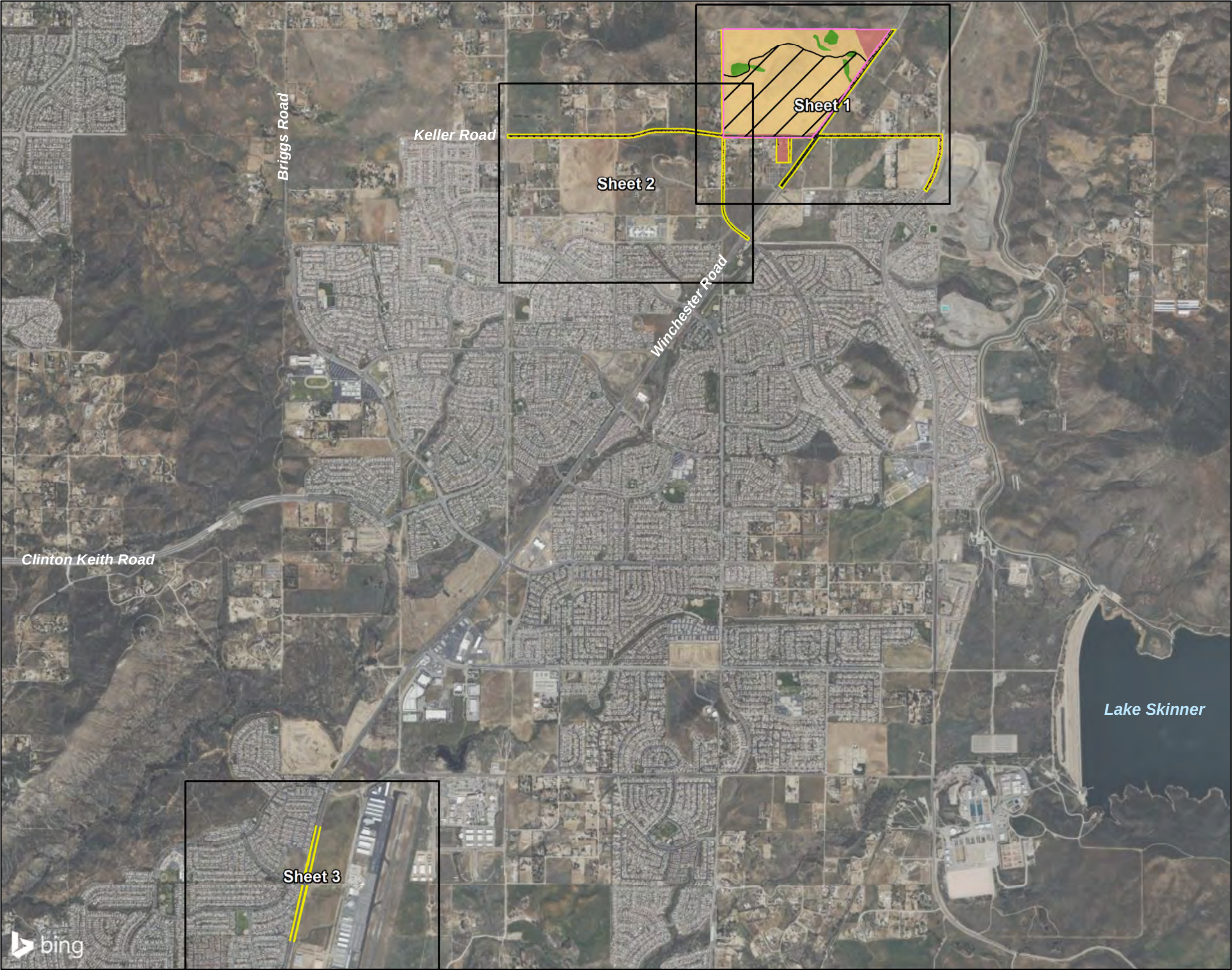
- Offsite Project Site
- 500' Visual Survey Area
- Transect



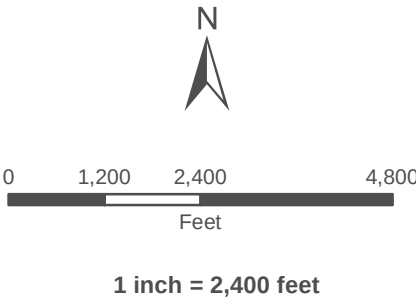
Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

KELLER CROSSING PROJECT
Burrowing Owl Survey Map





- Onsite Project Site
- Offsite Project Site
- Onsite Project Footprint
- Offsite Project Footprint
- Agriculture
- Disturbed Mulefat Scrub
- Developed
- Disturbed
- Disturbed Buckwheat Scrub
- Ornamental



Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

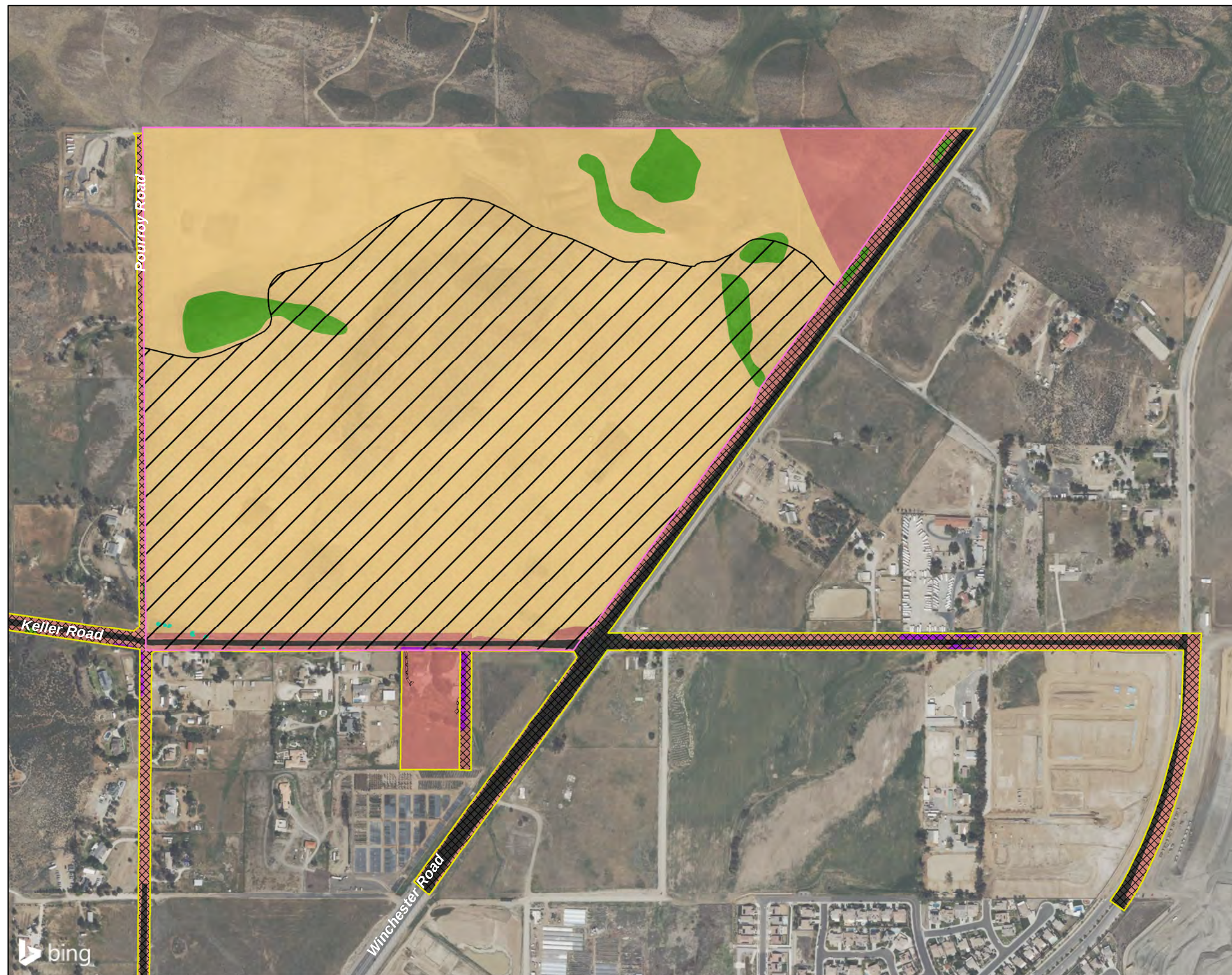
KELLER CROSSING PROJECT

Vegetation Impact Map

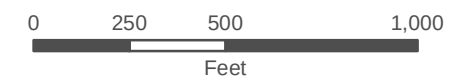
GLENN LUKOS ASSOCIATES

Exhibit 11 - Key Map





- Onsite Project Site
- Offsite Project Site
- Onsite Project Footprint
- Offsite Project Footprint
- Agriculture
- Disturbed Mulefat Scrub
- Developed
- Disturbed
- Disturbed Buckwheat Scrub
- Ornamental



1 inch = 500 feet

Coordinate System: State Plane 6 NAD 83
 Projection: Lambert Conformal Conic
 Datum: NAD83
 Map Prepared by: K. Kartunen, GLA
 Date Prepared: July 20, 2022

