DETERMINATION OF BIOLOGICALLY EQUIVALENT OR SUPERIOR PRESERVATION (DBESP) ANALYSIS

FOR IMPACTS TO MSHCP RIPARIAN/RIVERINE AREAS

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

Onsite 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

Offsite APNs:

472-090-001, 472-090-015, 472-090-016, 472-090-017, 472-090-018, 472-090-019, 472-090-020, 472-090-021, 472-090-024, 472-090-025, 472-090-026, 472-090-027, 472-110-024, 472-110-025, 472-110-029, 472-110-031, 472-110-042, 472-110-043, 472-320-001, 472-320-002, 472-320-003, 472-320-004, 472-320-013, 472-320-015, 472-320-024, 472-320-025, 472-320-026, 472-320-027, 472-320-033, 472-320-035, 476-010-001, 476-010-002, 476-010-003, 476-010-004, 476-010-005, 476-010-006, 476-010-009, 476-010-011, 476-010-012, 476-010-027, 476-010-028, 476-010-029, 476-010-052, 476-010-056, 476-010-060, 476-010-079, 476-010-080, 476-010-081, 476-010-082, and 476-010-083.

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August 2023 [Revised June 2024]

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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 Offsite 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 227.88 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 onsite 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 offsite infrastructural improvements proposed within the offsite Project located along portions of Keller Road between Leon Road and the future Elmcrest Street; portions of Pourroy Road between the southern boundary of APN 472-110-002 and Winchester Road; and Winchester Road between the northeastern boundary of the onsite 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 onsite Project and its conservation open space area was approved as part of Joint Project Review (JPR) Number 09-12-14-01 on January 25, 2010. The approved acreage totaled 195.13 acres for the onsite Project and 61.10 acres for the conservation open space area. The Project Habitat Acquisition and Negotiation Strategy (HANS) approval [HANS 1995] for the onsite Project occurred on the same date. A copy of the JPR/HANS approval is attached as Exhibit 4.

The currently proposed Project has been revised to include offsite improvements, expanding the total Project area to 227.88 acres, including 195.93 acres onsite and 31.95 acres of offsite improvements. The onsite boundary has changed relative to the 2010 JPR by extending the onsite boundary to the south to include a portion of Keller Road, while re-designating a lesser amount of development lands to the east as "offsite" that in 2010 were originally identified as "onsite". This has resulted in a net increase of the "onsite" portion of the Project by 0.80 acre relative to the original JPR acreage, for a revised onsite total of 195.93 acres. In addition, the Specific Plan now identifies the MSHCP Conservation Area as 61.42 acres, representing the same area previously proposed as conservation, but with minor changes in the overall boundary along the edges resulting in a net increase of 0.32 acre of the total conservation area.

This document supports a JPR amendment that accounts for impacts to MSHCP Riparian/Riverine resources that were not previously evaluated under the original 2009 JPR. [Exhibit 17 – 2009 JPR Overlay and JPR Amendment Map].

As noted, the conservation required for the onsite Project through the approved JPR was 61.10 acres in the northern portion of the Project; however, 61.42 acres of conservation is being proposed for set-aside to ensure compliance with MSHCP conservation requirements and the Project Specific Plan. This conservation will contribute to the Regional Conservation Authority's (RCA) reserve assembly.

The proposed development for the onsite 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 onsite Project do not need to be re-evaluated. Since approval of the JPR, the offsite improvements have changed and additional offsite 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 offsite 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 of 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 61.0 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, 10.7 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[1], and 16.0 acres of major circulation facilities [Exhibit 5 – Site Plan].

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. 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 the Project's 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-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 61.0 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), 10.7 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)

[1] As noted, the actual conservation land set aside is 61.42 acres of land which will comply with both the MSHCP and Specific Plan requirements.

land use designations for the 196-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-acre Project site would be redesignated to include 61.0 acres of MDR, 14.1 acres of MHDR, 7.3 acres of HDR, 1.0 acre of CD-VLDR, 13.3 acres of CR, 10.7 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 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-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-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 61.0 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), 10.7 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 61.0 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 10.4 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 Street F.

- **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 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 4.3 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 11B 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 (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 55 feet of curb-adjacent landscaped parkway and up to 20 feet of paving. 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 up to 29 feet of paving and a landscaped parkway along the western edge of the roadway up to 55 feet, which would include an 8-foot-wide curb-separated sidewalk. As part of the Project, approximately 0.3-acre (up to 10 feet in width) of ROW would be dedicated to the County of Riverside and/or Caltrans. Exhibit 6 attached includes cross sections of each roadway and/or roadway classification.

- **Keller Road – Secondary Highway (100'-112' ROW):** 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. Exhibit 6 attached includes cross sections of each roadway and/or roadway classification.

- **Street "B" – Collector Road (74' ROW):** 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. Exhibit 6 attached includes cross sections of each roadway and/or roadway classification.

- **Streets "D" and "E" – Enhanced Local Street (66' ROW):** 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 sidewalks along the park frontage, a 5-foot-wide curb-separated sidewalk along the western/northern edges of the roadways, and a 5-foot-wide sidewalk along the eastern/southern edges of the roadways. Exhibit 6 attached includes cross sections of each roadway and/or roadway classification.

- **Streets "G" and "F" and Street "C" (Between Streets "G" and "B") – Modified Local Street (66' ROW):** 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. Exhibit 6 attached includes cross sections of each roadway and/or roadway classification.

- **Street "A," Street "C" (west of Street "G"), and Internal Streets – Local Streets (56' ROW):** 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. Exhibit 6 attached includes cross sections of each roadway and/or roadway classification.

- **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. Exhibit 6 attached includes cross sections of each roadway and/or roadway classification.

- **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. As part of the Project, an approximately 24-foot-wide portion of Pourroy Road will be paved on the 18-foot portion west of the centerline and a 6-foot portion east of the centerline. The remaining eastern half-width section of the ROW will provide 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. Exhibit 6 attached includes cross sections of each roadway and/or roadway classification.

- **(Old) Keller Road – Modified Collector (59' ROW):** This roadway would be improved to include a 15-foot-wide detention basin access road within a 29-foot-wide vacation on the northerly half-width. Old Keller Road would also include 36 feet of paving, an 8-foot-wide shoulder along the northern edge of the roadway, and a 15-foot-wide parkway along the southern edge of the roadway. Exhibit 6 attached includes cross sections of each roadway and/or roadway classification.

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 onsite 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 onsite catch basins and storm drain lines ranging in size from 18 inches to 48 inches, which would convey flows into proposed water quality management and detention basins in Planning Areas 6, 7, 8, 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) which extends east under Old Keller Road, and then south within an easement along a private property line which would convey flows 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 basins in PA 11A and PA 11B 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 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 and the storm drain intercept conveying flows from PA 10 also would be maintained by RCFCWCD. RCFCWCD would maintain the 4' x 8' RBC,, 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.

- The drainage facilities proposed in PA 6 would be privately maintained by the owner. 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 private owner would be responsible for repairing facilities as needed

Water and Sewer Plan

The Eastern Municipal Water District (EMWD) would provide potable water to the Project via the EMWD 1627 Pressure Zone water system. The surrounding area is served by an existing EMWD water system consisting of an 18-inch water transmission line located at the intersection of Pourroy Road and Ruft Road. This line connects to an existing 12-inch water main in Pourroy Road, which runs southeasterly in Pourroy Road to a connection Washington Street, and then north in Washington Street.

As part of the Project, a 24-inch water main would be constructed in Pourroy Road that would connect to the existing 18-inch line at the intersection of Ruft Road and Pourroy Road. The 24-inch water main would extend north within Pourroy Road and east within proposed Keller Road to its intersection with Street "A." A series of domestic water lines ranging in size from 8 to 12 inches in size are proposed within Keller Road and internal roadways on site. The proposed 30-inch domestic water line within Keller Road would extend east within Keller Road, and then connect to an existing 12-inch water line within Keller Road, just east of Winchester Road. The onsite domestic water system would be used for domestic use, landscape irrigation for individual homeowners, and fire protection.

A recycled water system is proposed for park irrigation, common area landscaping, and manufactured slope and detention basin maintenance. Recycled water would be provided by EMWD from an existing 24-inch recycled water line in Leon Road, located approximately 1.0 mile west of the Project site. As shown on Figure 3-8, Conceptual Recycled Water Plan, a 12-inch recycled water line would be constructed within Keller Road between Leon Road an Street "B." The onsite recycled water system would connect to the proposed 12-inch line in Keller Road, and would be extended on site via an 8-inch looped recycled water system

Sewer service for the proposed Project would be provided by EMWD. As shown on Figure 3-9, Conceptual Sewer Plan, an existing 18-inch gravity sewer main and existing manhole are located southeast of Winchester Road in Abelia Street, and this gravity sewer and manhole would serve as the Project's point of connection with the regional sewer system. The onsite sewer system would consist of 8-inch gravity sewer lines connecting to a proposed 12-inch gravity sewer line within Keller Road, which would extend south in Pourroy Road to the point of connection at the intersection of Winchester Road and Abelia Road.

Exhibit 7 attached includes on and offsite existing or proposed utilities.

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. 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. 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. 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, a separate fencing plan 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. Exhibit 8 includes a map depicting fuel modification zones.

2.4 Existing Conditions

Based on historical aerial photography dating back to the 1960s, the on and offsite Project has been developed for agricultural uses resulting in extensive ground disturbances. The on and offsite Project has mainly been utilized for agriculture and maintained by regular mowing and disking.

The on and offsite Project Study Area consists of regularly maintained undeveloped land, much of which is comprised of previously graded and highly compacted soils [Exhibit 9 – Soils Map]. 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 offsite 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 offsite Project Study Area.

Potential jurisdictional features analyzed as part of the field investigation include ten ephemeral drainage features that occur within the on and offsite 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 offsite 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. Offsite 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 783 linear feet within the on and offsite Project. No wetlands are associated with this feature.

Drainage A enters the southwestern corner of the on and offsite Project via road runoff and nuisance flows from the surrounding areas. Drainage A meanders in a general easterly/southeasterly direction for a collective 721 linear feet onsite and 62 linear feet offsite, before exiting the on and offsite 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 enceliodes*) 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 onsite portion of the Project area in a southerly direction for approximately 24 linear feet before leaving the onsite Project and traversing the offsite Project for 7 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 onsite Project in a general southwesterly direction for approximately 1,528 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 2,722 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 888 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 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 offsite Project totals 0.62 acre, of which 0.05 acre consists of riparian stream and 0.57 acre consists of riverine stream. A total of 10,124 linear feet of ephemeral stream is present. This includes 136 linear feet of riparian stream and 9,988 linear feet of non-riparian riverine stream and includes all areas within CDFW jurisdiction.

MSHCP jurisdiction at the on and offsite Project includes Drainages A, A-1, B, C, D, E, F, G, H, and I. These features exhibit defined stream flow indictors 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 offsite Project. Drainage descriptions are provided above. The boundaries of MSHCP jurisdiction are depicted on the enclosed jurisdictional delineation map [Exhibit 10].

Table 2-1: Summary of MSHCP Jurisdiction

Drainage Name	Inside Criteria Cell				Outside Criteria Cell				Total MSHCP Jurisdiction (acres)	Length (linear feet)
	Onsite		Offsite		Onsite		Offsite			
	MSHCP Riverine Stream (acres)	MSHCP Riparian Stream (acres)	MSHCP Riverine Stream (acres)	MSHCP Riparian Stream (acres)	MSHCP Riverine Stream (acres)	MSHCP Riparian Stream (acres)	MSHCP Riverine Stream (acres)	MSHCP Riparian Stream (acres)		
Drainage A	0.06	0.05	0.004	0.00	0.00	0.00	0.00	0.00	0.12	783
Drainage A-1	0.004	0.00	0.001	0.00	0.00	0.00	0.00	0.00	0.004	0.31
Drainage B	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04	1,528
Drainage C	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	1,725
Drainage D	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	1,205
Drainage E	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.17	2,722
Drainage F	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	888
Drainage G	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	1,009
Drainage H	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.01	139
Drainage I	0.00	0.00	0.002	0.00	0.00	0.00	0.002	0.00	<0.01	77
Total	**0.55**	**0.05**	**0.02**	**0.00**	**0.00**	**0.00**	**0.002**	**0.00**	**0.62**	**10,107**

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

The on and offsite 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 11. Photographs depicting the Project are shown in Exhibit 12.

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

Vegetation/Land Use Type	Inside Criteria Cell		Outside Criteria Cell		Total Project (Acres)
	Onsite (acres)	Offsite (acres)	Onsite (acres)	Offsite (acres)	
Agriculture	175.23	0	0.00	0.00	175.23
Developed	1.44	13.10	0.00	1.04	15.58
Disturbed	10.47	13.23	0.02	3.65	27.37
Disturbed Buckwheat Scrub	8.64	0.39	0.00	0.07	9.10
Ornamental	0.08	0.34	0.00	0.13	0.55
Disturbed Mulefat Scrub	0.05	0.00	0.00	0.00	0.05
Total	**195.91**	**27.06**	**0.02**	**4.89**	**227.88**

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

2.4.1 Agriculture

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

2.4.2 Developed

Approximately 15.58 acres of developed areas occur within the on and offsite 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 14.14 acres are offsite. These areas are routinely maintained and are primarily unvegetated. No developed areas are present on site.

2.4.3 Disturbed

Approximately 27.37 acres of disturbed areas occur within the Project. A total of 10.49 acres occur on site and 16.88 acres occur offsite. 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 9.10 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 0.46 acre is offsite. 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 acre 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 0.55 acre of ornamental plantings within the on and offsite portions of the Project. Theon site portion totals 0.08 acre and the offsite portion totals 0.47 acre. 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 offsite improvements.

2.5 Relationship of the Project to the MSHCP

The onsite 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 offsite Project are also located within the Southwest Area Plan Subunit 5 – French Valley/Lower Sedco Hills of the MSHCP.

Specifically, the onsite Project falls within all or portions of Criteria Cells 5067, 5070, 5074, 5169, 5173, 5175, and 5275 as well as Cell Group U. The offsite Project is also partially or wholly located in the MSHCP Criteria Area. It is located within portions of Criteria Cells 5067, 5169, 5173, 5174, 5175, 5275, and 5279. The offsite Project is also within Cell Groups S and U [Exhibit 13A – MSHCP Overlay 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 13B – MSHCP Survey Areas Map].

Table 2-3 below depicts onsite and offsite acreage per criteria cell/cell group and acreage outside of a criteria cell.

Table 2-3. Criteria Cell Acreages for the On and Offsite Project

Criteria Cell Number	Criteria Cell		Outside Criteria Cell		
	Onsite	Offsite	Onsite	Offsite	Total Project (acres)
5067	0.16	0.00	0.00	0.00	0.16
5070	0.79	0.00	0.00	0.00	0.79
5074	0.01	0.00	0.00	0.00	0.01
5169	33.50	9.79	0.00	0.00	43.29
5173	159.15	2.01	0.00	0.00	161.16
5174	0.00	2.99	0.00	0.00	2.99
5175	1.62	5.69	0.00	0.00	7.31
5275	0.69	6.18	0.00	0.00	6.87
5279	0.00	0.39	0.00	0.00	0.39
No Cell Number	0.00	0.00	0.02	4.89	4.91
Total	**195.91**	**27.06**	**0.02**	**4.89**	**227.88**

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

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.

Onsite Project

Cell Group U, Criteria Cell 5067

Approximately 0.16 acre of the onsite 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 from65%-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 onsite Project is within Criteria Cell 5070 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 from65%-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 onsite Project is within Criteria Cell 5074 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 onsite 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 onsite 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 onsite 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 0.69 acre of the onsite 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.

Offsite Project

Criteria Cell 5169

Approximately 9.79 acres of the offsite 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 2.01 acres of the offsite 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 offsite Project is within Criteria Cell 5174. Conservation within Criteria Cell 5174. Conservation w 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/Menifee 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 5.69 acres of the offsite 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 6.18 acres of the offsite 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.

Criteria Cell 5279

Approximately 0.39 acre of the offsite 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.

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 mousetail (*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 onsite Project (JPR 09-12-14-01], the onsite Project is not located within the MSHCP Invertebrate, Mammalian, or Amphibian Survey Areas, but is located within Proposed Constrained Linkage 17.

Rainfall for the months leading up to the plant surveys conducted in 2021 was average (NWS, 2023) and conditions were normal for the area. Surveys were conducted during the appropriate blooming period for special-status plants including NEPSSA and CAPSSA species that have potential to occur.

