



RCA Joint Project Review (JPR) Findings

JPR #: 22-04-13-01

Date: 08/11/22

Project Information

Permittee:	City of Temecula
Case Information:	PR22-0138 Winchester & Diaz Industrial Buildings
Site Acreage:	4.14 acres (all permanent impact; on-site 4.02 acres and off-site 0.12 acre), of which 3.88 acres¹ (on-site 3.76 acres and off-site 0.12 acre) are located within the Criteria Area²
Portion of Site Proposed for MSHCP Conservation Area:	0

Criteria Consistency Review

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

Applicable Core/Linkage: Proposed Constrained Linkage 13
Area Plan: Southwest

APN	Sub-Unit	Cell Group	Cell
909-310-002	SU1 – Murrieta Creek	N/A	6782
909-310-003			6783
909-310-004			
909-310-005			
Right-of-way			

Project Information

- Project Documentation.** JPR submittal materials provided by the Permittee included a JPR Application Form (March 11, 2022), a HANS Application (March 18, 2022), a revised *Habitat Assessment and Multiple Species Habitat Consistency Analysis (Analysis)* prepared by Ruth Villalobos and Associates, Inc. (July 1, 2022), a revised Site Plan (May 10, 2022), and GIS shapefiles.
- Project Location.** The proposed project is located southwest of Interstate 15 and Murrieta Creek. It is located along Winchester Road, south of Diaz Road, and north of Rio Nedo Road in the City of Temecula

¹ Within the area of 3.88-acre permanent impacts within the Criteria Area, tree trimming would result in 0.03-acre of overlapping temporary impacts. Refer to Section 6.1.2 of these JPR Findings and Exhibit E for details.

² Joint Project Review (JPR) only occurs within MSHCP Criteria Cells. Any portion of the project that extends beyond the Criteria is not included as part of these JPR Findings.

within Riverside County (Exhibit A). The project site includes assessor's parcel numbers (APNs) 909-310-002, -003, -004, and -005. It is located in the southwestern portion of the MSHCP Area (Exhibit B).

- c. **Project Description.** The proposed project includes construction of two warehouse buildings. One building is 41,805 square feet with 2,000 square feet of office space and four dock doors. The other building is 26,890 square feet with 2,000 square feet of office space and four dock doors. Off-site improvements required include a new driveway and utility connections to existing utilities in Winchester Road. These off-site improvements will occur within the Winchester Road right-of-way between the northern boundary of the project and the edge of pavement and curb of the existing Winchester Road. The proposed project site, which includes the entire development footprint, is approximately 4.14 acres.

The approximate 4.14-acre proposed project site includes on-site development of 4.02 acres and off-site improvements of approximately 0.12 acre (Exhibit E). Of the 4.14-acre project, only 3.88 acres are located within MSHCP Criteria Area (specifically, Cells 6782 and 6783), and as such, only 3.88-acre proposed development (on-site 3.76 acres and off-site 0.12 acre) is the subject of these JPR Findings (hereafter referred to as "project site"). The 3.88-acre project site consists of 3.76 acres of proposed development and 0.12 acre of off-site improvements consisting of driveways and utility connections. No fuel modification or weed abatement zones are proposed. Information on staging of equipment and construction materials was not provided with in the JPR application submittals.

The site is surrounded by an industrial warehouse, business and medical offices, commercial buildings, and a drainage tributary to Murrieta Creek adjacent to the southeastern border of the site. The topography of the site is relatively flat. According to the *Analysis*, vegetation communities within the 3.88-acre site include disturbed habitat dominated by non-native grasses, ornamental plantings, and riparian trees (overhanging tree canopy). Baseline vegetation communities (1994) within the site consist of grasslands and developed or disturbed land (Exhibit C). As noted above, a tributary drainage to Murrieta Creek is located outside of the project site and adjacent to the southeastern portion. This drainage contains riparian vegetation (i.e., arroyo willow tree canopy) that overhangs within 0.03 acre of the project site. Soil series within the project site include Chino silt loam, drained, saline-alkali and Grangeville fine sandy loam, saline-alkali, 0 to 5 percent slopes (Exhibit D). None of these soils are directly related to or support Narrow Endemic Plant Species, Criteria Area Plant Species, or Delhi Sands Flower-loving Fly which are further discussed in Section 6.1.3 and 6.3.2 below.

The proposed project would result in 3.88 acres of permanent impacts, specifically on-site 3.76 acres and off-site 0.12 acre. Within the area of on-site 3.76-acre permanent impacts, there would be 0.03-acre of overlapping temporary impacts associated with riparian tree trimming (Exhibit E). The overlapping 0.03-acre of temporary impact is further discussed in Section 6.1.2 below. The project is not adjacent to any existing conservation area.