KELLER CROSSING PROJECT

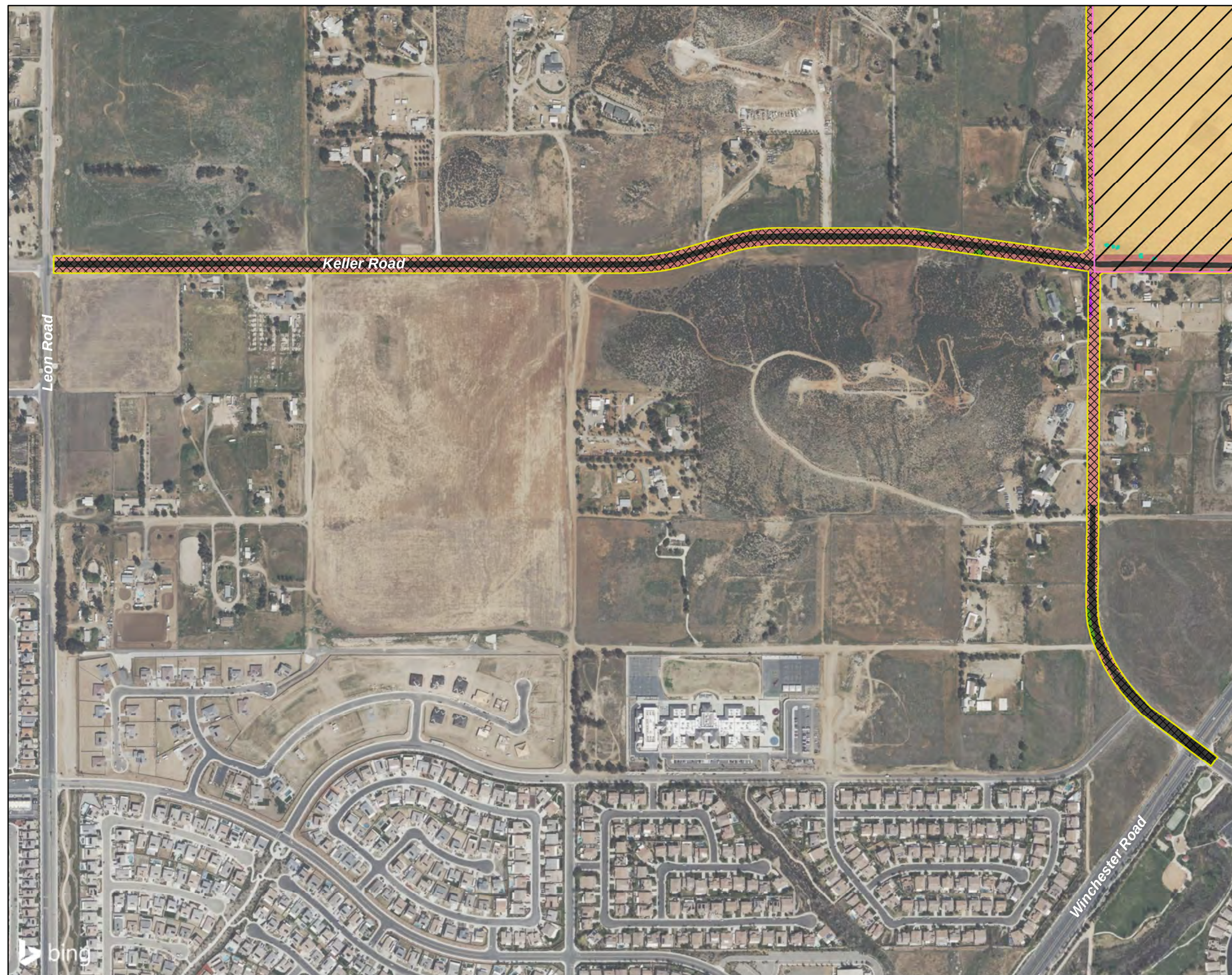
Vegetation Impact Map

GLENN LUKOS ASSOCIATES

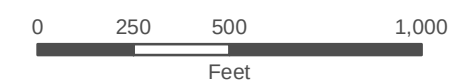


Exhibit 11 - Sheet 1





- Onsite Project Site
- Offsite Project Site
- Onsite Project Footprint
- Offsite Project Footprint
- Agriculture
- Disturbed Mulefat Scrub
- Developed
- Disturbed
- Disturbed Buckwheat Scrub
- Ornamental



1 inch = 500 feet

Coordinate System: State Plane 6 NAD 83
 Projection: Lambert Conformal Conic
 Datum: NAD83
 Map Prepared by: K. Kartunen, GLA
 Date Prepared: July 20, 2022

KELLER CROSSING PROJECT

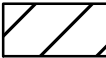
Vegetation Impact Map

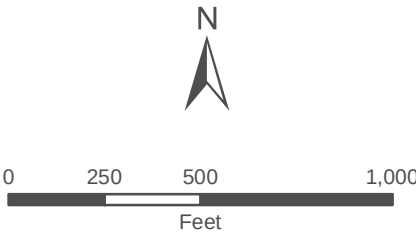
GLENN LUKOS ASSOCIATES



Exhibit 11 - Sheet 2



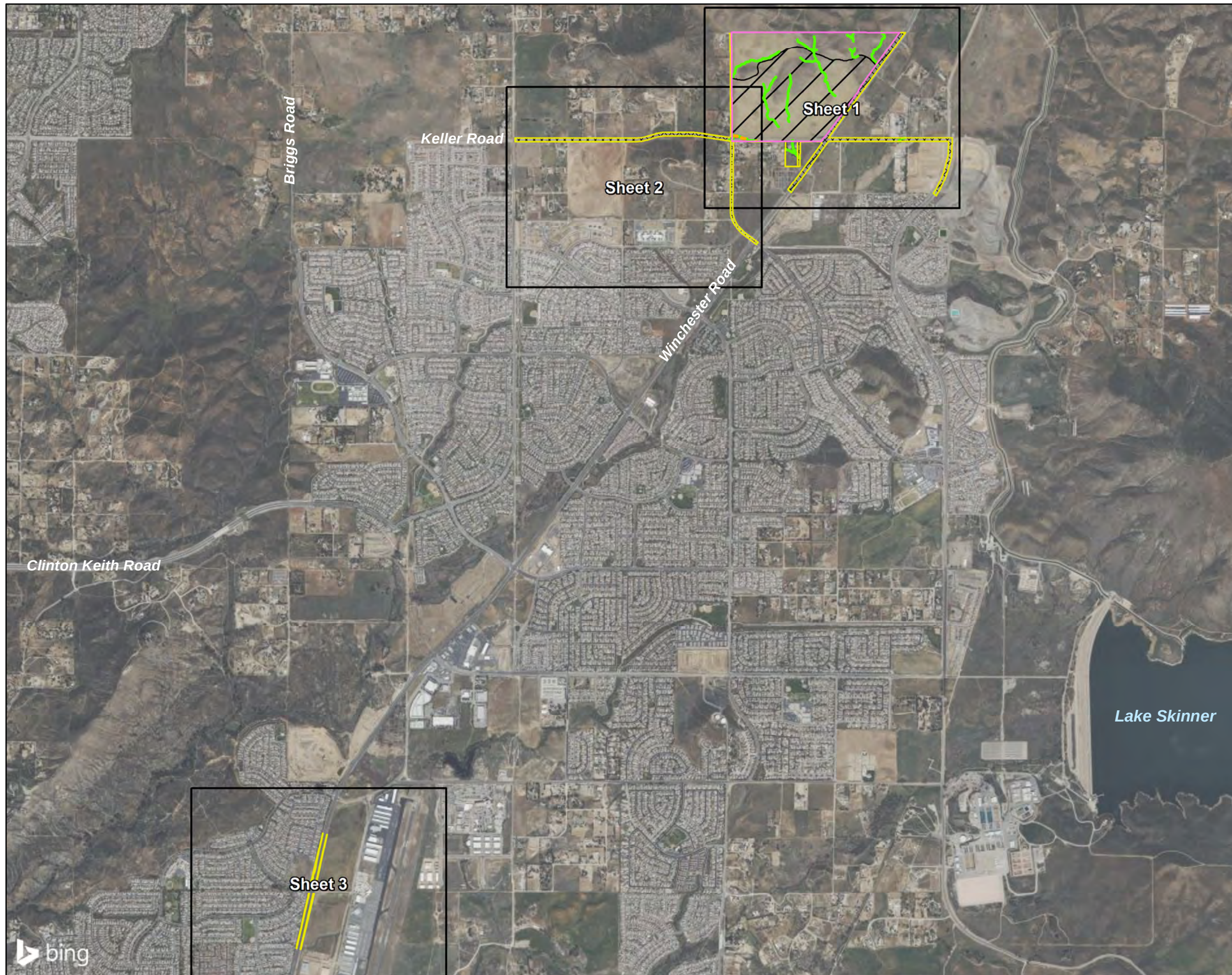
-  Onsite Project Footprint
-  Offsite Project Footprint
-  Developed
-  Disturbed
-  Disturbed Buckwheat Scrub
-  Ornamental

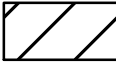


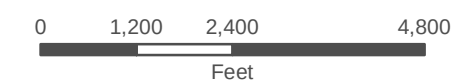
1 inch = 500 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