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

The project development footprint, minus its offsite 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 onsite Project.[2] 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 offsite improvements, or a new JPR and/or HANS will be required for the offsite Project. It should be noted that Winchester Road and Keller Road are considered as "covered roads" under the MSCHP, which means that a HANS is not necessary for the offsite road improvements for each of these roads as their impact was already contemplated in the MSHCP, but a JPR would be required.

Pourroy Road is not considered as a covered road under the MSHCP; therefore, the proposed local/fire access improvements to Pourroy Road would need to undergo the HANS and JPR processes. A copy of the JPR approval letter for the onsite Project is attached as Exhibit 4.

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*

[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.

portion of the growing season but normally lack wetland indictors of hydrology and/or vegetation during the drier portion of the growing season.

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 srhimp speces requiring assessments include listed species such as Riverside fairy shrimp (*Streptocephalus woottoni*), Santa Rosa Plataeu 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 offsite Project.

Potential jurisdictional features analyzed as part of the field investigation include ten ephemeral drainage features that occur within the on and offsite 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 offsite 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. Offsite 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 offsite Project totals 0.62 acre, of which 0.05 acre consists of riparian stream and 0.57 acre consists of riverine stream. A total of 10,107 linear feet of ephemeral stream is present. This includes 136 linear feet of riparian stream and 9,971 linear feet of non-riparian riverine stream and includes all areas within CDFW jurisdiction.

MSHCP jurisdiction at the on and offsite Project includes Drainages A, A-1, B, C, D, E, F, G, H, and I. These features exhibit defined stream flow indictors 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 offsite Project. Drainage descriptions are provided below. The boundaries of MSHCP jurisdiction are depicted on the enclosed jurisdictional delineation map [Exhibit 10].

Drainage A

Drainage A is an ephemeral blue-line drainage that comprises approximately 783 linear feet within the on and offsite Project. No wetlands are associated with this feature.

Drainage A enters the southwestern corner of the on and offsite Project via road runoff and nuisance flows from the surrounding areas. Drainage A meanders in a general easterly/southeasterly direction for a collective 721 linear feet onsite and 62 linear feet offsite, before exiting the on and offsite 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 enceliodes*) 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 onsite portion of the Project area in a southerly direction for approximately 24 linear feet before leaving the onsite Project and continuing its flow path offsite for 7 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 onsite Project in a general southwesterly direction for approximately 1,528 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 2,722 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 888 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 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 Potential Jurisdiction

Drainage Name	Inside Criteria Cell				Outside Criteria Cell				Total MSHCP Jurisdiction (acres)	Length (linear feet)
	Onsite		Offsite		Onsite		Offsite			
	MSHCP Riverine Stream (acres)	MSHCP Riparian Stream (acres)	MSHCP Riverine Stream (acres)	MSHCP Riparian Stream (acres)	MSHCP Riverine Stream (acres)	MSHCP Riparian Stream (acres)	MSHCP Riverine Stream (acres)	MSHCP Riparian Stream (acres)		
Drainage A	0.06	0.05	0.004	0.00	0.00	0.00	0.00	0.00	0.12	783
Drainage A-1	0.004	0.00	0.001	0.00	0.00	0.00	0.00	0.00	0.004	31
Drainage B	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04	1,528
Drainage C	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	1,725
Drainage D	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	1,205
Drainage E	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.17	2,722
Drainage F	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	888
Drainage G	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	1,009
Drainage H	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.01	139
Drainage I	0.00	0.00	0.002	0.00	0.00	0.00	0.002	0.00	<0.01	77
Total	**0.55**	**0.05**	**0.02**	**0.00**	**0.00**	**0.00**	**0.002**	**0.00**	**0.62**	**10,107**

*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 offsite Project, a total of 0.43 acre of MSHCP jurisdiction would be permanently impacted (0.38 acre non-riparian streambed and 0.05 acre riparian streambed) [Exhibit 14 – MSHCP Riparian/Riverine Areas Impact Map]. No temporary impacts to MSHCP jurisdiction are expected. Table 3-2 below summarizes the impacts to each jurisdictional feature.

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 61.42 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 0.62 acre of MSHCP riparian/riverine jurisdiction present within the Project study area. This represents avoidance of approximately 31% of the streambeds for the onsite on offsite portion of the Project. The avoidance of 61.42 acres represents avoidance of 27% of the overall property for conservation purposes.

Table 3-2. Summary of MSHCP Jurisdictional Impacts

Drainage Name	Inside Criteria Cell				Outside Criteria Cell				Total MSHCP Jurisdiction (acres)
	Onsite		Offsite		Onsite		Offsite		
	MSHCP Impacts Non-Riparian Stream (acres)	MSHCP Impacts Riparian Stream (acres)	MSHCP Impacts Non-Riparian Stream (acres)	MSHCP Impacts Riparian Stream (acres)	MSHCP Impacts Non-Riparian Stream (acres)	MSHCP Impacts Riparian Stream (acres)	MSHCP Impacts Non-Riparian Stream (acres)	MSHCP Impacts Riparian Stream (acres)	
Drainage A	0.06	0.05	0.005	0.00	0.00	0.00	0.00	0.00	0.12
Drainage A-1	0.004	0.00	0.001	0.00	0.00	0.00	0.00	0.00	0.004
Drainage B	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0
Drainage C	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10
Drainage D	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09
Drainage E	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10
Drainage F	0.002	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.002
Drainage G	0.00	0.00	0.001	0.00	0.00	0.00	0.00	0.00	0.001
Drainage H	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.01
Drainage I	0.00	0.00	0.002	0.00	0.00	0.00	0.002	0.00	0.004
Total	**0.36**	**0.05**	**0.02**	**0.00**	**0.00**	**0.00**	**<0.01**	**0.00**	**0.43**

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

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 0.43 acre of MSHCP riparian/riverine areas, which consists of a 3:1 mitigation to impact ratio:

1. The purchase of 0.43 acre of re-establishment credits from the Riverpark Mitigation Bank; *and*

2. The purchase of 0.43 acre of rehabilitation credits from the Riverpark Mitigation Bank; and

3. The purchase of 0.43 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 not available but Riverpark is in the process of preparing to release the Phase C credits from the bank pending the approval by the Inter-Agency Review Team (IRT). Once approved, the credits can officially be released and sold. Riverpark will be able to accept 10% deposits for their mitigation credits in May or June 2023. At that time, the Applicant can provide a deposit agreement from Riverpark and a letter of credit for 100% of the Riverpark mitigation cost. If credits are not available at the time it is needed then a Letter of Credit to the City would be provided for the full amount of mitigation would cost

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 0.43 acre which will be re-established within the mitigation bank with in-kind mitigation as compared to impact, and an additional 0.43 acre of riverine/riparian habitat will

be rehabilitated, there will be an increase in function and value for streambeds within the MSHCP plan area (0.86 acre re-established and/or rehabilitated as compared to 0.43 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.

Onsite 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 Proposed 61.42-acre MSHCP 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 Proposed 61.42-acre MSHCP 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 15 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 15 – 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	Offsite	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 Offsite	0630/0830	53/56	1/2	0
5/11/2021	AN/CW	A and B	0615/0815	54/60	2-2	100/90

Survey Date	Biologist(s)	Polygon #	Start/End Time	Start/End Temperature (°F)	Start/End Wind Speed (mph)	Cloud Cover (%)
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	Offsite	0530/0830	66/77	0-1/0-2	100/0
7/29/2021	DS	Offsite	0600/0830	73/80	0-1/0-1	100/0
8/12/2021	DS	Offsite	0610/0820	71/79	0-1/0-1	100/0
8/18/2021	DS	Offsite	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 offsite Project supports 175.23 acres of potential habitat (agriculture) for the burrowing owl. Of this total, 127.44 acres onsite would be permanently impacted [Exhibit 16 – Vegetation Impact Map]. No temporary impacts to burrowing owl habitat is expected.

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 15 – 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 offsite 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 0.43 acre of MSHCP riparian/ riverine areas (all permanent). No temporary impacts to MSHCP riparian/ riverine areas is expected. The Project would result in impacts to MSHCP ephemeral drainages that begin within on or offsite 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 0.86 acre of mitigation) and the Barry Jones/Skunk Hollow Mitigation Bank (0.43 acre of preservation credits) will be considered superior mitigation as compared to the preservation of 0.43 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 0.43 acre of re-establishment credits from the Riverpark Mitigation Bank; *and*

2. The purchase of 0.43 acre of rehabilitation credits from the Riverpark Mitigation Bank; *and*
3. The purchase of 0.43 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 offsite 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 61.42 acres of land within the northern half of the onsite Project to assist with the assembly of Proposed Constrained Linkage 17.[3] 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*

[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.

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 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 offsite 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 61.42 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 offsite Project will be consistent with the biological requirements of the MSHCP; specifically pertaining to the on and offsite 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 0.43 acre of riparian/riverine areas, of which 0.05 acre is riparian and 0.38 acre is riverine. No temporary impacts to MSHCP riparian/ riverine areas are expected. 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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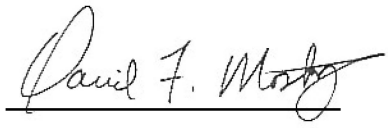
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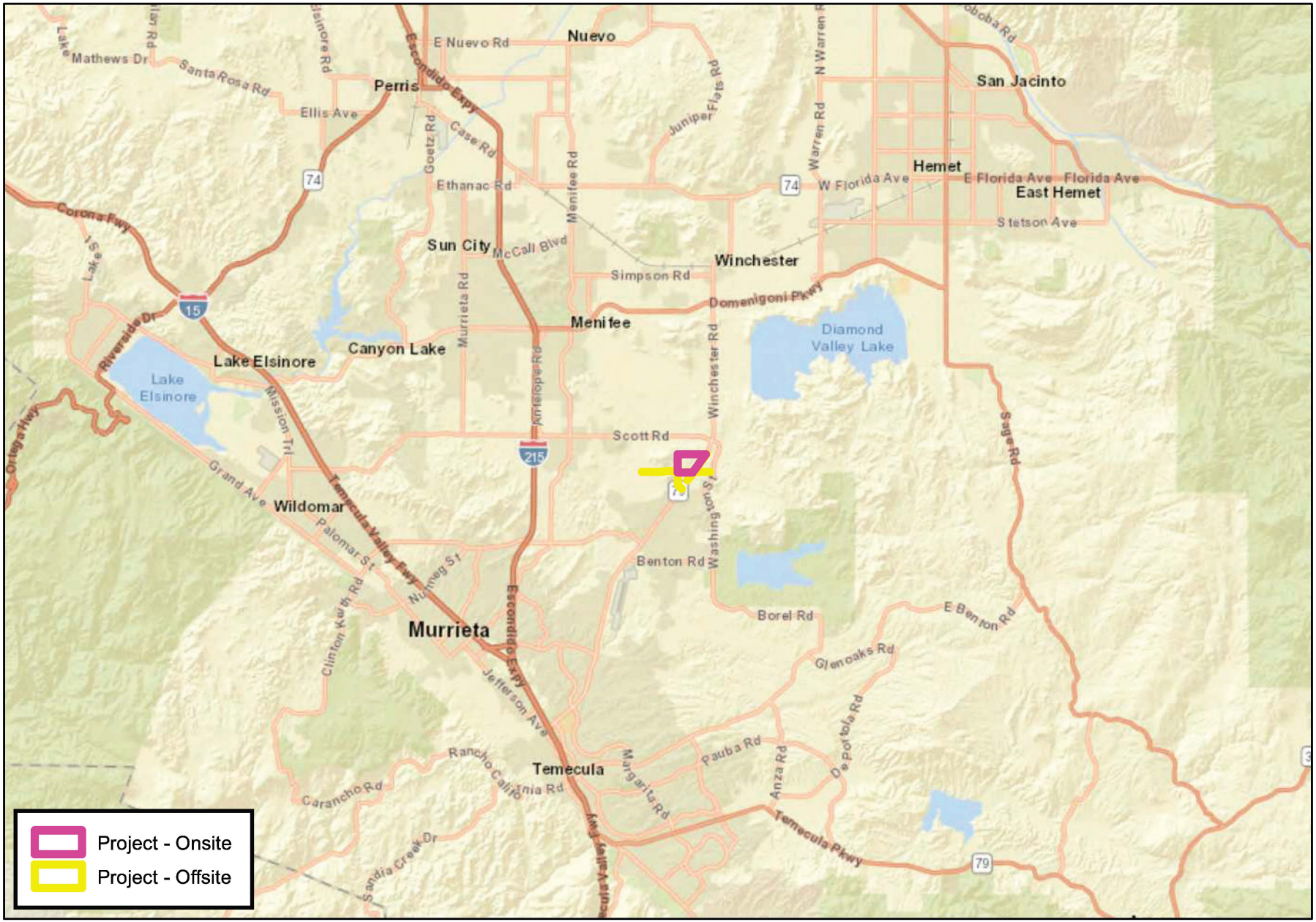
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10.0 CERTIFICATION

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:  Date: June 20, 2024

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Source: ESRI World Street Map

N

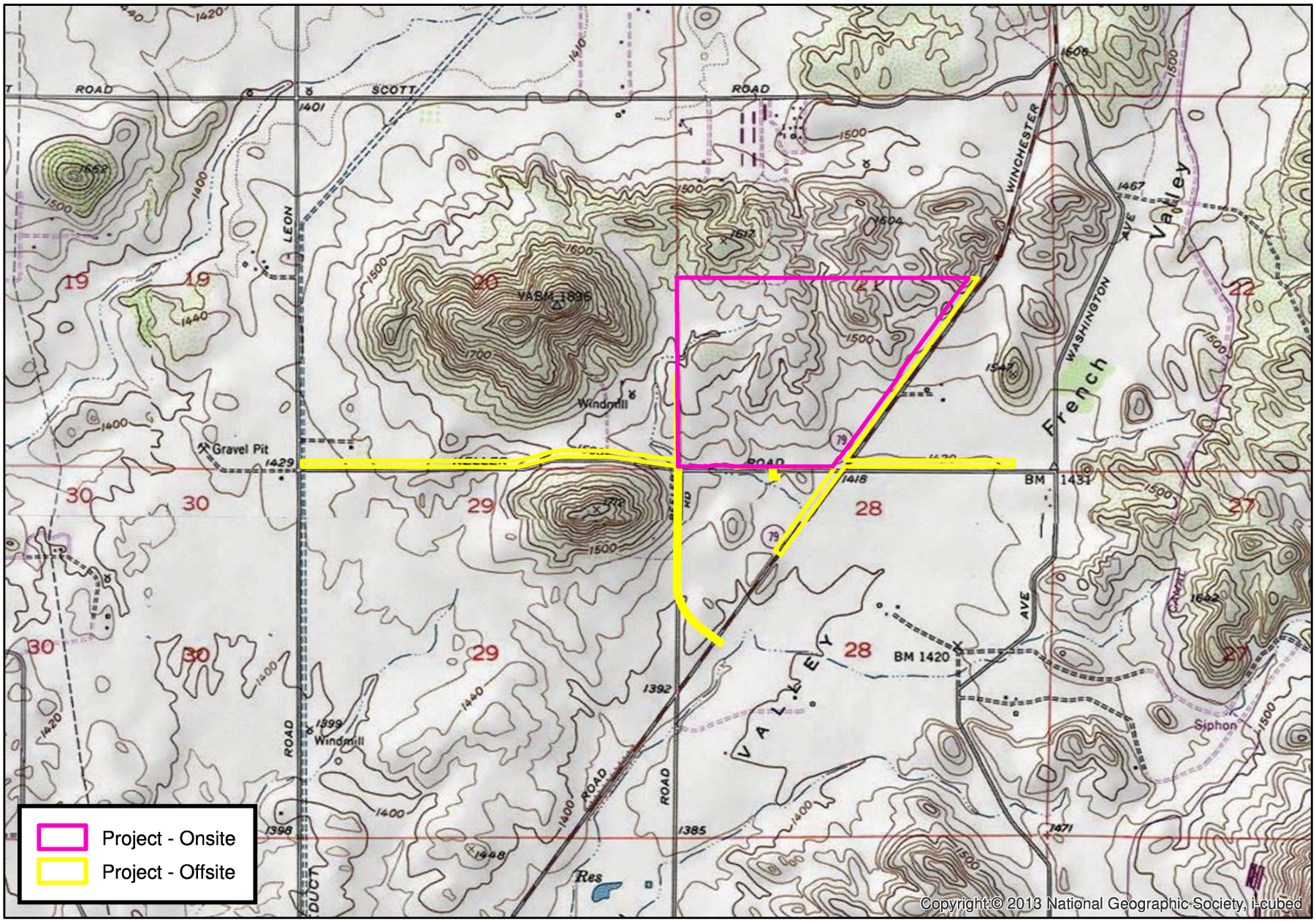
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KELLER CROSSING PROJECT