Relation to Reserve Assembly

- a. **Reserve Assembly Summary.** As stated in Section 3.2.3 of the MSHCP, “Proposed Constrained Linkage 13 [PCL-13] consists of Murrieta Creek, located in the southwestern region of the Plan Area. This Constrained Linkage connects Existing Core F (Santa Rosa Plateau Ecological Reserve) in the north to Proposed Linkage 10 in the south. This Linkage is constrained along most of its length by existing urban Development and agricultural use and the planned land use surrounding the Linkage consists of city (Murrieta and Temecula). Therefore, care must be taken to maintain high quality riparian Habitat within the Linkage and along the edges for species such as yellow warbler, yellow-breasted chat, and least Bell's vireo, which have key populations located in or along the creek. Maintenance of existing floodplain processes and water quality along the creek is also important to western pond turtle and arroyo chub in this area. Guidelines Pertaining to Urban/Wildlands Interface for the management of edge factors such as lighting, urban runoff, toxics, and domestic predators are presented in Section 6.1.4 of this [MSHCP] document.”

The proposed project site occurs within Independent Cells 6782 and Cell 6783. A portion of the project site (on-site 1.75 acres and off-site 0.08 acre, totaling 1.83 acres) is located within Independent Cell 6782. As stated in Section 3.3.15 of the MSHCP for Cell 6782, “Conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 13. Conservation within this Cell will focus on the existing Murrieta Creek channel and adjacent grassland habitat to the extent feasible. Areas conserved within this Cell will be connected to habitat proposed for conservation in Cell #6656 to the northwest and to grassland and adjacent habitat proposed for conservation in Cell #6783 to the east. Conservation within this Cell is approximately 5% of the Cell focusing in the northeastern portion of the Cell.”

Cell 6782 totals approximately 198 acres. Using the conservation goal (5%), approximately 10 acres are described for conservation within this approximate 198-acre Cell. To date, approximately 141 acres have been developed or are approved for development in this Cell, which includes the 1.83-acre proposed project acreage and 17 acres of covered roads acreage. With no lands conserved to date, approximately 10 acres are still needed for conservation in order to achieve the conservation goal of 10 acres. There are approximately 57 undeveloped acres available within the Cell, of which approximately 57 acres are potentially available within areas described for conservation (specifically PCL-13). In summary, with no lands conserved to date and 57 undeveloped acres potentially available for conservation that could also functionally contribute to PCL-13, Cell 6782 could achieve the goal of 10 acres, meaning that it is possible for this Cell to achieve its Reserve Assembly goal. Furthermore, the proposed project is located within the southeastern corner of the Cell, outside of the area described for conservation.

A portion of the project site (on-site 2.01 acres and off-site 0.04 acre, totaling 2.05 acres) is located within Independent Cell 6783. As stated in Section 3.3.15 of the MSHCP for Cell 6783, “Conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 13. Conservation within this Cell will focus on the existing Murrieta Creek channel and adjacent riparian scrub, woodland, forest and grassland habitat to the extent feasible. Areas conserved within this Cell will be connected to grassland and adjacent habitat

proposed for conservation in Cell #6782 to the west and to riparian scrub, woodland and forest habitat proposed for conservation in Cell #6890 to the south. Conservation within this Cell will be approximately 5% of the Cell focusing in the southwestern portion of the Cell.”

Cell 6783 totals approximately 192 acres. Using the conservation goal (5%), approximately 10 acres are described for conservation within this approximate 192-acre Cell. To date, approximately 170 acres have been developed or are approved for development in this Cell, which includes the 2.05-acre proposed project acreage and 28 acres of covered roads acreage. With no lands conserved to date, approximately 10 acres are still needed for conservation in order to achieve the conservation goal of 10 acres. There are approximately 22 undeveloped acres available within the Cell, of which approximately 22 acres are potentially available within areas described for conservation. In summary, with no lands conserved to date and 10 undeveloped acres potentially available for conservation that could also functionally contribute to PCL-13, Cell 6783 could achieve the goal of 10 acres, meaning that it is possible for this Cell to achieve its Reserve Assembly goal. Although the proposed project is located within the southwestern corner of the Cell, which is the area described for conservation, the proposed project is not within the area described as the focus for conservation within this Cell (i.e., existing Murrieta Creek channel and adjacent riparian scrub, woodland, forest and grassland habitat).