KELLER CROSSING PROJECT
Vegetation Impact Map



-  Onsite Project Site
-  Offsite Project Site
-  Onsite Project Footprint
-  Offsite Project Footprint
-  MSHCP Riverine
-  MSHCP Riparian



1 inch = 2,400 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

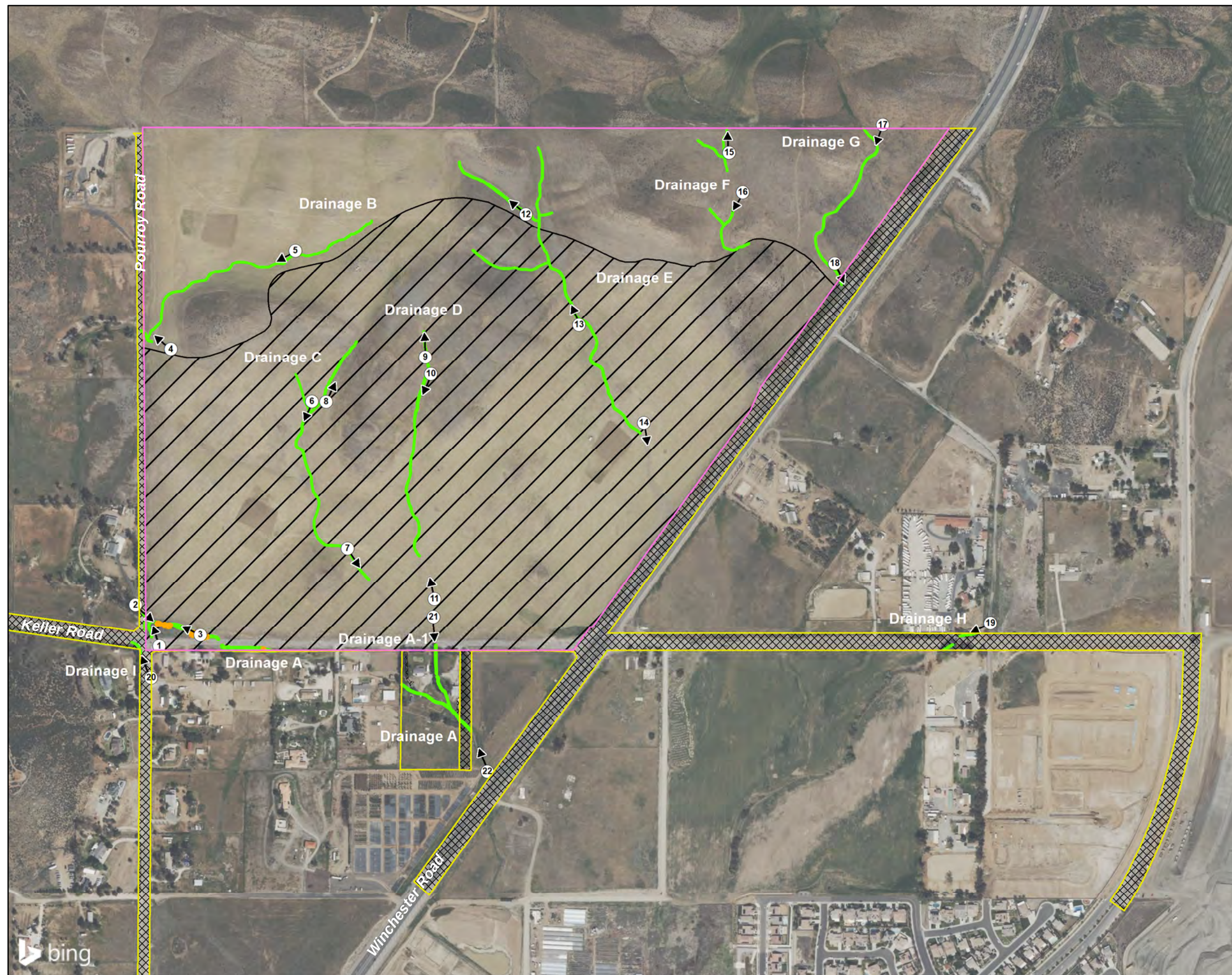
KELLER CROSSING PROJECT

MSHCP Riparian/Riverine Impact Map

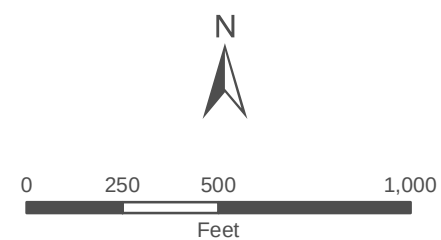
GLENN LUKOS ASSOCIATES



Exhibit 12 - Key Map



- Onsite Project Site
- Offsite Project Site
- Onsite Project Footprint
- Offsite Project Footprint
- MSHCP Riverine
- MSHCP Riparian
- Photo Location



1 inch = 500 feet

Coordinate System: State Plane 6 NAD 83
 Projection: Lambert Conformal Conic
 Datum: NAD83
 Map Prepared by: K. Kartunen, GLA
 Date Prepared: July 20, 2022

KELLER CROSSING PROJECT

MSHCP Riparian/Riverine Impact Map

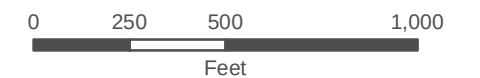
GLENN LUKOS ASSOCIATES



Exhibit 12 - Sheet 1



-  Onsite Project Site
-  Offsite Project Site
-  Onsite Project Footprint
-  Offsite Project Footprint
-  MSHCP Riverine
-  MSHCP Riparian
-  Photo Location



1 inch = 500 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

KELLER CROSSING PROJECT

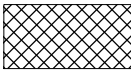
MSHCP Riparian/Riverine Impact Map

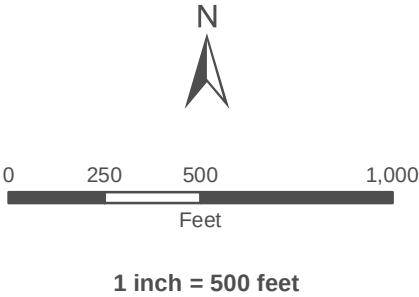
GLENN LUKOS ASSOCIATES



Exhibit 12 - Sheet 2



-  Offsite Project Site
-  Offsite Project Footprint



Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: July 20, 2022

KELLER CROSSING PROJECT
MSHCP Riparian/Riverine Impact Map



RCA Joint Project Review (JPR)

JPR #: 09-12-14-01

Date: 1-25-10

Project Information

Permittee: County of Riverside
Case Information: HANS 1995
Site Acreage: 195.13 acres
Portion of Site Proposed for
MSHCP Conservation Area: 61.1 acres

Criteria Consistency Review

Consistency Conclusion: The project is consistent with both the Criteria and other Plan requirements.