Regional Map

GLENN LUKOS ASSOCIATES

Exhibit 1

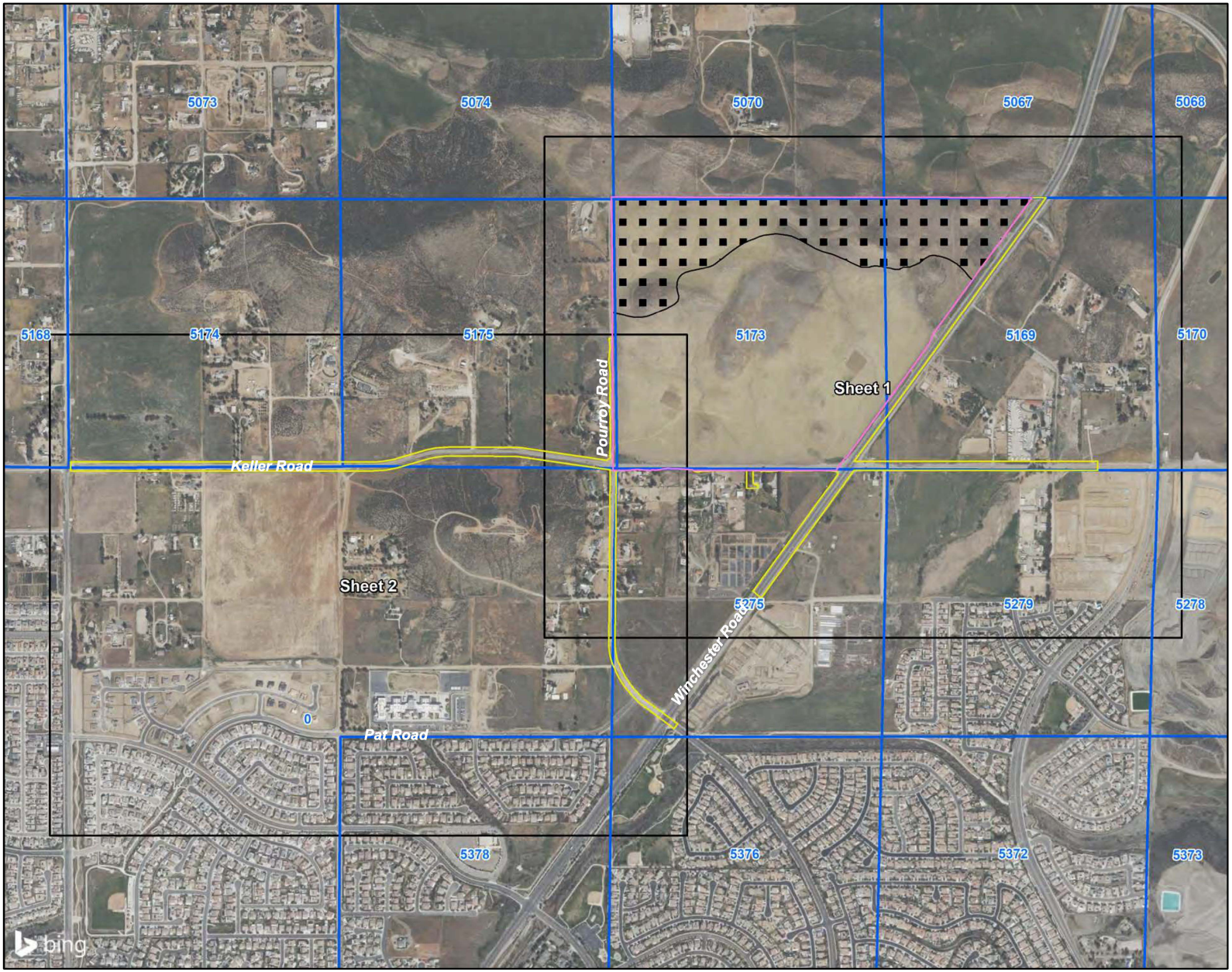


KELLER CROSSING PROJECT

Vicinity Map

GLENN LUKOS ASSOCIATES

Exhibit 2



Project - Onsite

Project - Offsite

MSHCP Conservation

Criteria Cells

N

0 475 950 1,900

Feet

1 inch = 950 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: April 9, 2024

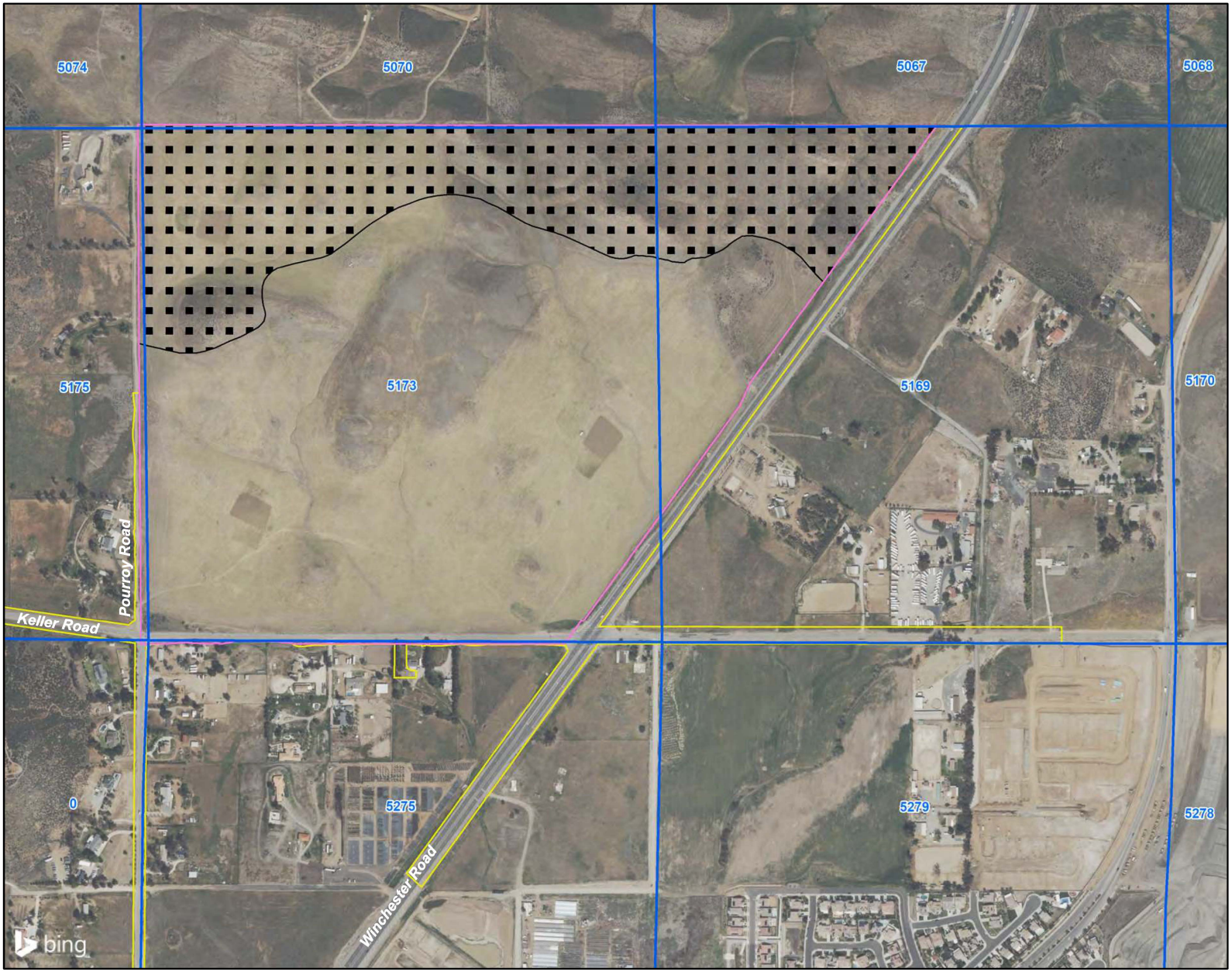
KELLER CROSSING PROJECT

Aerial Map

GLENN LUKOS ASSOCIATES

Exhibit 3 - Key Map

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Criteria Cells
Project - Onsite
Project - Offsite
MSHCP Conservation

N

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: April 9, 2024

KELLER CROSSING PROJECT

Aerial Map

GLENN LUKOS ASSOCIATES

Exhibit 3 - Sheet 1

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Project - Onsite

Project - Offsite

MSHCP Conservation

Criteria Cells

N

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: April 9, 2024

KELLER CROSSING PROJECT

Aerial Map

GLENN LUKOS ASSOCIATES

Exhibit 3 - Sheet 2

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EXHIBIT 4 – JPR 09-12-14-01 APPROVAL LETTER

Regional Conservation Authority
Western Riverside County

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

Comments:

a. 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 Permiter to Area Ratio ratio. Thus, Edge Effects on this Constrained Linkage may be substantially lower than for other Constrained Linkages.

b. 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 saltscale, 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 Tucolata 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 Tucolata 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 mousetail. 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.

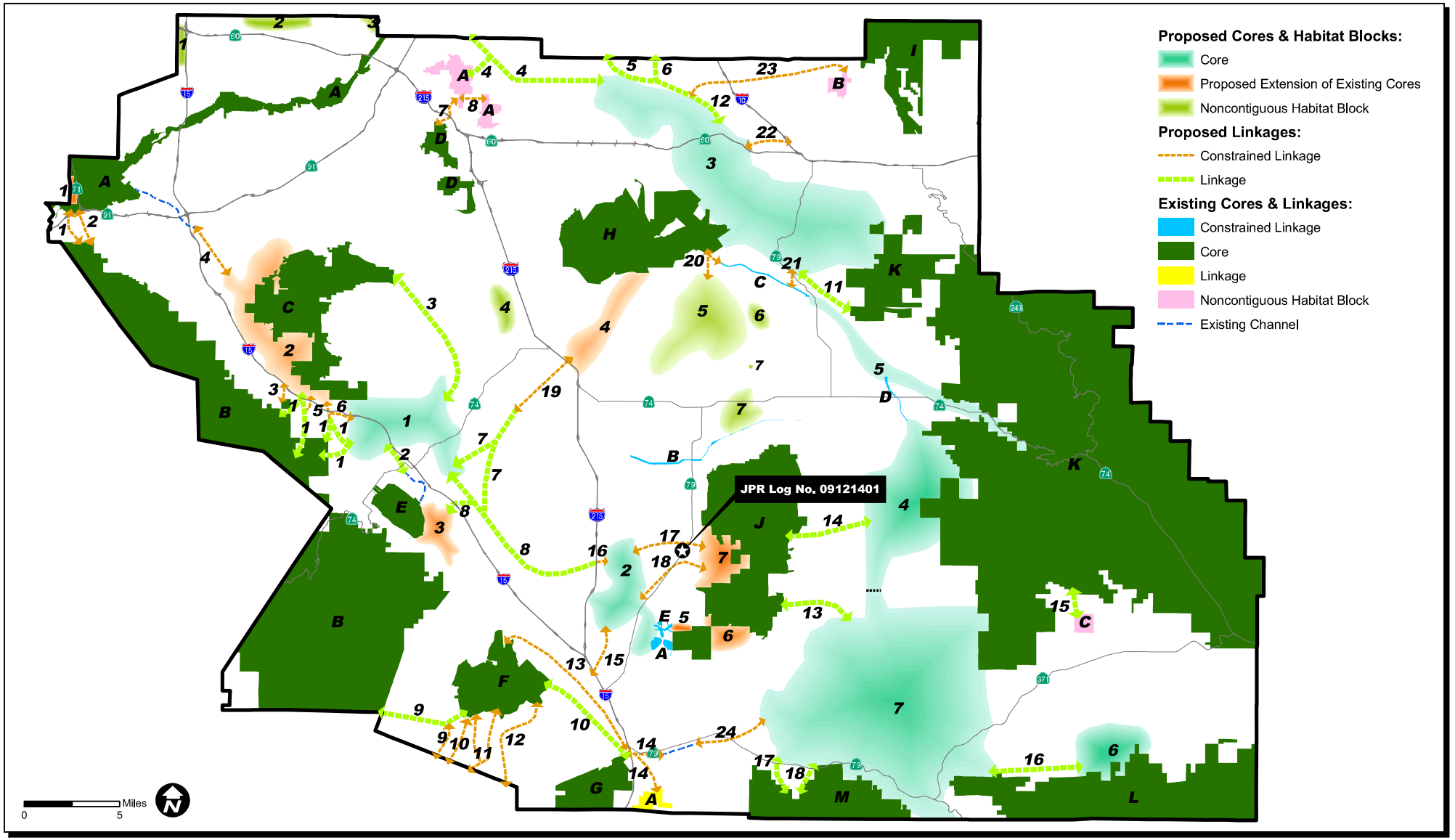
v. Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include 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

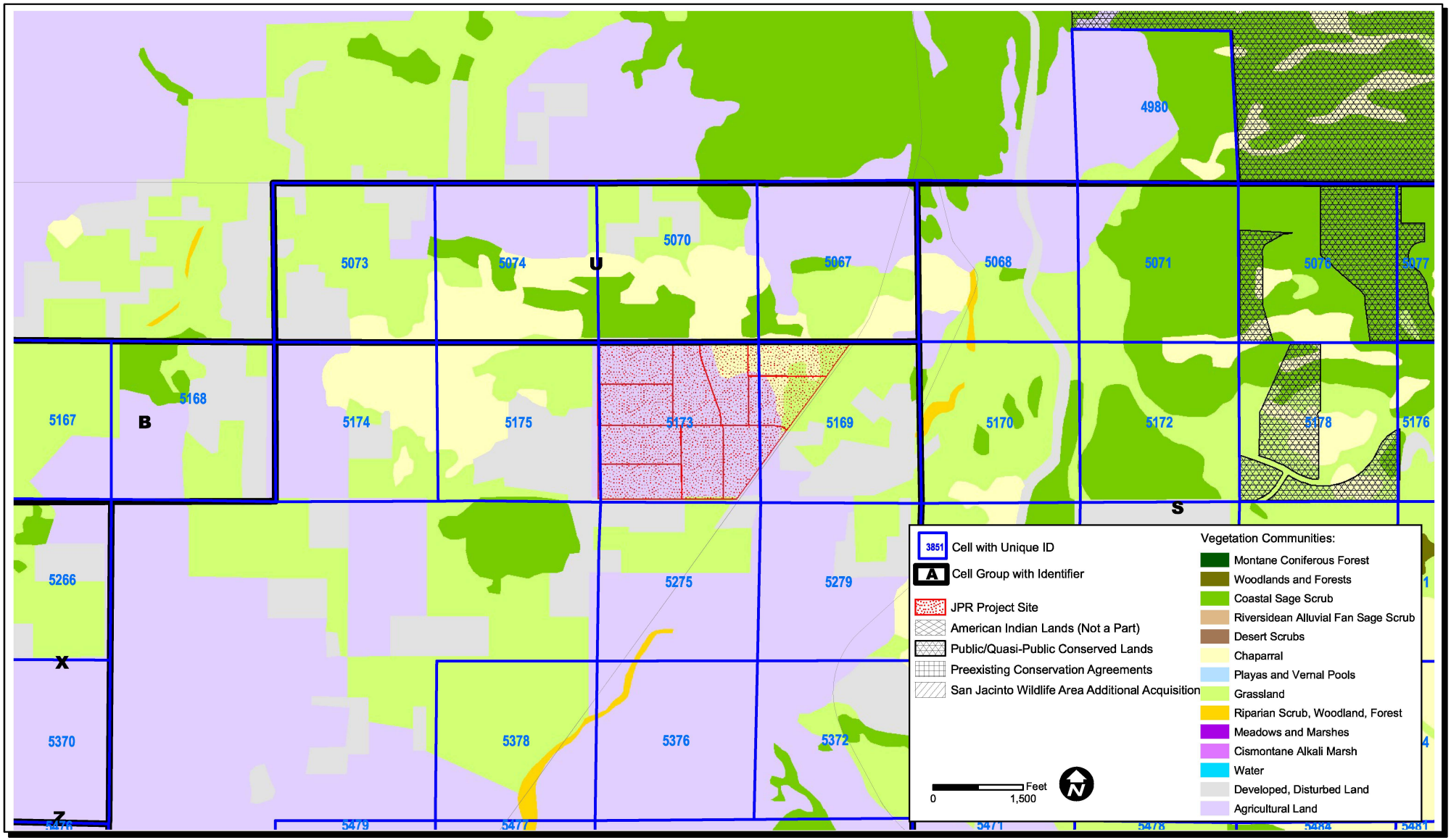
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JPR Log No. 09121401