The project site is surrounded by existing development, Winchester Road and Diaz Road, and an open drainage that is a tributary to Murrieta Creek bordering the southeastern property line. The open tributary drainage goes underground for almost 400 feet immediately prior to its confluence into Murrieta Creek causing some functional disconnect to PCL-13. The project site itself does not connect to PCL-13 nor contribute functionally to this Reserve feature. Conservation at the site would not provide any biological resource function or value, nor impede the conservation goals for PCL-13, nor result in issues regarding biological resource fragmentation.

- b. **Rough Step.** The proposed project is within Rough Step Unit 5. As stated in Section 3 of the MSHCP 2020 Annual Report, “Rough Step Unit 5 encompasses 91,734 acres within the southwestern corner of western Riverside County and includes the Santa Rosa Plateau, the Tenaja Corridor, and Murrieta Creek (see Figure 4-6, Rough Step Unit #5). This Unit is bound by Interstate 15 to the east, San Diego County to the south, and the Santa Ana Mountains in the Cleveland National Forest to the west and north. Only that portion within Criteria Cells is tracked by Rough Step and not all vegetation or land cover within a Rough Step Unit has acreage goals. In Rough Step Unit 5 there are 10 vegetation/land cover types, but only five have Rough Step acreage goals; coastal sage scrub; grasslands; riparian scrub, woodland, forest; Riversidean alluvial fan sage scrub; and woodlands and forests. Table 4-8, Rough Step Unit 5 Acreage Totals provides the losses and gains and resulting allowable development acreage for each of the five vegetation communities with acreage goals.

Through 2020, a total of 534 acres of conservation has occurred for the five tracked vegetation communities within Rough Step Unit 5. Losses to this unit total 934 acres, with remaining development allowance as followed: 185 acres of coastal sage scrub, 150 acres of grasslands, 8 acres of Riversidean alluvial fan sage scrub, and 212 acres of woodlands and forests. The riparian scrub, woodland, forest vegetation category is out of rough step by 0.39 acre.

The RCA is actively engaged in acquiring parcels that would bring riparian scrub, woodland, forest back into Rough Step for Unit 5. The total acreage needed is 2.23 acres of riparian scrub, woodland, forest.”

Although the 2021 Annual Report has not been finalized, the remaining development allowance for Rough Step Unit 5 as of the end of 2021 are as follows: 190 acres of coastal sage scrub; 243 acres of grassland; less than 1 acre (specifically 0.11-acre) of riparian scrub, woodland, and forest; 8 acres of Riversidean alluvial fan sage scrub; and 214 acres of woodlands and forests.

Baseline vegetation (1994) for the area of the site located within Cells 6782 and 6783 consists of grassland and developed or disturbed land; however, developed or disturbed lands are not tracked for rough step (Exhibit C). Based on the 2021 preliminary numbers, grasslands have a remaining development allowance of 243 acres. Therefore, based on the above discussion the proposed project does not conflict with Rough Step.

The Rough Step Unit 5 development allowance may have changed by the time this project submits for a grading permit. As such, the RCA provides the following required Measure to ensure the City does not exceed Rough Step allowances:

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

Other Plan Requirements (MSHCP Volume I)

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

Yes. There is 0.03 acre of riparian/riverine areas (i.e., overhanging arroyo willow tree canopy) on the project site. There are no vernal pools on the project site, and the well-drained soils present on the site do not support habitat considered suitable for fairy shrimp. There is no suitable riparian bird habitat within the project site; however, outside of and adjacent to the project site is a drainage feature containing riparian trees with some branches overhanging over the project site (i.e., 0.03 acres of riparian/riverine areas).

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

Yes. The project site is not located within a Narrow Endemic Plant Species Survey Area.

Section 6.3.2 – Was Additional Survey Information Provided?

Yes. The project site is not located in a Criteria Area Species Survey Area for plants. The project site is not located in Additional Survey Needs and Procedures Areas for amphibians or small mammals. The project site does not support Delhi sands (Exhibit D) or in areas that would trigger additional review for Delhi sands flower-loving fly. However, the project site is located in an Additional Survey Needs and Procedures Area for burrowing owl.

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

Yes. The property is not located adjacent to existing conservation areas. However, the project site is adjacent to an open drainage feature that is a tributary flowing downstream into Murrieta Creek, which is approximately 400 feet from the project site. Murrieta Creek and its surrounding area is proposed MSHCP Conservation Area and a Section 6.1.2 riparian/riverine resource. Therefore, Section 6.1.4 measures are applicable.