Data:

Applicable Core/Linkage: Proposed Constrained Linkage 17
Area Plan: Southwest

APN	Sub-Unit	Cell Group	Cell
472-110-001	SU 5 – French Valley/Lower Sedco Hills	Independent U	5169
472-110-002			5173
472-110-003			5070
472-110-004			5175
472-110-005			
472-110-006			
472-110-007			
472-110-008			
472-110-009			
472-110-010			

Comments:

- Proposed Constrained Linkage 17 (Paloma Valley) is located in the south-central region of the Plan Area. Proposed Extension of Existing Core 7 (Lake Skinner/Diamond Valley Lake Extension) is located to the east of this Linkage. The Linkage provides Habitat for species and also provides for movement of species. Although this Linkage is constrained by existing urban Development and agricultural use along much of its length, planned land uses surrounding the Constrained Linkage are nearly entirely rural. In addition, the Constrained Linkage has a comparatively low Perimeter to Area Ratio ratio. Thus, Edge Effects on this Constrained Linkage may be substantially lower than for other Constrained Linkages.
- Approximately 156.38 acres of the approximately 195-acre site is located within Cell 5173. Conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 17. Conservation within this Cell will focus on chaparral habitat and agricultural land. Areas conserved

within this Cell will be connected to grassland habitat proposed for conservation in Cell 5175 to the west, to chaparral and coastal sage scrub habitat proposed for conservation in Cell Group U to the north, and to chaparral habitat proposed for conservation in Cell 5169 to the east. Conservation within this Cell will range from 20% to 30% of the Cell, focusing in the northern portion of the Cell.

- c. Approximately 36 acres of the 195-acre site is located in Cell 5169. Conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 17. Conservation within this Cell will focus on grassland, chaparral, and coastal sage scrub habitat. Areas conserved within this Cell will be connected to chaparral habitat and agricultural land proposed for conservation in Cell 5173 to the west, to chaparral, coastal sage scrub, and grassland habitat proposed for conservation in Cell Group U to the north, and to grassland and coastal sage scrub habitat proposed for conservation in Cell Group S to the east. Conservation within this Cell will range from 25% to 35% of the Cell, focusing in the northern portion of the Cell.
- d. Approximately 1 acre of the site is located in Cell 5175. Conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 17. Conservation within this Cell will focus on grassland and chaparral habitat. Areas conserved within this Cell will be connected to chaparral habitat proposed for conservation in Cell 5174 to the west, to chaparral, coastal sage scrub, and grassland habitat proposed for conservation in Cell Group U to the north, and to agricultural land proposed for conservation in Cell 5173 to the east. Conservation within this Cell will range from 35% to 45% of the Cell, focusing in the northern portion of the Cell.
- e. Approximately 1 acre of the site is located in Cell Group U. Conservation within this Cell Group will contribute to assembly of Proposed Constrained Linkage 17. Conservation within this Cell Group will focus on chaparral, grassland, and coastal sage scrub habitat and agricultural land. Areas conserved within this Cell Group will be connected to chaparral habitat proposed for conservation in Cell 5174 to the south, to chaparral and grassland habitat proposed for conservation in Cell 5169 and 5175 both to the south, to chaparral habitat and agricultural land proposed for conservation in Cell 5173 also to the south, and to grassland habitat proposed for conservation in Cell Group S to the east. Conservation within this Cell Group will range from 65% to 75% of the Cell Group, focusing in the eastern portion of the Cell Group.
- f. The project site is currently undeveloped, used for agricultural purposes, and surrounded by either rural residential or open space. The proposed project is reported to be for a residential development including retirement care facilities. The project is adjacent to State Route 79 (SR-79), and has been planned to accommodate the future expansion of SR-79. The expansion of SR-79 is not going to be implemented by the project. The property was burned in April 2008, but the major vegetation types on site are non-native grasslands and Riversidean sage scrub (disturbed and undisturbed). There is a small area (0.1 acre) of southern willow scrub on site. The majority of the site falls within Cells 5173 and 5169, both of which focus Conservation efforts on the northern portion of the Cells. The project has set aside Conservation in the northern portion of these Cells, per the Criteria and has maximized the amount of

Conservation on the northwestern edge of the project site. Therefore, with the Conservation of the 61.1 acres, the project does contribute to Reserve Assembly requirements.

Other Plan Requirements

Data:

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

Yes. There are riparian/riverine resources on site. There are no vernal pools and/or fairy shrimp habitat on site.

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) for Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California Orcutt grass, and Wright's trichocoronis.

Section 6.3.2 – Was Additional Survey Information Provided?

Yes. The project site is located in a Criteria Area Species Survey Area (CASSA) for Davidson's saltscall, Parish's brittlescale, thread-leaved brodiaea, smooth tarplant, round-leaved filaree, Coulter's goldfields, and little mousetail. The project site is also located in an Additional Survey Area for burrowing owl.

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

Yes. The property is located near Conservation Areas.

Comments:

- a. Section 6.1.2: Based on the information provided by HELIX Environmental Planning, Inc. (HELIX) in their report dated July 24, 2009, there are numerous drainages on site. The water in these drainages flows across the site in a southwest direction and ultimately flow across Winchester Road/SR-79 (eastern border of site) and into Tocolata Creek. The Permittee will regulate the project design to avoid any southern willow scrub supporting riparian species as well as the main drainages on site, which convey water to Tocolata Creek. The project applicant has not submitted project plans at the time of this JPR, only a development footprint has been established. Since the headwaters of the riverine/riparian drainages on site are within the Conservation Area, the Permittee will ensure through environmental constraints sheets, or some other method to ensure resources are avoided by specific development plants.