Vicinity Map with MSHCP Schematic Cores and Linkages

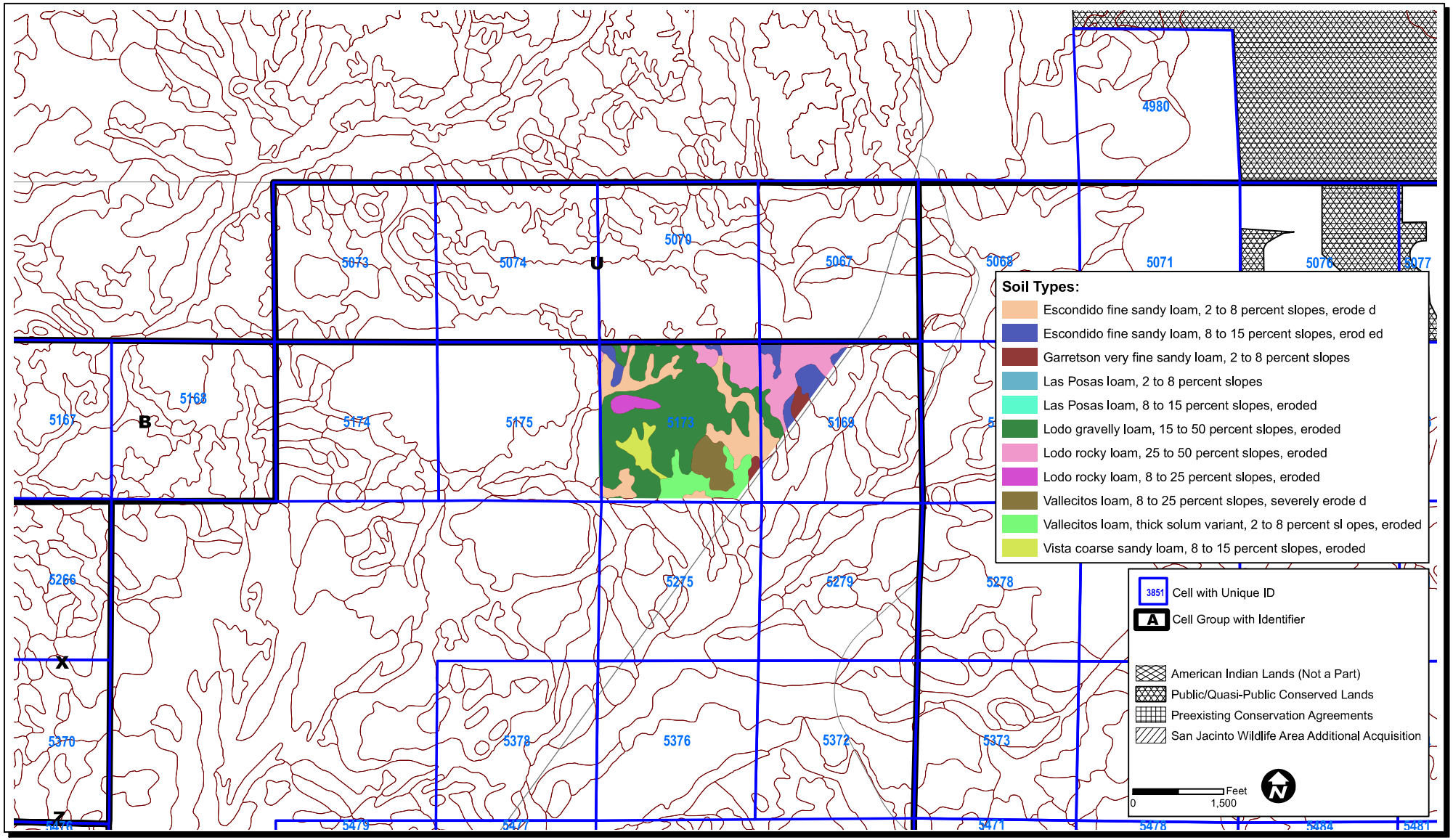
EXHIBIT
A



JPR Log No. 09121401

Criteria Area Cells with MSHCP Vegetation and Project Location

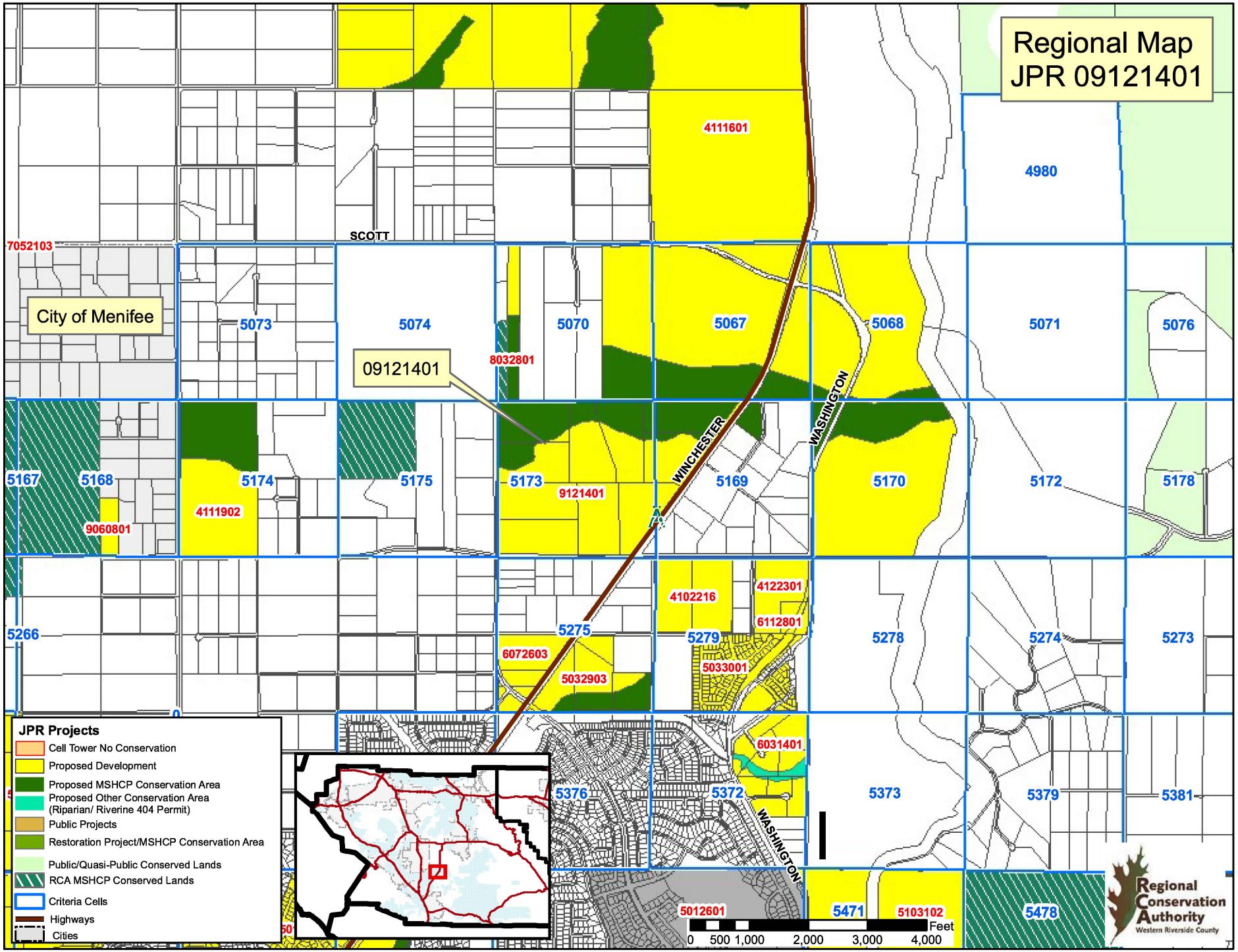
EXHIBIT
B



JPR Log No. 09121401

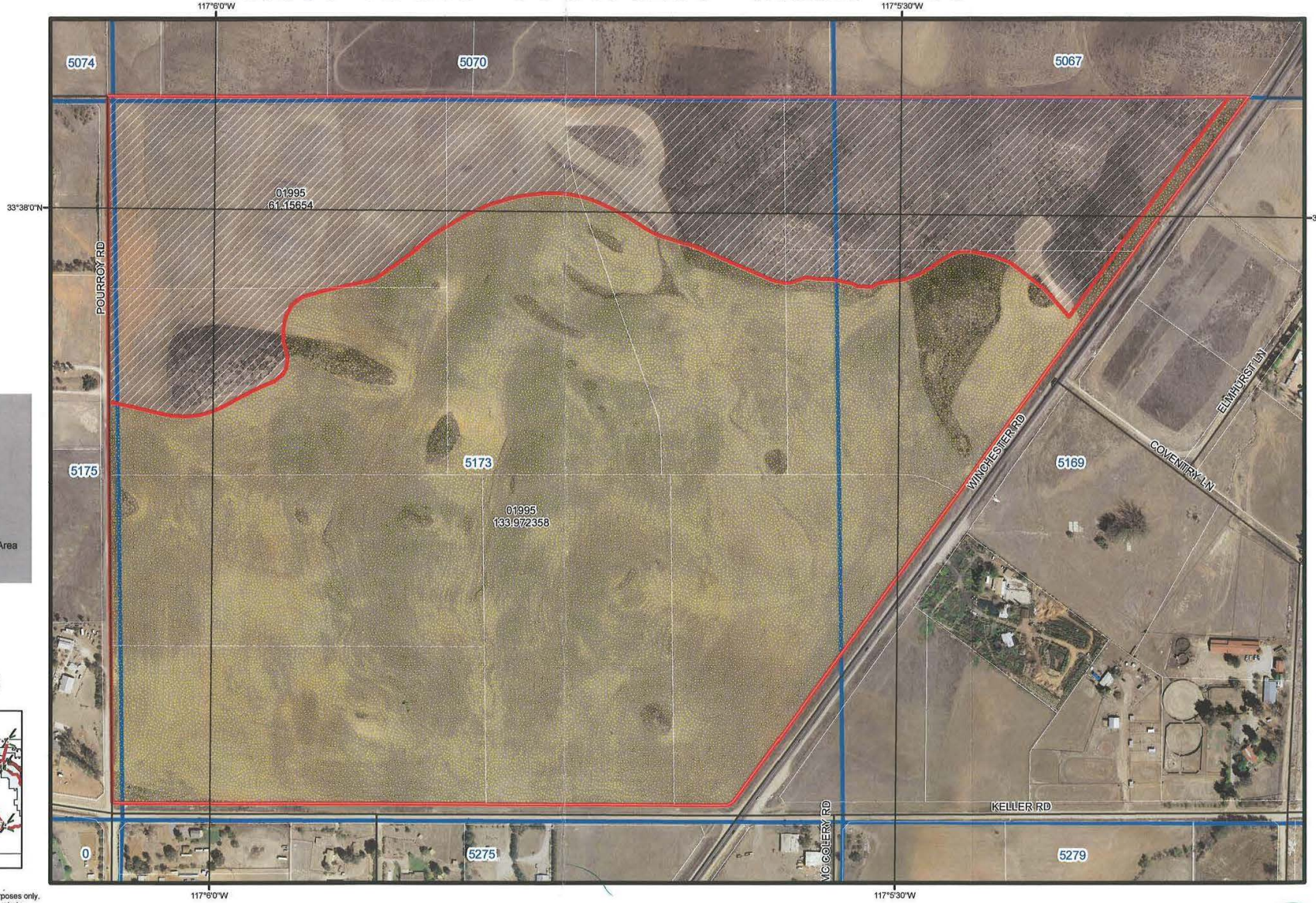
Criteria Area Cells with MSHCP Soils and Project Location

EXHIBIT
C



Rough Step Unit # 6

MSHCP HANS - PAR01253 - Intake 1995



Winchester Quadrangle

- Roads
- Parcel

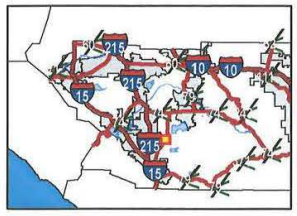
Intake Boundaries

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
\\agency\tlmagis\Projects\EPD\HANS\Intake_Projects\Intake_1901-2000\Intake1995\MXD\HANS_2009_Intake1995.mxd

EXHIBIT 5 – SITE PLAN

IN THE COUNTY OF RIVERSIDE

TENTATIVE TRACT MAP NO. 38163

TRACT NO. 38163-1		
LOT NUMBER	LOT AREA (SF)	PAD AREA (SF)
PA 1		
1	7408	6690
2	7093	6392
3	7005	6179
4	7216	6100
5	7476	6100
6	7554	6050
7	8342	7538
8	8735	6881
9	8163	5978
10	8944	6062
11	8998	6100
12	9000	6102
13	8744	6159
14	7643	6051
15	7141	5656
16	7157	6712
17	7137	6692
18	7132	6651
19	7410	6914
20	7747	7747
21	7956	7956
22	7472	7472
23	9038	9038
24	8487	7148
25	7375	6007
26	7882	6526
27	7709	6048
28	7509	5765
29	7470	5689
30	7268	5625
31	7630	5640
32	7009	6187
33	7020	6552
34	7020	6552
35	7020	6575
36	7020	6599
37	7020	7020
38	7029	7029
39	7956	7956
40	9762	8574
41	7761	6598
42	8312	7183
43	8016	6357
44	7606	6017
45	7443	5848
46	7443	5848
47	7918	5907
PA 2		
48	7469	5774
49	6822	5527
50	6903	5553
51	6972	5638
52	7026	5656
53	6954	5582
54	6879	5541
55	6774	5471
56	6687	5375
57	6765	5458
58	6721	5466
59	6796	5240
60	6708	5271
61	6527	5190
62	6361	5047
63	6302	5019
64	6302	5035
65	6302	5103
66	6302	5139
67	6302	5152
68	6730	5637
69	6060	5961
70	6050	5698
71	6050	5698
72	6050	5698
73	6050	5698
74	6050	5698
75	6148	5801
76	6357	6357
77	6316	6316
78	6355	6355
79	6324	6324
80	6430	6430
81	6321	6321
82	6384	6384
83	8044	7178
84	8252	7999
85	6797	6797
86	6795	6795
87	6946	6946
88	7526	7526
89	6474	6474
90	7929	7929
91	10042	10042
92	7775	7775

38163-1 CONT.		
LOT NUMBER	LOT AREA (SF)	PAD AREA (SF)
93	7119	7119
94	6829	6829
95	6950	6950
96	6694	6694
97	6160	6160
98	6160	6160
99	6471	6471
100	6034	5900
101	6774	6070
102	6724	6322
103	6793	6403
104	6863	6475
105	7012	6631
106	7881	7484
107	8225	7791
108	7819	7208
109	8907	8386
110	7621	7621
111	6916	6916
112	6984	6984
113	6766	6766
114	6444	6444
115	6459	6459
116	6046	6046
117	6167	6167
118	6283	6283
119	6719	6719
PA 3		
120	6555	4640
121	5335	4135
122	5335	4103
123	5335	4126
124	5335	4151
125	5335	4173
126	5335	4199
127	5334	4217
128	5505	4424
129	5642	4558
130	5632	4559
131	5937	4788
132	6027	4909
133	6122	5009
134	6359	5209
135	7742	6056
136	8676	6729
137	6131	5054
138	6999	5972
139	7337	6287
140	6174	5383
141	5781	4980
142	7363	6048
143	8913	8668
144	7509	7509
145	8085	8085
146	6186	6186
147	6351	6351
148	5740	5740
149	5342	5342
150	5200	5200
151	5215	5215
152	5194	5194
153	5123	5123
154	5042	5042
155	5005	5005
156	5000	5000
157	5000	5000
158	5000	5000
159	5000	5000
160	5000	5000
161	5138	5138
162	5103	5103
163	7396	5110
164	6129	4958
165	5874	4800
166	5741	4789
167	5608	4801
168	5475	4771
169	5169	4544
170	5383	4736
171	5184	4580
172	5210	4617
173	5258	4682
174	5458	4884
175	5753	5188
176	6405	5886
177	6250	5691
178	5890	5247
179	6420	5548
180	6541	6541
181	5422	5422
182	5300	5300
183	5230	5230
184	5233	5233

38163-1 CONT.		
LOT NUMBER	LOT AREA (SF)	PAD AREA (SF)
185	5273	5273
186	5128	5128
187	5145	5145
188	5181	5181
189	5000	5000
190	5000	5000
191	5000	5000
192	5000	5000
193	5000	5000
194	5000	5000
195	5283	5283
SUM	1290956	1159180
AVERAGE	6620	5945
MIN. LOT AREA	5000	
MAX. LOT AREA	10042	