Comments on Other Plan Requirements:

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

Riparian/Riverine. The *Analysis* assessed the project site for potential natural drainage features, ponded areas, water bodies, or associated riparian vegetation that may be considered riparian/riverine habitat. According to the *Analysis*, the project site is primarily comprised of non-native herbaceous plant species; however, there is approximately 0.03 acre of arroyo willow tree branches overhanging over the project site from an adjacent drainage feature and is considered riparian/riverine habitat. Trimming of overhanging lateral branches (approximately seven feet in length and 0.75 inch to one inch in diameter; total area of 0.03 acres) will be needed during construction and installation of the drive aisle, curb, and tilt up wall. Future trimming of these tree branches will not be needed after installation of the wall. According to the *Analysis*, the tree branch trimming would not substantially damage the health of or kill the tree, nor change the functions and values of the riparian vegetation adjacent to the project site, and the trimming is considered a temporary impact. Thus, there will be no permanent impacts to riparian/riverine areas. Due to the minimal temporary impact, mitigation for this temporary impact would not be required.

Vernal Pools/Fairy Shrimp. The *Analysis* assessed the project site for soil types, wetlands, and vegetation indicative of the presence of vernal pools. The site consists of well-drained soils, which are not suitable for the formation of vernal pools, and no wetland vegetation was observed on site. No evidence of vernal pools or other wetland features were observed on site. There were no other features (e.g., road ruts, depressions, etc.) observed on the project site that could provide habitat for fairy shrimp. Therefore, focused surveys for fairy shrimp were not warranted.

Riparian Birds. The *Analysis* assessed the project site for potential natural drainage features, ponded areas, water bodies, or associated riparian habitat that may be considered riparian/riverine habitat. According to the *Analysis*, the project site is comprised of disturbed habitat with non-native grasses and

ornamental vegetation. There is approximately 0.03-acre of riparian habitat comprised of overhanging arroyo willow branches within the project site. According to the *Analysis*, below the overhanging arroyo willow branches is disturbed habitat (i.e., disturbed non-native grasses) that does not contain suitable habitat that would support riparian birds. According to the *Analysis*, riparian vegetation associated with the drainage feature is a narrow strip containing disturbed understory that lacks a dense understory shrub layer. The *Analysis* concludes this overhanging riparian habitat is not considered suitable least Bell's vireo breeding habitat. In addition, this riparian habitat is not suitable habitat for southwestern willow flycatcher or western yellow-billed cuckoo. Therefore, no suitable habitat was found on site that would support riparian birds and focused riparian bird surveys were not warranted. Because some riparian habitat is present adjacent to the site and on the site (i.e., overhanging arroyo willow branches), and least Bell's vireo could briefly utilize this habitat as stopover habitat, the following measure is applicable to the project:

TREE TRIMMING MEASURE. To ensure avoidance of indirect impacts to nesting birds and least Bell's vireo, if present, on-site trimming of overhanging arroyo willow branches during construction will be completed outside of the nesting bird season (February 1 to August 31) and outside of the least Bell's vireo breeding season (mid-March to September 30) in accordance with the MSHCP.

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

b. Section 6.1.3 Narrow Endemic Plant Species Survey Area (NEPSSA) Plants.

The project site is not located within a Narrow Endemic Plant Species Survey Area. Therefore, surveys for NEPSSA plants were not warranted.

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

c. Section 6.3.2. Additional Survey Needs and Procedures. The project site is not located in a Criteria Area Species Survey Area for plants nor a designated amphibian or small mammal survey area.

Burrowing Owl. According to the *Analysis*, burrowing owl surveys were conducted in accordance with the *MSHCP Burrowing Owl Survey Instructions* (RCA 2006). A Step I (habitat assessment) was conducted by Ruth Villalobos and Associates, Inc. on January 13, 2022. Suitable burrowing owl habitat (non-native grasslands) was observed within the proposed project site; therefore, a Step II-A (focused burrow survey) was conducted concurrently with the habitat assessment. No burrows (i.e., 4 inches in diameter or other suitable man-made structures) with the potential to support burrowing owls were detected during the burrow survey. Due to the lack of suitable burrows for burrowing owls on site, Step II-B surveys (focused burrowing owl surveys) were not warranted. Because suitable habitat for burrowing is present on the site, and owls could colonize the site prior to the start of construction, the following measure is applicable to the project:

BURROWING OWL MEASURE. Due to the presence of potentially suitable habitat, a 30-day pre-construction survey for burrowing owls is required prior to initial ground-disturbing activities

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

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

- d. **Section 6.1.4.** The project site is not adjacent to existing Conservation Areas. As previously discussed, despite the project site being within the area described for conservation within Cell 6783, the site is not within the area described as the focus for conservation within this Cell (i.e., existing Murrieta Creek channel and adjacent riparian scrub, woodland, forest and grassland habitat). Additionally, the site does not provide any biological resource function or value for PCL-13. However, it is important to preserve the integrity of undeveloped areas in the vicinity of the project site, which could contain MSHCP resources, and proposed Conservation Areas (e.g., Murrieta Creek) downstream of the tributary drainage adjacent to the project site. The guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP Conservation Area should be considered, as applicable, by the Permittee in their actions relative to the project.