Through project conditions and final project design, the Permittee will protect the riverine/riparian resources on site; therefore, the project at this time would not conflict with Section 6.1.2 of the MSHCP.

- b. Section 6.1.3: The project site is located within a NEPSSA for Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California Orcutt grass, and Wright's trichocoronis. HELIX conducted an initial habitat assessment on April 27, 2005, and then again on April 24, 2008, and June 5, 2008. No suitable habitat was identified for these CASSA plants, and therefore, no focused surveys were conducted. Based on the lack of suitable habitat on site for the NEPSSA plants, the project does not conflict with Section 6.1.3 of the MSHCP.
- c. Section 6.3.2: The project site is located in a CASSA for Davidson's saltscale, Parish's brittlescale, thread-leaved brodiaea, smooth tarplant, round-leaved filaree, Coulter's goldfields, and little mouse tail. HELIX conducted an initial habitat assessment on April 27, 2005, and then again on April 24, 2008, and June 5, 2008. No suitable habitat was identified for these CASSA plants, and therefore, no focused surveys were conducted. The project site is also located in an Additional Survey Area for burrowing owl. HELIX determined that the majority of the site has suitable habitat for the burrowing owl, and therefore, conducted focused burrowing owl surveys on April 1, 7, 8, 10, 15, 18, 21, and 23, 2008. HELIX reports that there were no owls or their sign on the site during their focused survey effort in 2008. Based on the lack of suitable habitat and identified species on site, the project does not conflict with Section 6.3.2 of the MSHCP.
- d. Section 6.1.4: Future and existing Conservation Areas are located within the project site. To preserve the integrity of areas dedicated as MSHCP Conservation Areas that are proposed to occur, 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. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas.
 - 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.
 - iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
 - iv. Proposed noise-generating land uses affecting the MSHCP Conservation Area 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.

- v. Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation 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 the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.
- vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

SNS

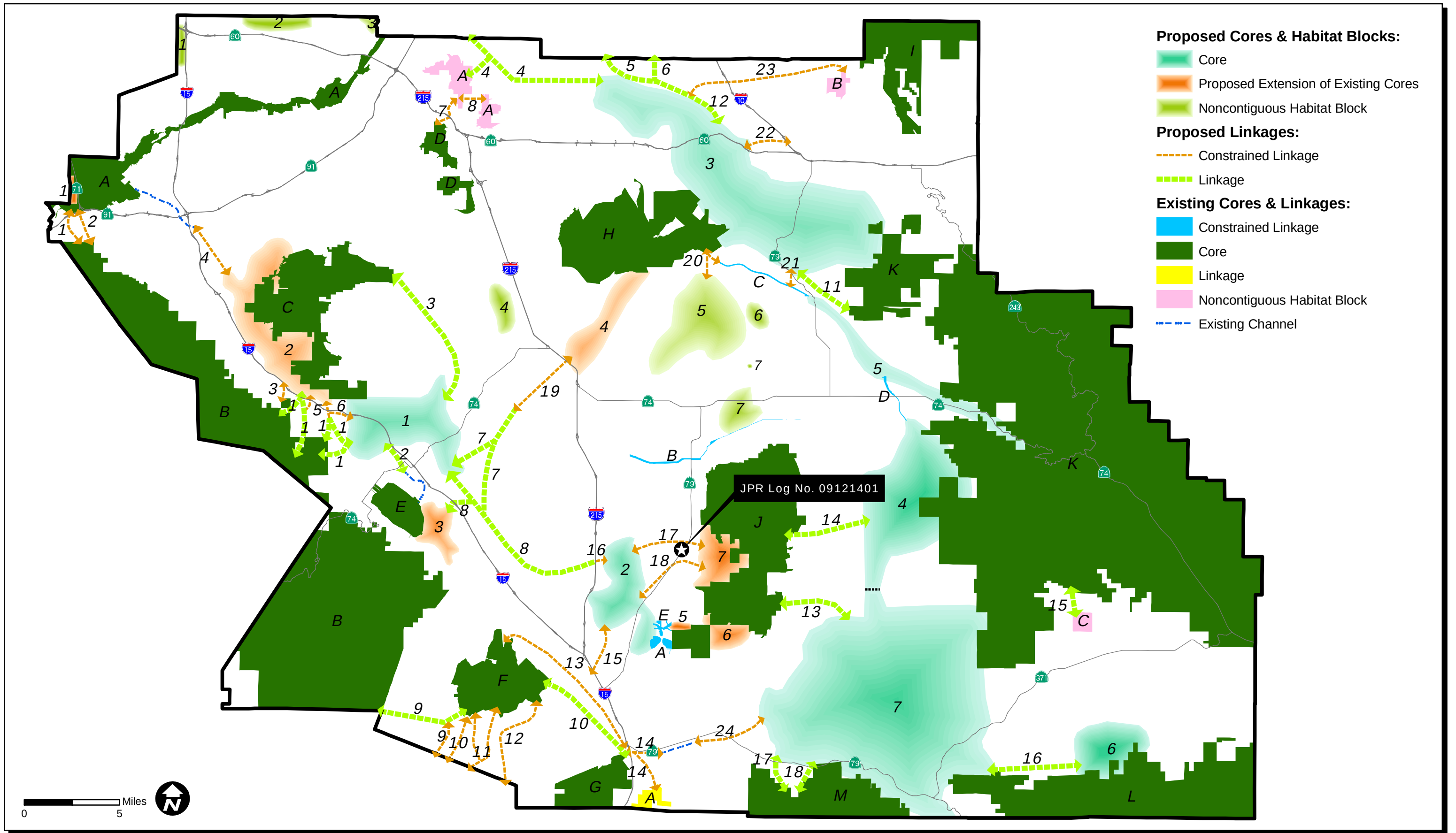


RCA Joint Project Review (JPR)