TRACT NO. 38163-1 NON-RESIDENTIAL LOTS		
LOT 357	1670	LANDSCAPE SLOPE
LOT 358	1660	LANDSCAPE SLOPE
LOT 363	696	LANDSCAPE SLOPE
LOT 364	1132	LANDSCAPE SLOPE
LOT 372	1055	LANDSCAPE SLOPE
LOT 376	1159	LANDSCAPE SLOPE
LOT 377	147365	PARK
LOT 378	88155	LANDSCAPE SLOPE
LOT 379	6282	LANDSCAPE SLOPE
LOT 381	579673	COMMERCIAL
LOT 382	188779	DETENTION BASIN
LOT 383	249192	DETENTION BASIN
LOT 384	49087	DETENTION BASIN
LOT 385	44,852	VERY LOW DENSITY
LOT 386	37596	DEBRIS INLET

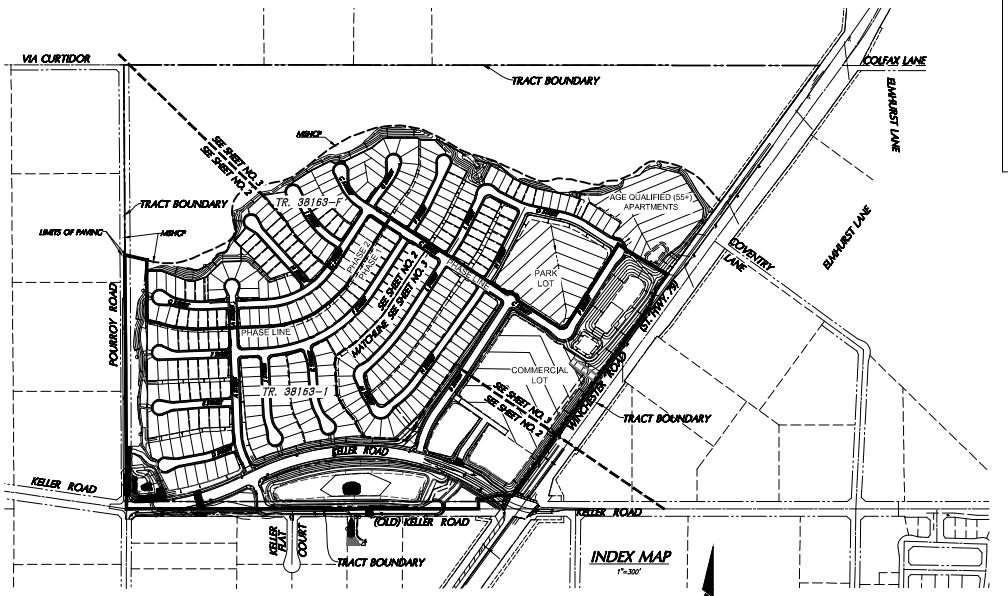
TRACT NO. 38163-F		
LOT NUMBER	LOT AREA (SF)	PAD AREA (SF)
PA 4		
196	6665	6665
197	6192	6192
198	6192	6192
199	6192	6192
200	6192	6192
201	6192	6192
202	6498	6498
203	6827	6827
204	6761	6761
205	6725	6725
206	6828	6828
207	6894	6894
208	6834	6834
209	6845	6845
210	6849	6849
211	6326	6326
212	6192	6192
213	6514	6514
214	6035	5617
215	6079	5639
216	6262	5859
217	6839	6392
218	6957	6541
219	6823	6823
220	6733	6733
221	7292	7292
222	7318	7318
223	6154	6154
224	6840	6840
225	6890	6890
226	6841	6370
227	6837	6317
228	6016	6016
229	6779	6779
230	6884	6884
231	7793	7793
232	14681	8940

38163-F CONT.		
LOT NUMBER	LOT AREA (SF)	PAD AREA (SF)
233	8626	8312
234	6651	6651
235	9334	7243
236	6829	5922
237	7159	6087
238	7530	6272
239	6937	6368
240	6243	5633
241	6857	6296
242	6275	5752
243	6021	5998
244	6012	5715
245	6747	6747
246	6215	6215
247	6969	6969
248	6968	6475
249	6632	6019
250	6283	5704
251	6240	5521
252	6314	5478
253	6473	5525
254	7142	6130
PA 5		
255	5760	5760
256	6048	6048
257	5692	5692
258	5657	5657
259	5636	5406
260	5482	5179
261	5802	5383
262	5439	5002
263	8808	7844
264	6237	6237
265	5305	5305
266	5327	5327
267	5710	5710
268	6438	5883
269	6447	5747
270	6774	5935
271	6137	5106
272	5921	5921
273	5993	5993
274	5026	5026
275	6054	6054
276	5485	5485
277	5671	5671
278	6899	6899
279	7584	7584
280	6586	6586
281	7537	7537
282	6921	6921
283	7501	7300
284	7196	7196
285	6744	6744
286	6142	6142
287	6497	6497
288	10333	10333
289	7487	7487
290	5985	5985
291	5361	5361
292	5461	5461
293	5112	5112
294	5104	5104
295	5199	5199
296	6692	5573
297	6250	5495
298	6069	5308
299	6088	5394
300	5517	4774
301	5596	4864
302	5999	5281
303	5889	5211
304	6120	5471
305	8841	8418
306	5356	5356
307	5100	5100

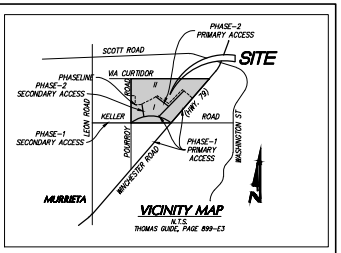
38163-F CONT.		
LOT NUMBER	LOT AREA (SF)	PAD AREA (SF)
308	5100	5100
309	5100	5100
310	5100	5100
311	5286	5286
312	5310	5310
313	5100	5100
314	5061	5061
315	6857	4915
316	6065	4534
317	6247	4970
318	5753	4384
319	6000	4660
320	5921	4721
321	5898	4921
322	5660	4640
323	5382	5382
324	5000	4740
325	5000	4680
326	5000	4640
327	5000	4660
328	5388	4947
329	5196	4893
330	5106	4786
331	6819	4536
332	6013	4219
333	6186	4534
334	5850	4104
335	5856	3975
336	6089	4299
337	5864	4318
338	7574	5986
339	5433	5433
340	5145	5145
341	5226	5226
342	5000	4700
343	5289	4789
344	5992	5491
345	5077	4757
346	5000	5000
347	5000	5000
348	5240	5240
349	5582	5582
350	5488	5488
351	5024	5024
352	5000	5000
353	6302	6302
SUM	998844	925689
AVERAGE	6265	5859
MIN. LOT AREA	5000	
MAX. LOT AREA	14681	

TRACT NO. 38163-F NON-RESIDENTIAL LOTS		
LOT 355	278861	PARK
LOT 356	312651	LANDSCAPE SLOPE
LOT 359	1492	LANDSCAPE SLOPE
LOT 360	1184	LANDSCAPE SLOPE
LOT 361	789	LANDSCAPE SLOPE
LOT 362	1060	LANDSCAPE SLOPE
LOT 365	1260	LANDSCAPE SLOPE
LOT 366	1276	LANDSCAPE SLOPE
LOT 367	751	LANDSCAPE SLOPE
LOT 368	1139	LANDSCAPE SLOPE
LOT 369	864	LANDSCAPE SLOPE
LOT 370	1172	LANDSCAPE SLOPE
LOT 371	888	LANDSCAPE SLOPE
LOT 373	1214	LANDSCAPE SLOPE
LOT 374	1609	LANDSCAPE SLOPE
LOT 376	534	LANDSCAPE SLOPE
LOT 380	3533	LANDSCAPE SLOPE

TRACT NO. 38163-F RESIDENTIAL LOTS		
LOT 354	241544	AGE QUALIFIED APT.



INDEX MAP
1"=300'



VICINITY MAP
N.T.S.
THOMAS GUIDE, PAGE 899-E3

PROPERTY ACREAGE
GROSS = 196.0 AC.
NET = 191.4 AC.

ASSESSOR'S PARCEL NUMBER
472-110-001, 002, 003, 004, 007, 008, 009, 32, 033, 034

SECTIONS, TOWNSHIPS AND RANGES
S 1/2, SECTION 21, T.6S., R.2W.

THOMAS BROTHERS MAP
PORTIONS OF PAGE 899-GRID D2, 899-GRID D3, 899-GRID E2, 899-GRID E3, 899-GRID F2, 899-GRID F3

EXISTING GENERAL PLAN DESIGNATION
MEDIUM DENSITY RESIDENTIAL, COMMERCIAL RETAIL, LOW DENSITY RESIDENTIAL MIXED USE AREA, OPEN SPACE-CONSERVATION, AND VERY LOW DENSITY RESIDENTIAL

PRESENT USE
VACANT

PROPOSED USE
RESIDENTIAL, COMMERCIAL, OPEN SPACE, RECREATIONAL SPACE, AND DETENTION BASINS

EXISTING AND PROPOSED ZONING
KELLER CROSSING SPECIFIC PLAN (SP 380)

BENCHMARK:
RECOVERY NOTE BY METRO WATER DISTR SD. CALIFORNIA 1992
2.8 MILES (4.5 KM) NORTHWEST OF LAKE SKINNER, AT THE NORTHWEST CORNER OF KELLER ROAD AND WASHINGTON STREET, 30 FEET (9.1 M) WEST OF THE CENTERLINE OF WASHINGTON STREET, 24 FEET (7.3 M) NORTH OF THE CENTERLINE OF KELLER ROAD, 8.8 FEET (2.7 M) SOUTH OF POWER POLE NO. 20758606, 2 FEET (0.6 M) NORTH OF A CARSONITE SURVEY MARKER, A 3-1/2 INCH STANDARD BRASS DISK, SET FLUSH, IN TOP OF A 8 INCH BY 8 INCH CONCRETE POST, 0.5 FEET (15.2 CM) ABOVE THE GROUND.
ELEVATION:1433.98 (NGVD 88')

LEGAL DESCRIPTION:
PARCELS 1 THROUGH 10, INCLUSIVE, OF PARCEL MAP 15244, AS SHOWN BY PARCEL MAP RECORDED IN BOOK 85, PAGES 6 AND 7 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION OF PARCELS 9 AND 10 CONVEYED TO THE STATE OF CALIFORNIA IN GRANT DEED RECORDED NOVEMBER 18, 2010 AS INSTRUMENT NO. 2010-0556116, OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF PARCEL 8 CONVEYED TO THE STATE OF CALIFORNIA IN GRANT DEED RECORDED NOVEMBER 18, 2010 AS INSTRUMENT NO. 2010-0556117, OF OFFICIAL RECORDS.

APN: 472-110-001 THROUGH 472-110-004, 472-110-007 THROUGH 472-110-009, AND 472-110-032 THROUGH 472-110-034.

OWNER/APPLICANT
FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION
2280 WARDLOW CIR., SUITE 100
CORONA, CA 92880
ATTN: RYAN LAWSHE
PH: 951-739-5413

ENGINEER
K & A ENGINEERING, INC.
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92880
PHONES: (951) 279-1800
PROJECT MANAGER: FRED IRIANTO, P.E.

SOILS ENGINEER
GEOTEK, INC.
1548 NORTH MAPLE STREET
CORONA, CA 92878
ATTN: EDWARD R. LAMONT
PH: 951-710-1160

UTILITIES AND SERVICES

AGENCY SERVING THE AREA		FACILITIES PRESENT
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	YES
GAS:	SOUTHERN CALIFORNIA GAS CO.	YES
TELEPHONE:	VERIZON	YES
CABLE TV:	FRONTIER/SPECTRUM	YES
WATER:	EASTERN MUNICIPAL WATER DISTRICT	YES
SEWER:	EASTERN MUNICIPAL WATER DISTRICT	YES
SCHOOL DIST:	MENIFEE UNION SCHOOL DISTRICT	--
	PERRIS UNION HIGH SCHOOL DISTRICT	--

LEGEND
TRACT BOUNDARY
PROPOSED PARCEL
PROP. R/W DEDICATION
EXISTING EASEMENT
EXISTING CONTOUR
PROPOSED CONTOUR
LOT NUMBER 307
LETTERED LOT LOT 'H'
PROPOSED PAD ELEVATION P=66.3
EXISTING POWER POLE
PROPOSED STORM DRAIN SD
EXISTING STORM DRAIN SD
PROPOSED DOMESTIC WATER W
EXISTING DOMESTIC WATER W
PROPOSED RECYCLED WATER RW
PROPOSED SEWER S
PROPOSED SEWER S
PROP. RETAINING WALL
EXISTING STREET ROW TO BE VACATED
PROP. FIRE HYDRANT

PROPOSED DEVELOPMENT

PLANNING AREA	UNITS	ACRES	DENSITY	LAND USE PLAN DESIGNATION
1 (LOTS 1-47)	47	10.4	4.5	MDR
2 (LOTS 48-119)	72	15.4	4.7	MDR
3 (LOTS 120-195)	59	14.4	4.1	MDR
4 (LOTS 196-254)	76	14.1	5.4	MHDR
5 (LOTS 255-353)	99	20.8	4.8	MDR
6*	80	7.3	11.0	HDR
12**	---	1.0	---	CD-VLDR
RESIDENTIAL SUBTOTAL	433	83.4	5.2	
7		13.3		CR
COMMERCIAL SUBTOTAL		13.3		
8	---	6.4	---	OS-R
9	---	4.3	---	OS-R
10	---	61.4	---	OS-CH
11A	---	4.3	---	OS-W
11B	---	6.9	---	OS-W
OPEN SPACE SUBTOTAL		83.3		
CIRCULATION***	---	16.0***	---	
CIRCULATION SUBTOTAL:		16.0		
PROJECT TOTAL:	433	196.0	---	

* 80-AGE QUALIFIED (55+) APARTMENTS CARE UNITS
** NO DWELLING UNITS WILL BE ALLOCATED TO PLANNING AREA 12
*** CIRCULATION ACREAGE INCLUDES RIGHT OF WAY DEDICATIONS FOR OLD KELLER ROAD, KELLER ROAD, WINCHESTER ROAD, POURROY ROAD AND INTERNAL STREETS A, B, C, PORTION OF N, P, AND PORTION OF O.

PROPOSED STORM DRAINS
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.

GEOLOGIC HAZARD NOTE
PROJECT SITE IS NOT SUBJECT TO GEOLOGIC HAZARDS. ALQUIST-PRIOLO OR SPECIAL STUDIES ZONE. PROJECT IS SUSCEPTIBLE TO SUBSIDENCE AND HAS LOW SUSCEPTIBILITY TO LIQUIFACTION.

WELLS
THERE ARE EXISTING WELLS WITHIN 200 FEET OF PROPERTY

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

PROPOSED SUBSURFACE SEPTIC DISPOSAL
THERE IS NO SUBSURFACE SEPTIC DISPOSAL PROPOSED FOR THIS PROJECT.

EASEMENT NOTES
SEE SHEET 4

ESTIMATED EARTHWORK
RAW CUT.....1,200,000 CY
RAW FILL.....1,200,000 CY
EXPORT (APPROX.).....0 CY

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

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

GENERAL NOTES
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 06065C2090G, DATED AUGUST 28, 2008.

2. EXCEPT AS SHOWN, THERE ARE NO ENCROACHMENTS ONTO 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.

3. ANY UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED.

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

5. THIS PARCEL CONTAINS: 191.44 ACRES, MORE OR LESS.

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

7. THIS PROPERTY IS LOCATED WITHIN WRMSHCP CELL GROUP-U AND WITHIN CELL NUMBER - 5067

STREET SUMMARY

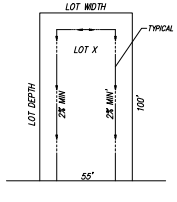
KELLER ROAD -	2478 LF	"G" STREET -	1840 LF
WINCHESTER ROAD -	2212 LF	"H" STREET -	529 LF
POURROY ROAD -	1512 LF	"I" STREET -	450 LF
"A" STREET -	1154 LF	"J" STREET -	525 LF
"B" STREET -	1092 LF	"K" STREET -	525 LF
"C" STREET -	1690 LF	"L" STREET -	1339 LF
"D" STREET -	459 LF	"M" STREET -	280 LF
"E" STREET -	459 LF	"N" STREET -	1517 LF
"F" STREET -	2272 LF	"O" STREET -	897 LF
		"P" STREET -	622 LF

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

1. THE SURFACE SOIL IS CLASSIFIED AS HAVING "VERY LOW" TO "MEDIUM" EXPANSION POTENTIAL PER PROJECT COUNTY APPROVED GEOTECHNICAL REPORT.