SECTION 6.1.4 MEASURE.

- i. **Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas. Best Management Practices (BMPs) will be implemented to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm downstream biological resources or ecosystems.**
- 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 and the avoided area on site to protect species from direct night lighting.**

- iv. **Proposed noise-generating land uses affecting the MSHCP Conservation Area, including designated avoidance areas, shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.**
 - v. **Avoid use of invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans for the portions of the project that are adjacent to the MSHCP Conservation Area, including avoidance areas. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas and designated avoidance areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features.**
 - vi. **Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into existing and future MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.**
 - vii. **Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.**
 - viii. **Weed abatement and fuel modification activities are not permitted in the Conservation Area, including designated avoidance areas.**
- e. **Appendix C. The following best management practices (BMPs), as applicable, shall be implemented for the duration of construction:**

APPENDIX C MEASURE.

- i. **A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.**
- ii. **Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.**
- iii. **The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.**

- iv. **The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.**
- v. **Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.**
- vi. **Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian species identified in MSHCP Global Species Objective No. 7.**
- vii. **When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing of other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments off site. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.**
- viii. **Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS, and CDFG, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.**
- ix. **Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.**
- x. **The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.**
- xi. **The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.**
- xii. **Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.**

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- xiii. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).**
- xiv. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.**
- xv. The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions, including these BMPs.**