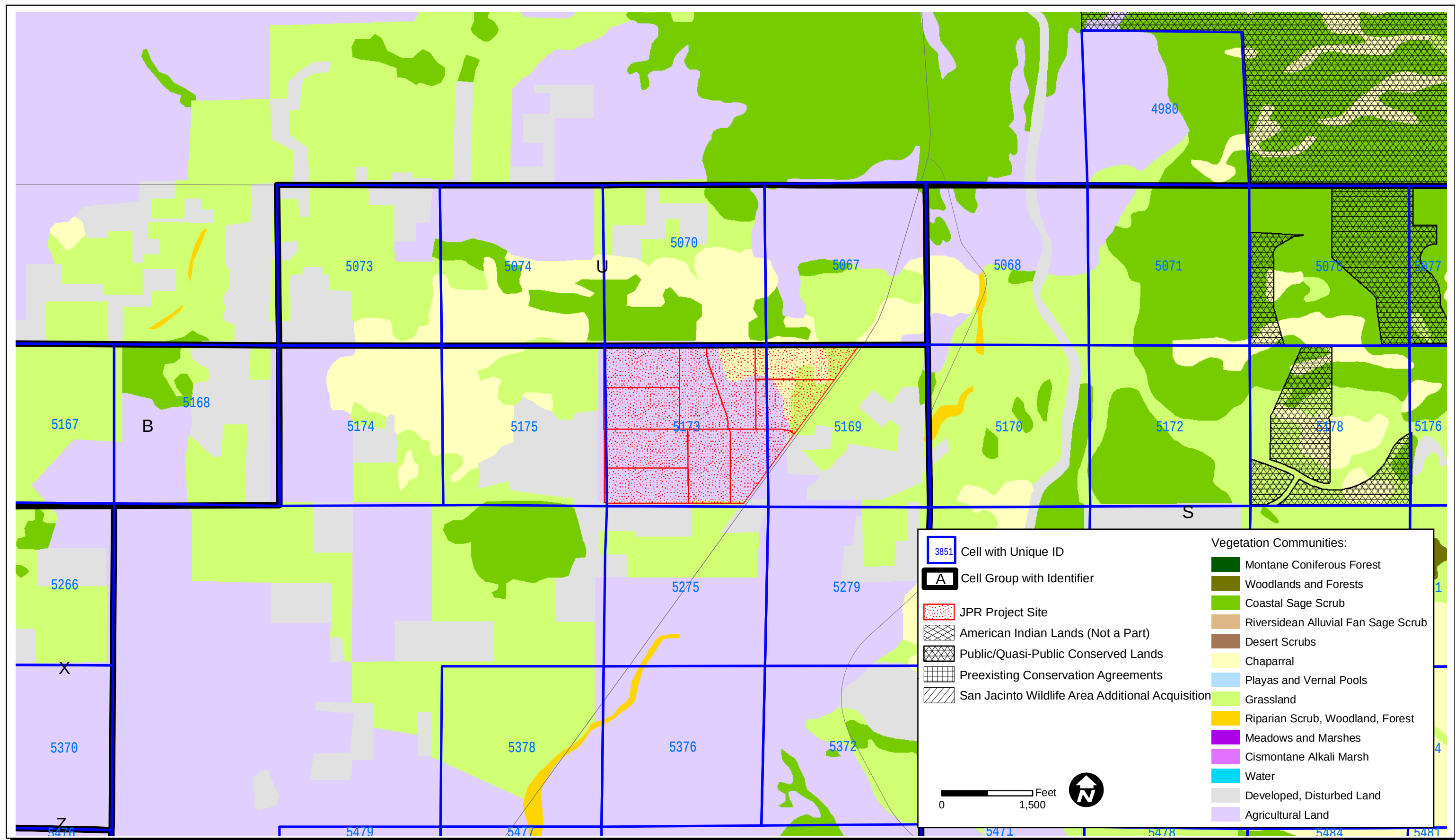
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Date: 1-25-10

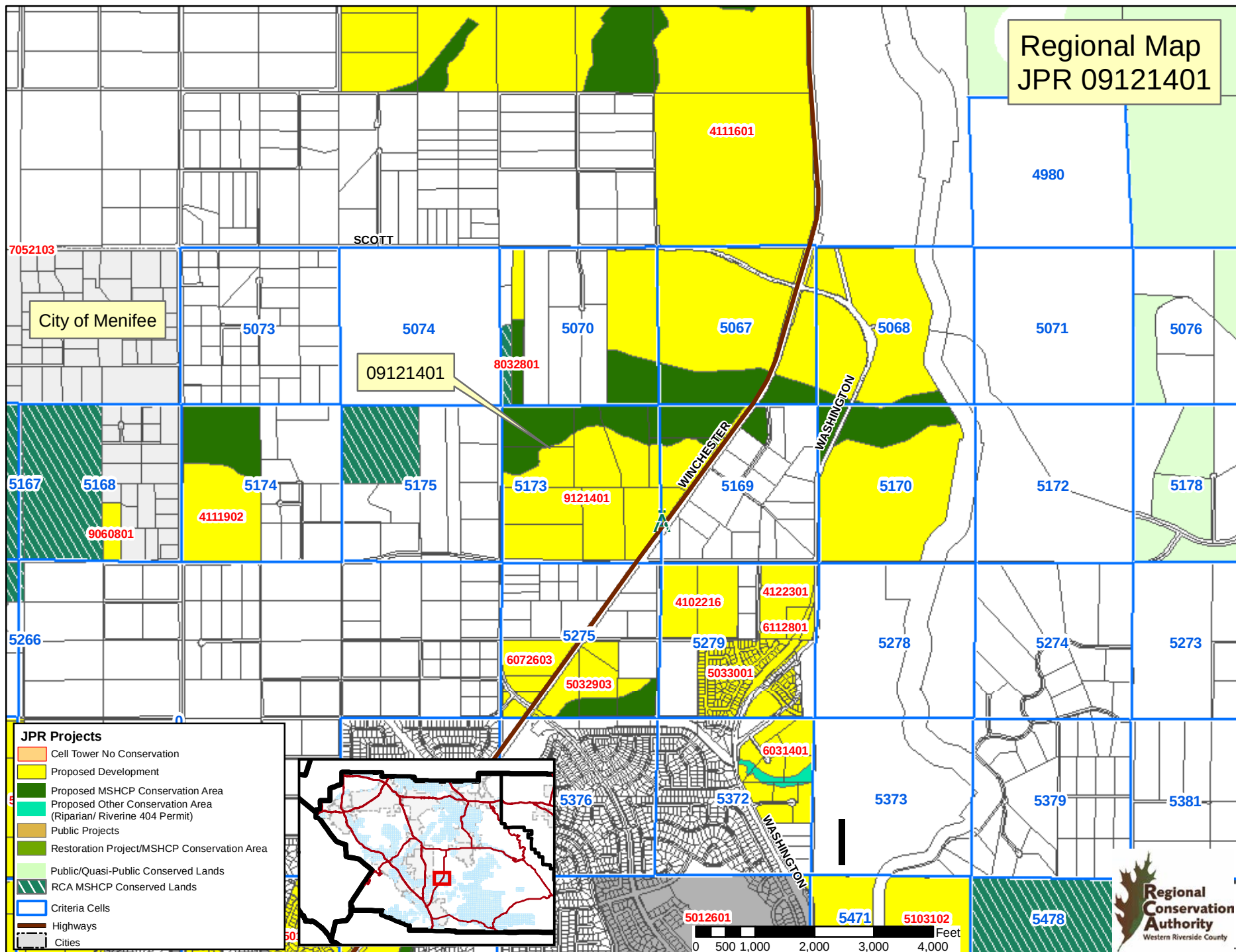
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JPR Log No. 09121401
Vicinity Map with MSHCP Schematic Cores and Linkages