2. SUFFICIENT AREA SUB SURFACE DRAINS SHALL BE PROVIDED WITHIN 10'-0" OF BUILDING FOUNDATION WITH A POSITIVE DRAINAGE TO AN APPROVED DRAINAGE FACILITY. THE DRAIN LINES SHALL HAVE A MINIMUM 0.5% SLOPE AND MAINTAIN A MINIMUM 3" DIAMETER.

3. ALL ASPECTS OF THE PRECISE GRADE DRAINAGE DESIGN SHALL BE VERIFIED BY THE CIVIL ENGINEER OF RECORD AND SUBMITTED TO GRADING INSPECTOR PRIOR TO PRECISE GRADING PERMIT FINAL. [CBC 104.11 & CRC R104.11]



TYPICAL LOT DRAINAGE
NTS

PROPOSED IMPROVEMENT SCHEDULE
SCHEDULE "A"

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET & GENERAL NOTES
2	TENTATIVE TRACT MAP & SECTIONS
3	TENTATIVE TRACT MAP & SECTIONS
4	TYPICAL SECTIONS
5	EASEMENT MAP & NOTES
6	PHASING MAP

K&A 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"
TITLE SHEET & GENERAL NOTES

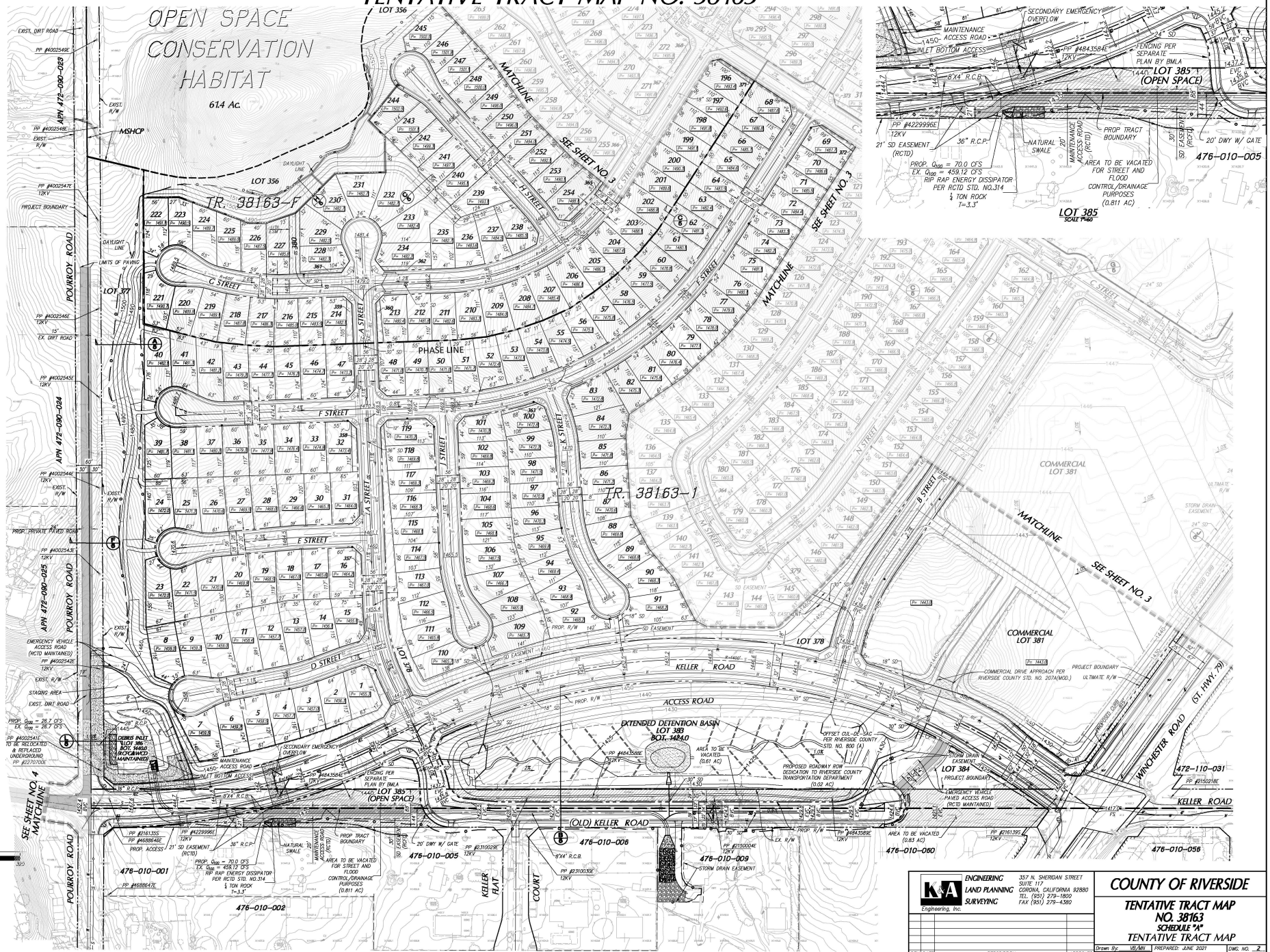
REV	DATE	DESCRIPTION	APPROVED
		REVISIONS	

Drawn By: VB/MH
Checked By: FI
Scale: AS SHOWN
PREPARED: JUNE 2021
DWG. NO. 1
SHEET OF 7 SHEETS

Desktop: W:\38163\Preliminary\TM\SD - TM 38163 - SHT 1.dwg Layout: 36x42 - SHEET 1 Saved: 9/7/2023 4:21 PM Plotted: 9/26/2023 8:28 AM Plot Scale: 1:40 By: Zachary Harwood

IN THE COUNTY OF RIVERSIDE

TENTATIVE TRACT MAP NO. 38163



LEGEND

MATCHLINE

PHASE LINE

K&A Engineering, Inc.

ENGINEERING
LAND PLANNING
SURVEYING

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

REV.	DATE	DESCRIPTION	APPROVED
		REVISIONS	

COUNTY OF RIVERSIDE

TENTATIVE TRACT MAP NO. 38163

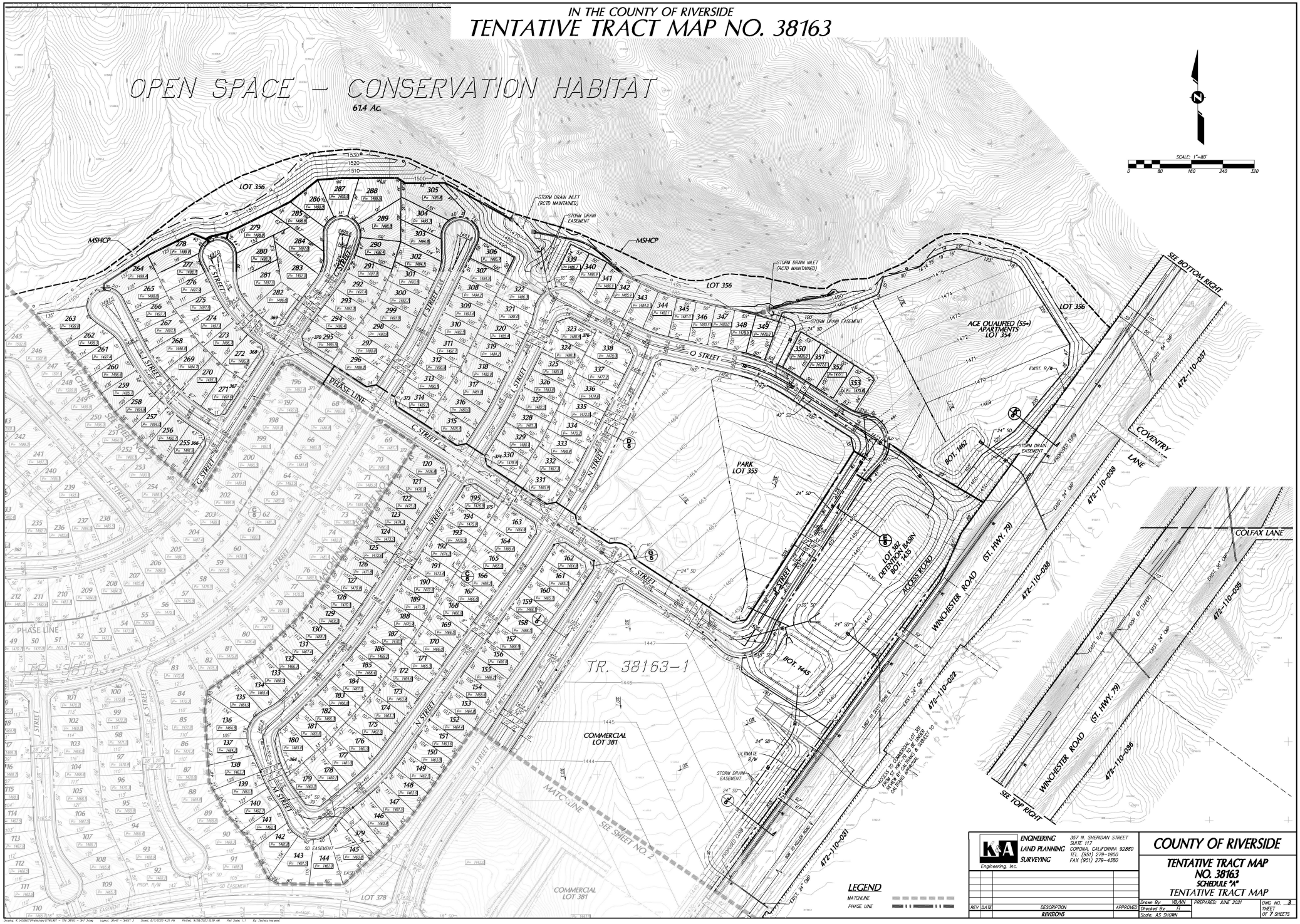
SCHEDULE "A"

TENTATIVE TRACT MAP

Drawn By:	VB/MN
Checked By:	KJ
Scale:	AS SHOWN
PREPARED:	JUNE 2021
DWG. NO.	2
SHEET	OF 7 SHEETS

IN THE COUNTY OF RIVERSIDE

TENTATIVE TRACT MAP NO. 38163



K&A Engineering, Inc.
ENGINEERING
LAND PLANNING
SURVEYING
357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL. (951) 279-1800
FAX (951) 279-4380

REV	DATE	DESCRIPTION	APPROVED
		REVISIONS	

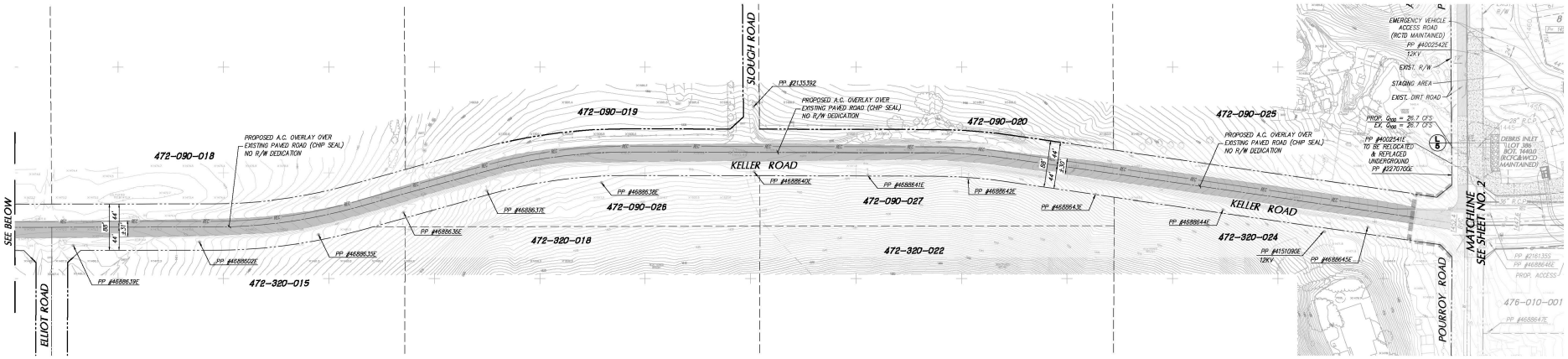
COUNTY OF RIVERSIDE

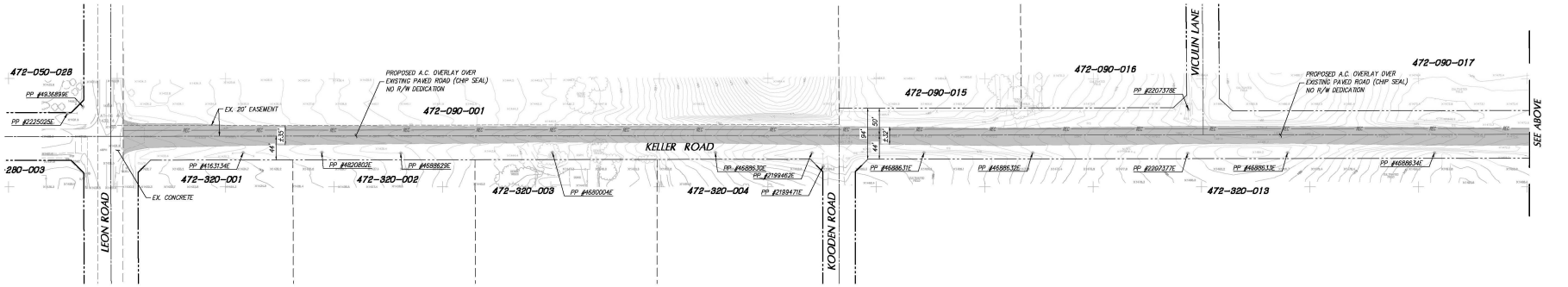
TENTATIVE TRACT MAP NO. 38163
SCHEDULE "A"
TENTATIVE TRACT MAP

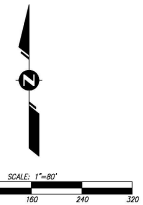
Drawn By: VR/MN | Checked By: FI | Scale: AS SHOWN | PREPARED: JUNE 2021 | DWG. NO. 3 | SHEET OF 7 SHEETS

IN THE COUNTY OF RIVERSIDE

TENTATIVE TRACT MAP NO. 38163







LEGEND

MATCHLINE

PHASE LINE

K&A Engineering, Inc.