LJL/TC

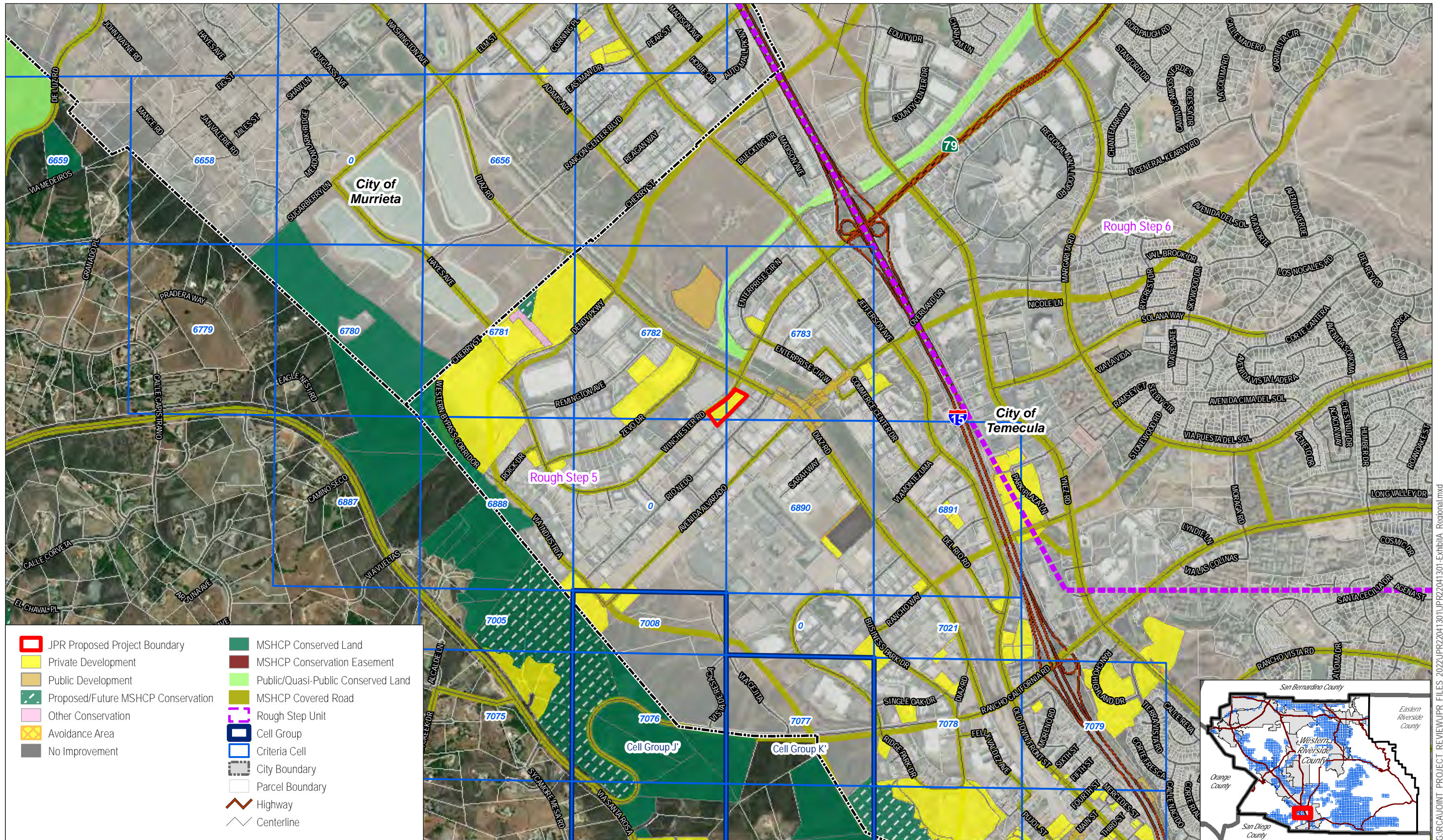


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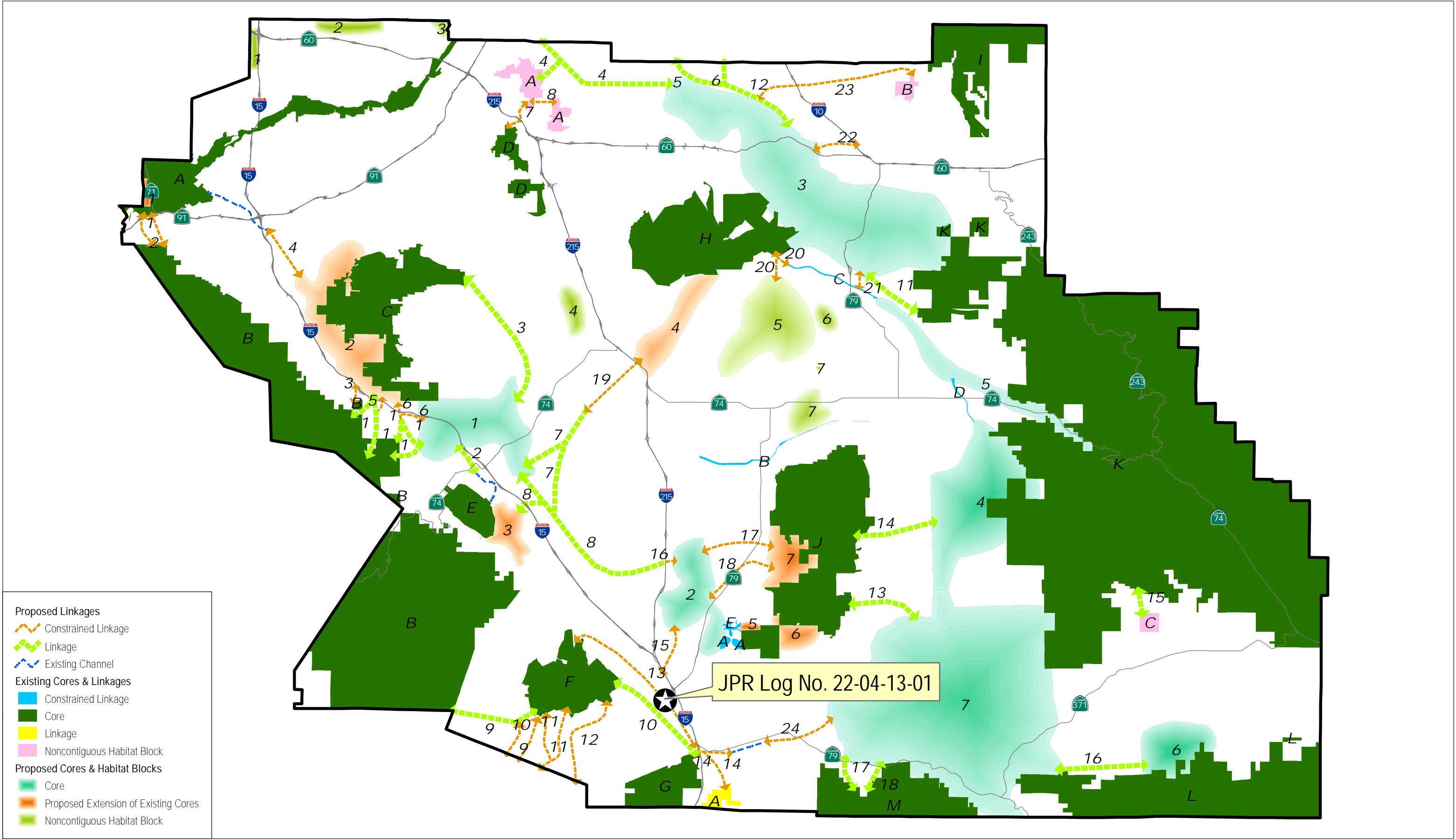
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SOURCE: Western Riverside County Regional Conservation Authority 2022; County of Riverside 2022; Esri Basemap 2022. Map created on 8/10/2022.