Regional Map JPR 09121401



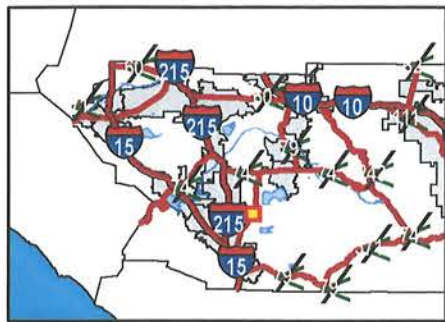


MSHCP HANS - PAR01253 - Intake 1995

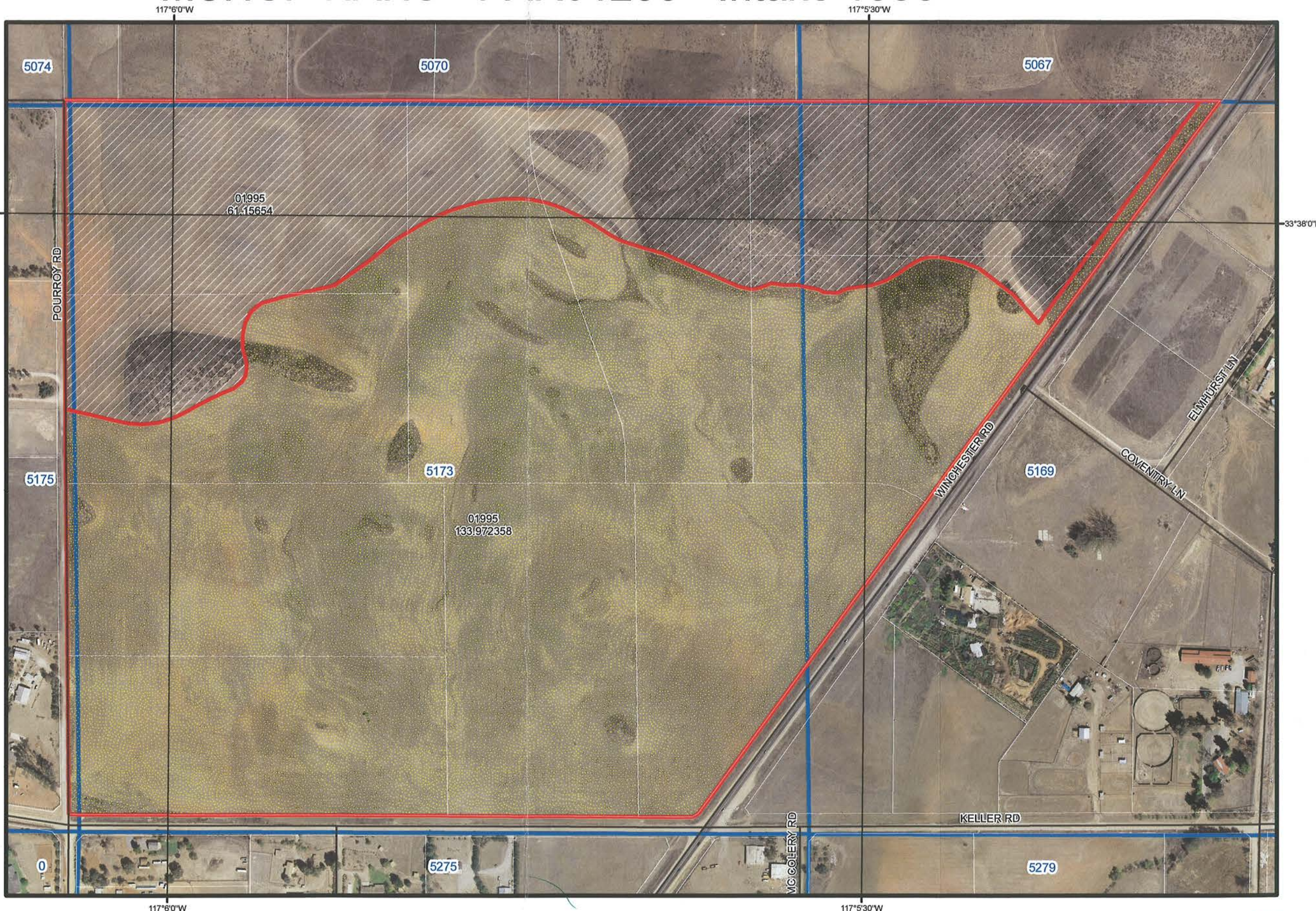
- Winchester Quadrangle**
- Roads
 - Parcel
- Intake Boundaries**
- HANS Designations**
- Development
 - Proposed MSHCP Conservation Area
 - Criteria Cells

FINAL

Date: 11/10/2009



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside 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 this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



0 205 410 820 1,230 1,640 Feet

1 inch = 356.6 feet

Mickey Zolezio
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