ENGINEERING
LAND PLANNING
SURVEYING

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

REV	DATE	DESCRIPTION	APPROVED
		REVISIONS	

COUNTY OF RIVERSIDE

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

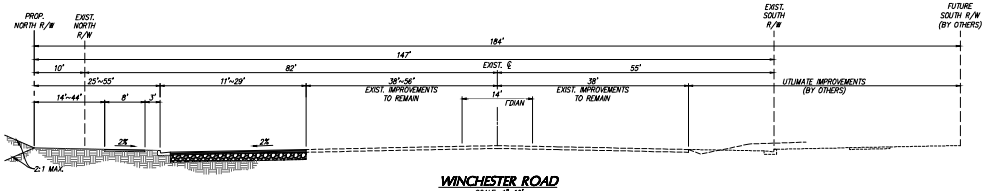
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Scale: AS SHOWN

PREPARED: JUNE 2021

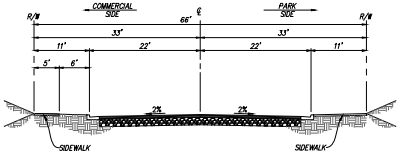
DWG. NO. 4
SHEET OF 7 SHEETS

IN THE COUNTY OF RIVERSIDE

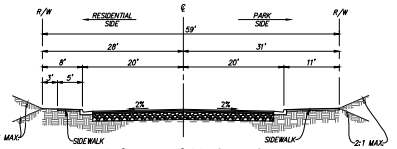
TENTATIVE TRACT MAP NO. 38163



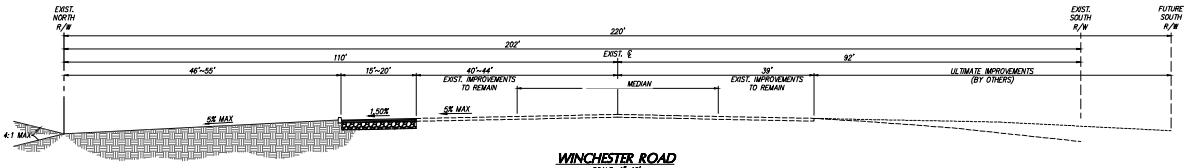
WINCHESTER ROAD
SCALE: 1"=10'
FROM KELLER ROAD TO 1/2 MILE NORTH OF INTERSECTION
6-LANE EXPRESSWAY
STD. NO. 89 (MODIFIED)



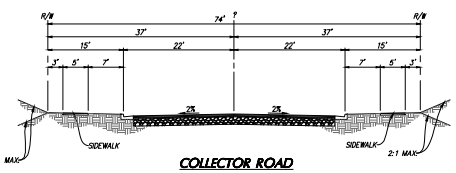
ENHANCED LOCAL STREET TYPICAL SECTION
SCALE: 1"=10'
STD. NO. 103
'C' STREET (FROM 'B' TO 'F')
& 'F' STREET



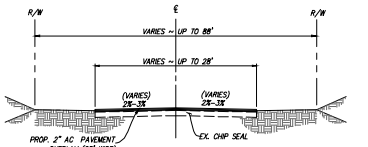
MODIFIED LOCAL STREETS TYPICAL SECTION
SCALE: 1"=10'
INTERIOR LOCAL STREETS – STD. NO. 105, SECTION A (MODIFIED)
'C' STREET (FROM 'A' TO 'B') 'A' STREET (FROM 'C' TO 'D'),
AND 'D' STREET (FROM 'A' TO 'F')



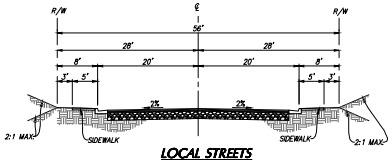
WINCHESTER ROAD
SCALE: 1"=10'
FROM 1/2 MILE NORTH OF KELLER RD
TO PROJECT BOUNDARY
6-LANE EXPRESSWAY
STD. NO. 94 (MODIFIED)



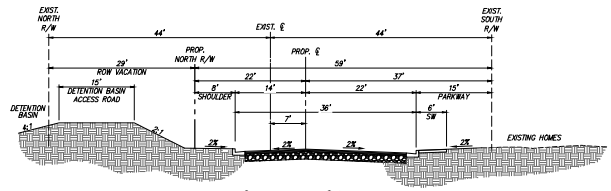
COLLECTOR ROAD TYPICAL SECTION
SCALE: 1"=10'
INTERIOR LOCAL STREETS – STD. NO. 103
'B' STREET



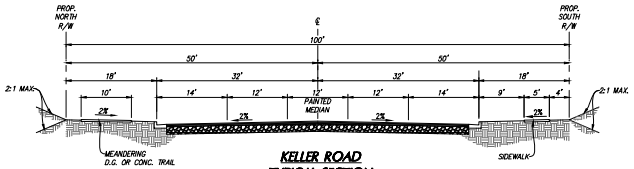
KELLER ROAD
NTS
POURROY ROAD TO LEON ROAD



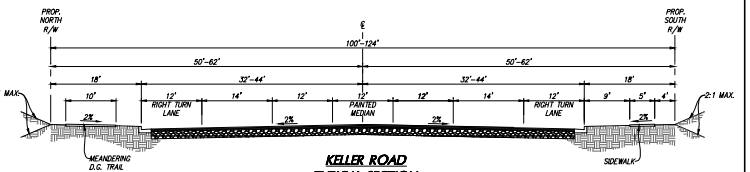
LOCAL STREETS TYPICAL SECTION
SCALE: 1"=10'
INTERIOR LOCAL STREETS – STD. NO. 105, SECTION A (MODIFIED)
'A' STREET, 'C' STREET (WEST OF 'A'), 'D' STREET, 'E' STREET,
'F' STREET, 'G' STREET, 'H' STREET, 'I' STREET, 'J' STREET, 'K' STREET, 'L' STREET, 'M' STREET,
'N' STREET (FROM 'M' TO 'C'), AND 'O' STREET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



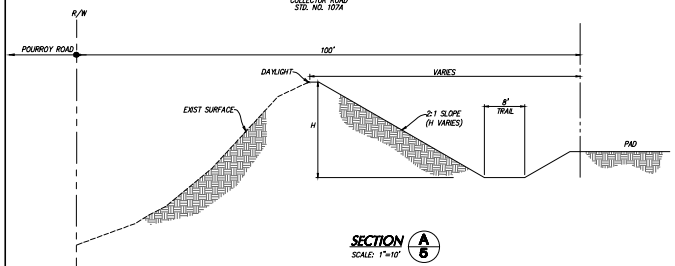
OLD KELLER ROAD TYPICAL SECTION
SCALE: 1"=10'
COLLECTOR ROAD
STD. NO. 107A



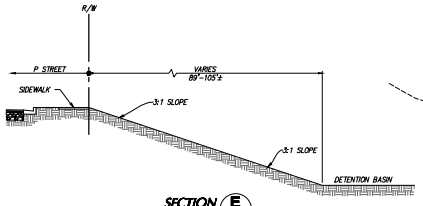
KELLER ROAD TYPICAL SECTION
SCALE: 1"=10'
SECONDARY HIGHWAY
STD. NO. 94 (MODIFIED)



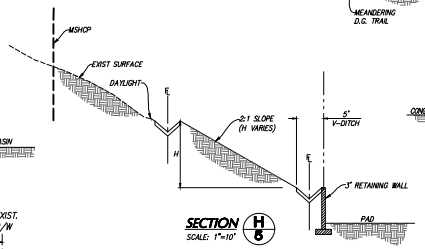
KELLER ROAD TYPICAL SECTION
SCALE: 1"=10'
SECONDARY HIGHWAY
STD. NO. 94 (MODIFIED)



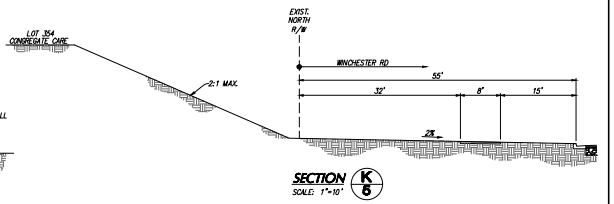
SECTION A/5
SCALE: 1"=10'



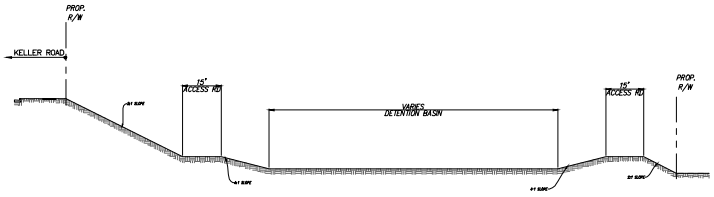
SECTION E/5
SCALE: 1"=10'



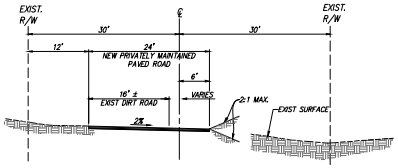
SECTION H/5
SCALE: 1"=10'



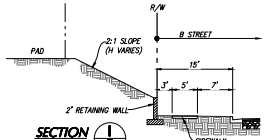
SECTION K/5
SCALE: 1"=10'



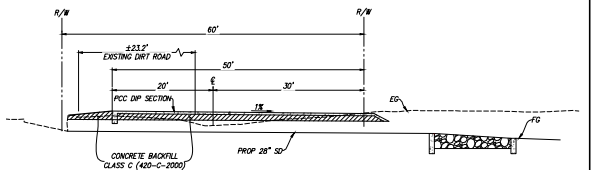
DETENTION BASIN B/5
SCALE: N.T.S.
OLD KELLER ROAD
(TO BE VACATED)



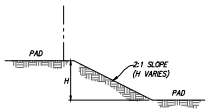
POURROY ROAD F/5
SCALE: 1"=10'



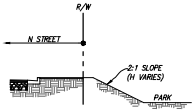
SECTION I/5
SCALE: 1"=10'



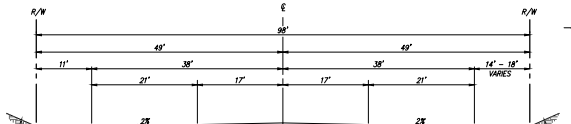
SECTION L/5
SCALE: 1"=10'



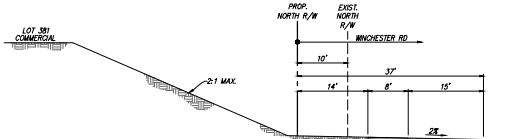
SECTION C/5
SCALE: 1"=10'



SECTION D/5
SCALE: 1"=10'



ROUNDABOUT G/5
SCALE: 1"=10'



SECTION J/5
SCALE: 1"=10'

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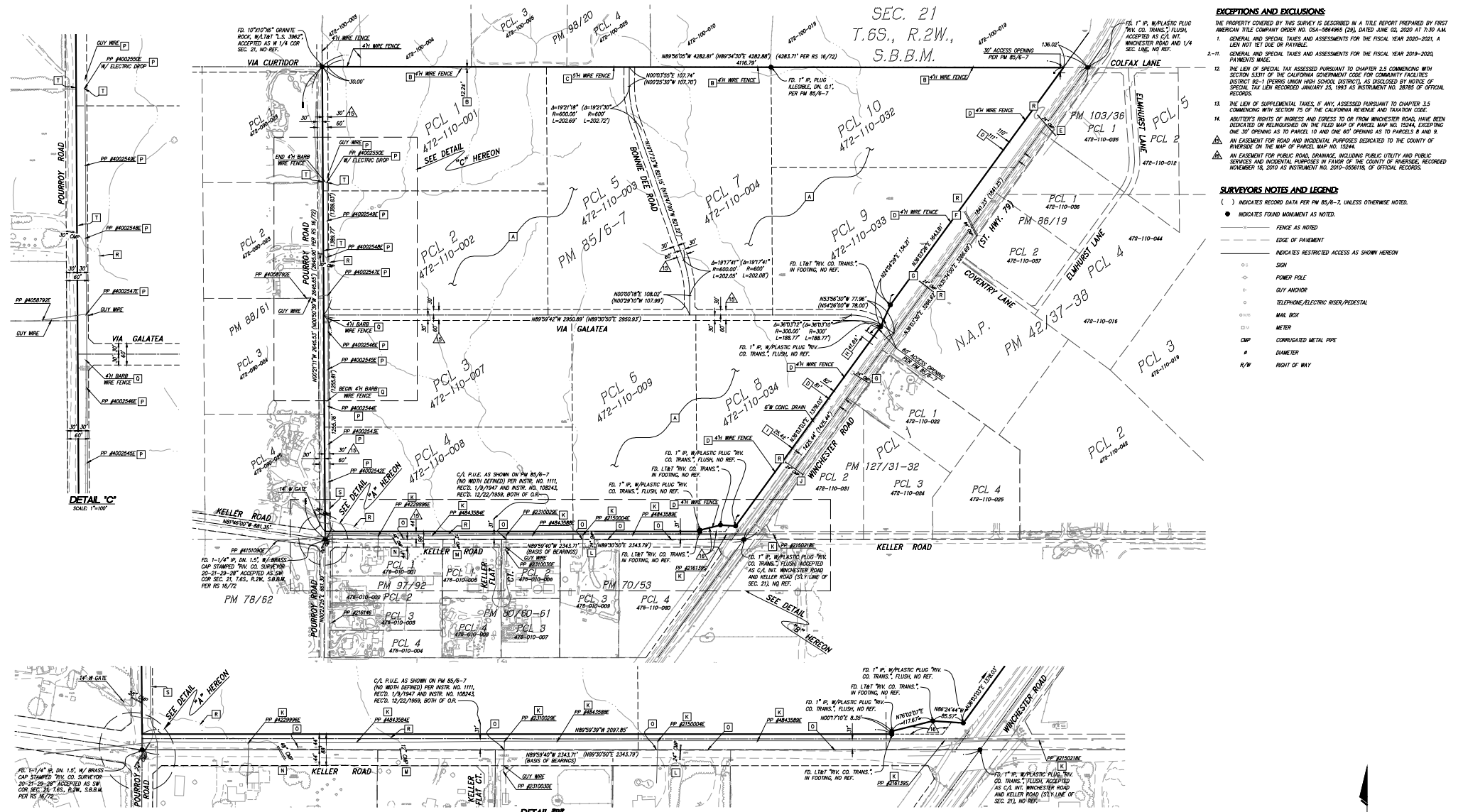
REV	DATE	DESCRIPTION	APPROVED
		REVISIONS	

COUNTY OF RIVERSIDE

TENTATIVE TRACT MAP NO. 38163
SCHEDULE "A"
TYPICAL SECTIONS

Drawn By: VB/MN
Checked By: EJ
Scale: AS SHOWN
PREPARED: JUNE 2021
DWG. NO. 5
SHEET OF 7 SHEETS

Desktop: K:\38DEV\Preliminary\TM\387 – TM 38163 – SHT 5.dwg Layout: 36x42 – SHEET 5 Saved: 9/28/2023 8:34 AM Plotted: 9/28/2023 8:37 AM Plot Scale: 1:1 By: Zachary Harwood



EXCEPTIONS AND EXCLUSIONS:

THE PROPERTY COVERED BY THIS SURVEY IS DESCRIBED IN A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY ORDER NO. OSA-5864965 (29), DATED JUNE 02, 2020 AT 7:30 A.M.

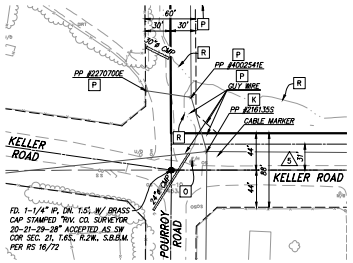
1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2020–2021, A LIEN NOT YET DUE OR PAYABLE.
2.–11. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019–2020, PAYMENTS MADE.
12. THE LIEN OF SPECIAL TAX ASSESSED PURSUANT TO CHAPTER 2.5 COMMENCING WITH SECTION 53311 OF THE CALIFORNIA 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.
A AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES DEDICATED TO THE COUNTY OF RIVERSIDE ON THE MAP OF PARCEL MAP NO. 15244.
A 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.

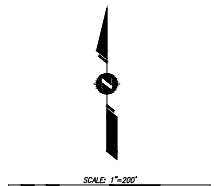
SURVEYORS NOTES AND LEGEND:

( ) 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
SIGN
POWER POLE
GUY ANCHOR
TELEPHONE/ELECTRIC RISER/PEDESTAL
MAIL BOX
METER
CMP CORRUGATED METAL PIPE
ø 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 ENCROACHES UP TO 12.2'± ONSITE ALONG THE NORTHERLY PROPERTY LINE AS SHOWN HEREON.
C THE FACT THAT A 5' HIGH WIRE FENCE ENCROACHES 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.