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SOURCE: Western Riverside County Regional Conservation Authority (WRC-RCA). Map created on 8/10/2022

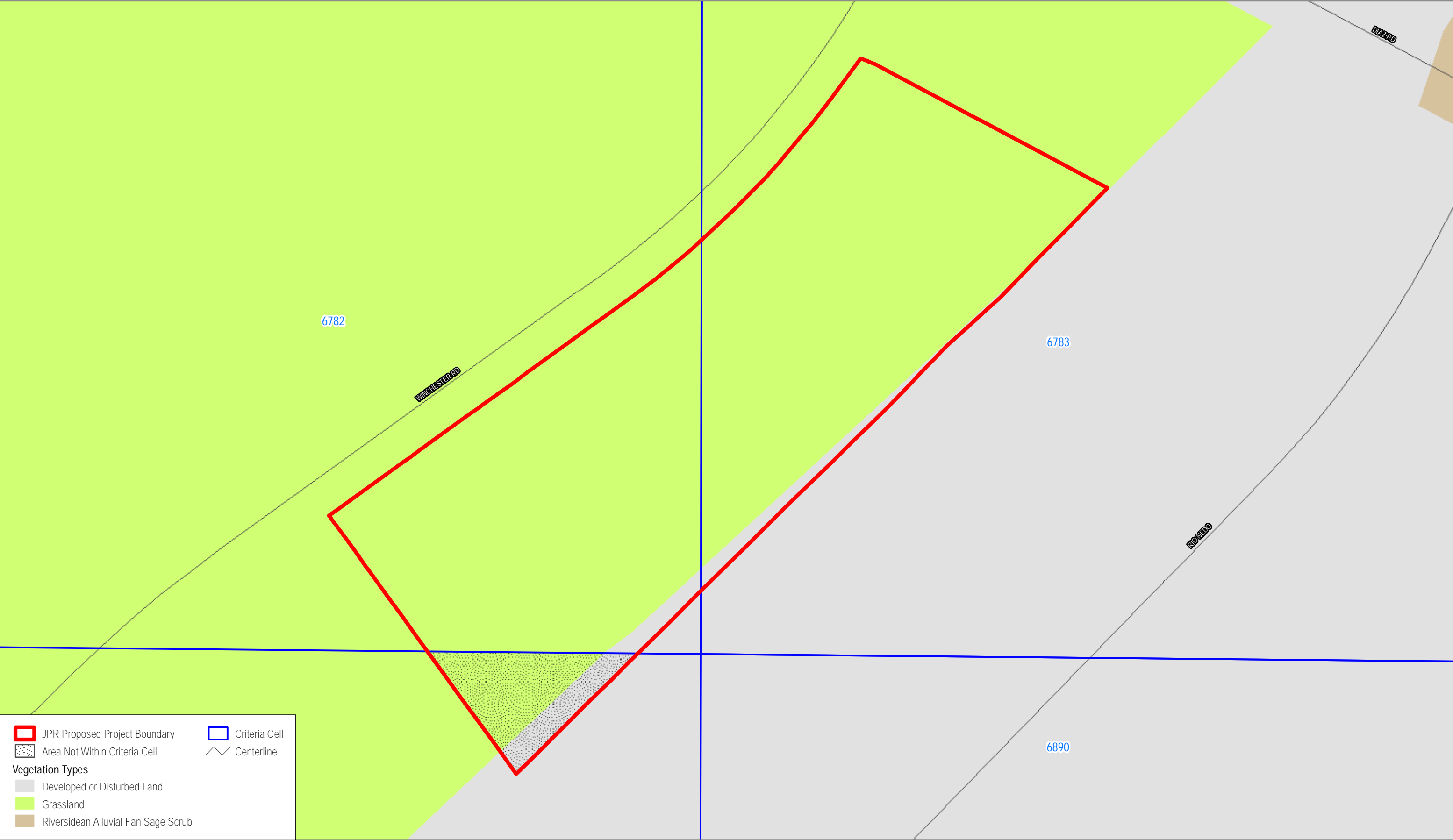


r14495
 Permittee: City of Temecula (PR22-0138)
 Winchester & Diaz Rd Industrial Buildings



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SOURCE: WRC-RCA MSHCP Baseline Vegetation (1994). Map created on 8/10/2022.

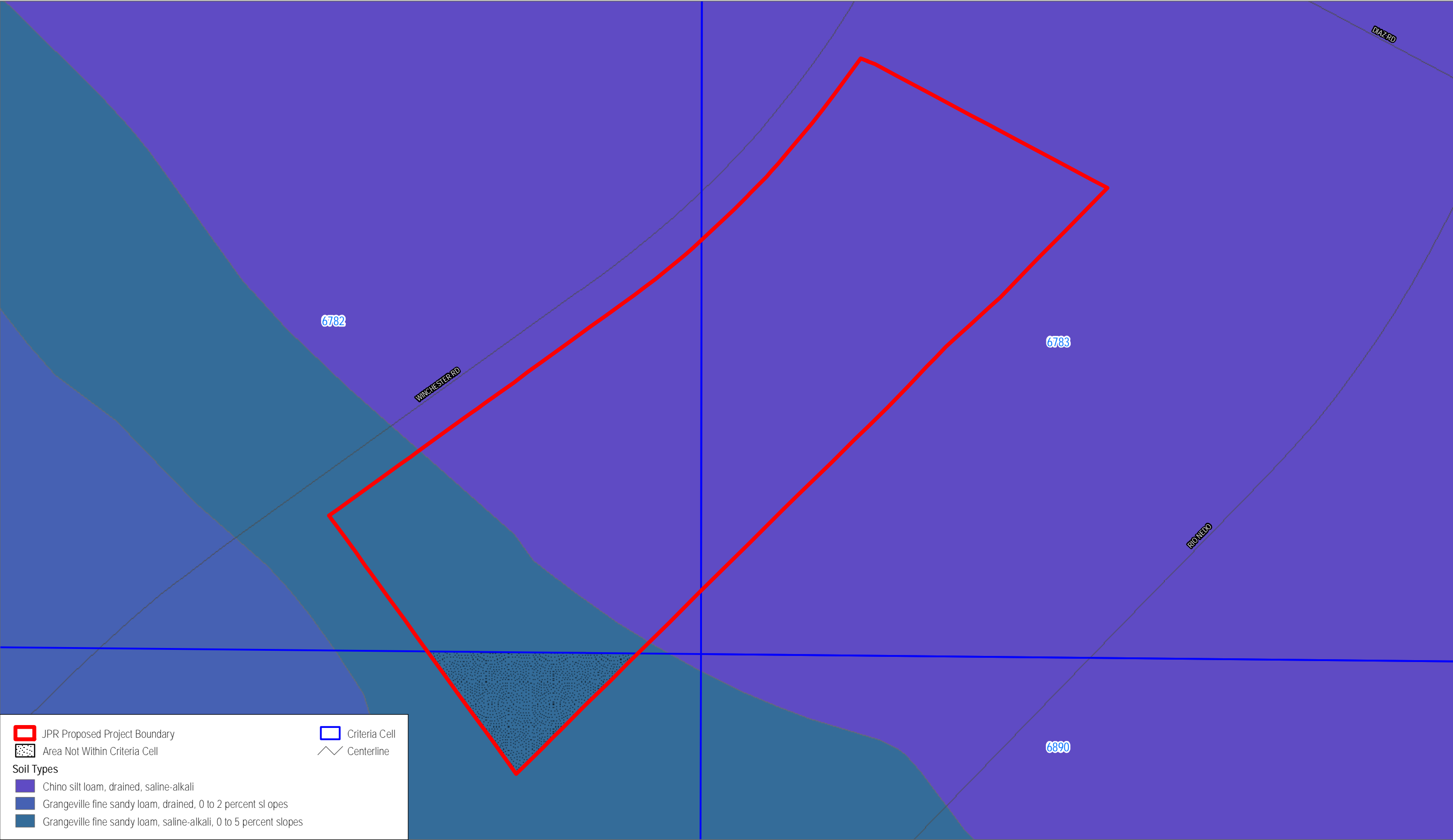


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SOURCE: Western Riverside County Regional Conservation Authority 2020; County of Riverside 2020; USDA/NRCS Soils 2017



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SOURCE: Western Riverside County Regional Conservation Authority 2022; County of Riverside 2022; Esri Basemap 2022. Map created on 8/10/2022.



r14495
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Winchester & Diaz Rd Industrial Buildings

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Feet



EXHIBIT E
JPR Log No. 22-04-13-01 - Project Detail

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