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REV	DATE	DESCRIPTION	APPROVED
		REVISIONS	

COUNTY OF RIVERSIDE

TENTATIVE TRACT MAP NO. 38163
SCHEDULE "A"
EASEMENT MAP & NOTES

Drawn By: VB/MN | PREPARED: JUNE 2021 | DWG. NO. 6
Checked By: TJ | SHEET OF 7 SHEETS
Scale: AS SHOWN

Drawing: K:\438DEV\Preliminary\TM\438T – TM 38163 – SHT 6.dwg Layout: 36x42 – SHEET 6 Saved: 12/07/2022 8:34 AM Plotted: 12/08/2022 9:17 AM Plot Scale: 1:1 By: Zachary Harwood

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 357-358
	2	MDR	6,000 SF	4.7 DU/AC	72	48-119	LOTS 363, 372, 378
	4	MHDR	5,000 SF	5.4 DU/AC	76	120-195	LOTS 364, 375, 378, 379
	7	COMMERCIAL	-	-	-	-	LOT 381
	9	OS-R	-	-	-	-	LOT 377
	11A	OS-W	-	-	-	-	LOT 382
	11B	OS-W	-	-	-	-	LOT 383, 384
	12	CD-VLDR	-	-	-	-	LOT 385

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	MDR	6,000 SF	4.1 DU/AC	59	196-254	LOTS 356, 359 - 362, 365, 371, 380
	5	MDR	5,000 SF	4.8 DU/AC	99	255-353	LOTS 356, 366-370, 373, 374, 376
	6	HDR	-	11.0 DU/AC	-	354	LOT 356
	8	OS-R	-	-	-	-	LOT 355

LEGEND

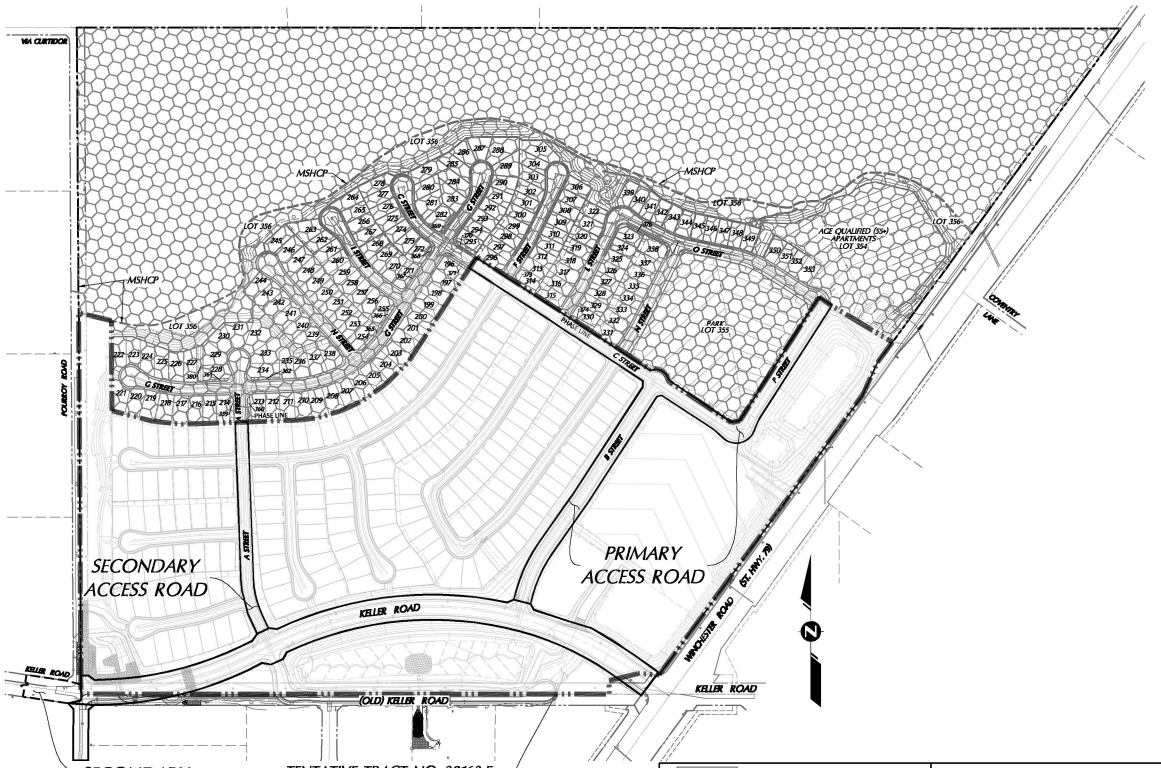
PHASE LINE



TENTATIVE TRACT NO. 38163-1

PHASE - 1

N.T.S.



TENTATIVE TRACT NO. 38163-F

PHASE - 2

N.T.S.

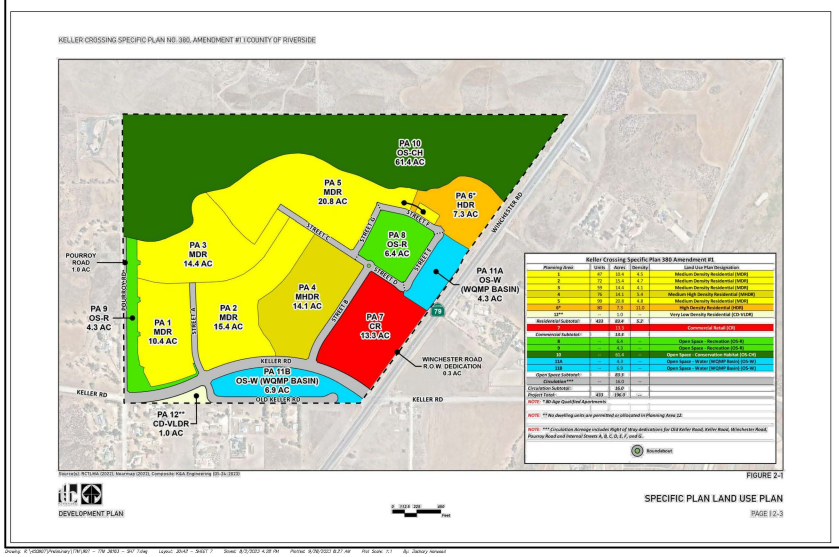


FIGURE 2-1

DEVELOPMENT PLAN

SPECIFIC PLAN LAND USE PLAN

PAGE I2-3

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REV.	DATE	DESCRIPTION	APPROVED
		REVISIONS	

COUNTY OF RIVERSIDE

TENTATIVE TRACT MAP NO. 38163

SCHEDULE "A"

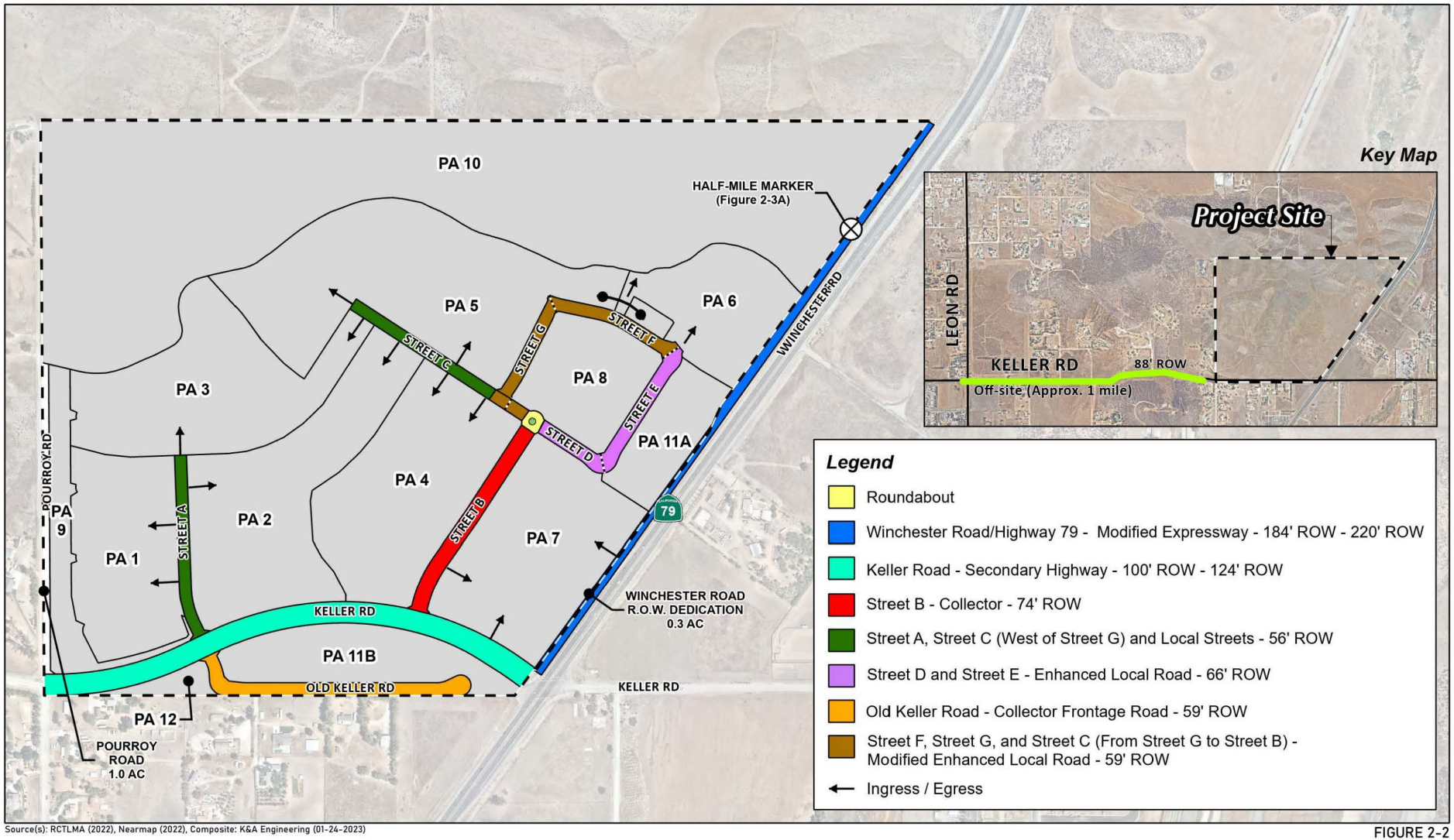
PHASING MAP

Drawn By: VB/MN | PREPARED: JUNE 2021 | DWG. NO. 7

Checked By: FI | SHEET OF 7 SHEETS

Scale: AS SHOWN

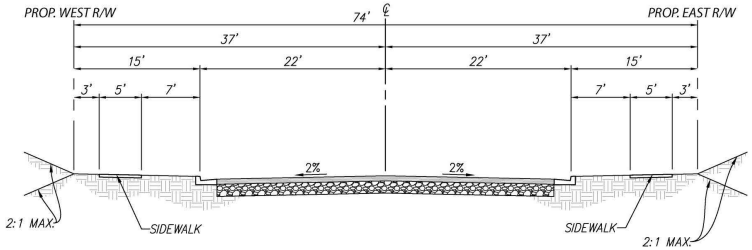
EXHIBIT 6 – PROPOSED ROADWAY MASTER PLAN AND PROPOSED ROADWAY CROSS SECTIONS



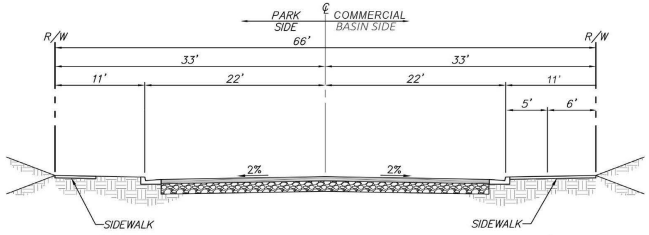
Source(s): RCTLMA (2022), Nearmap (2022), Composite: K&A Engineering (01-24-2023)

FIGURE 2-2

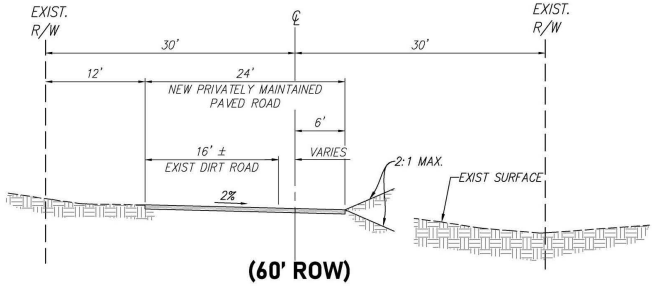
CONCEPTUAL VEHICULAR CIRCULATION PLAN



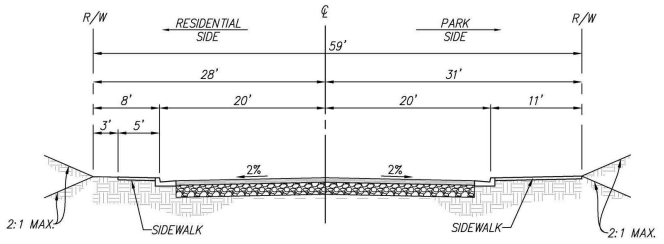
COLLECTOR (74' ROW)
STREET B
STD. NO. 103



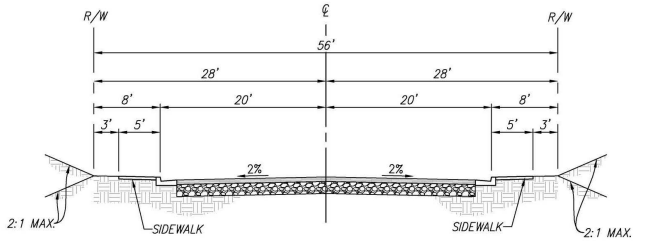
ENHANCED LOCAL STREET (66' ROW)
STREET D AND STREET E
STD. NO. 104



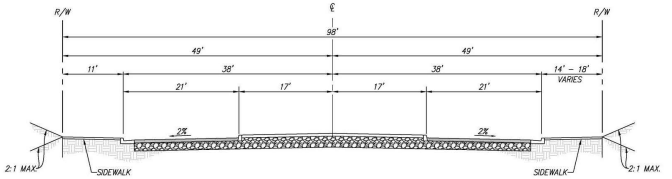
(60' ROW)
POURROY ROAD



MODIFIED LOCAL STREET (59' ROW)
STREET F, STREET G, AND STREET C (BETWEEN STREET G AND STREET B)
STD. NO. 105, MODIFIED



LOCAL STREET (56' ROW)
STREET A, STREET C (WEST OF STREET G), AND LOCAL STREETS
STD. NO. 105, SECTION A (MODIFIED)



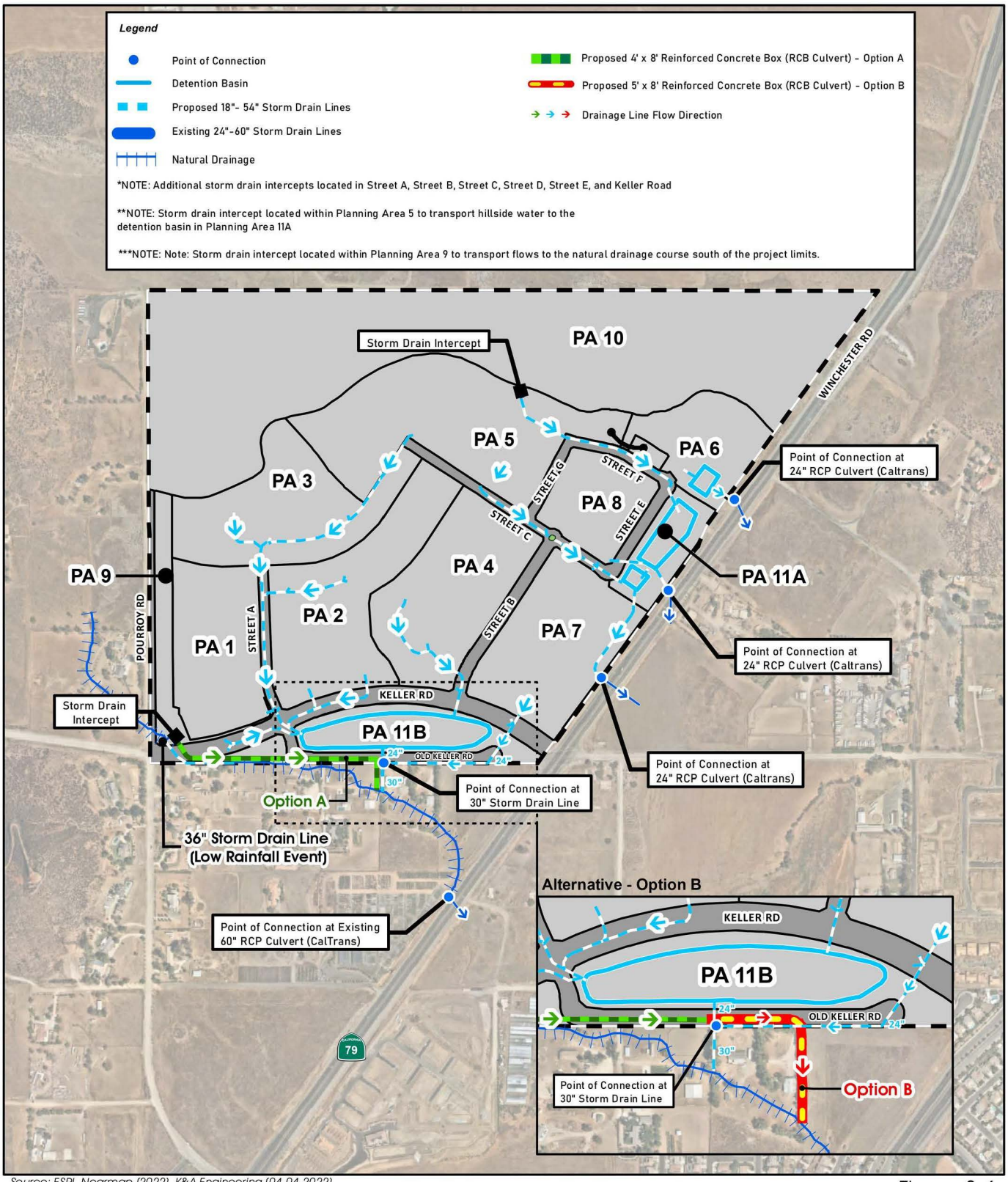
ROUNDABOUT

Source: K&A Engineering (05-05-2023)

FIGURE 2-3B

ROADWAY CROSS-SECTIONS (2 of 2)

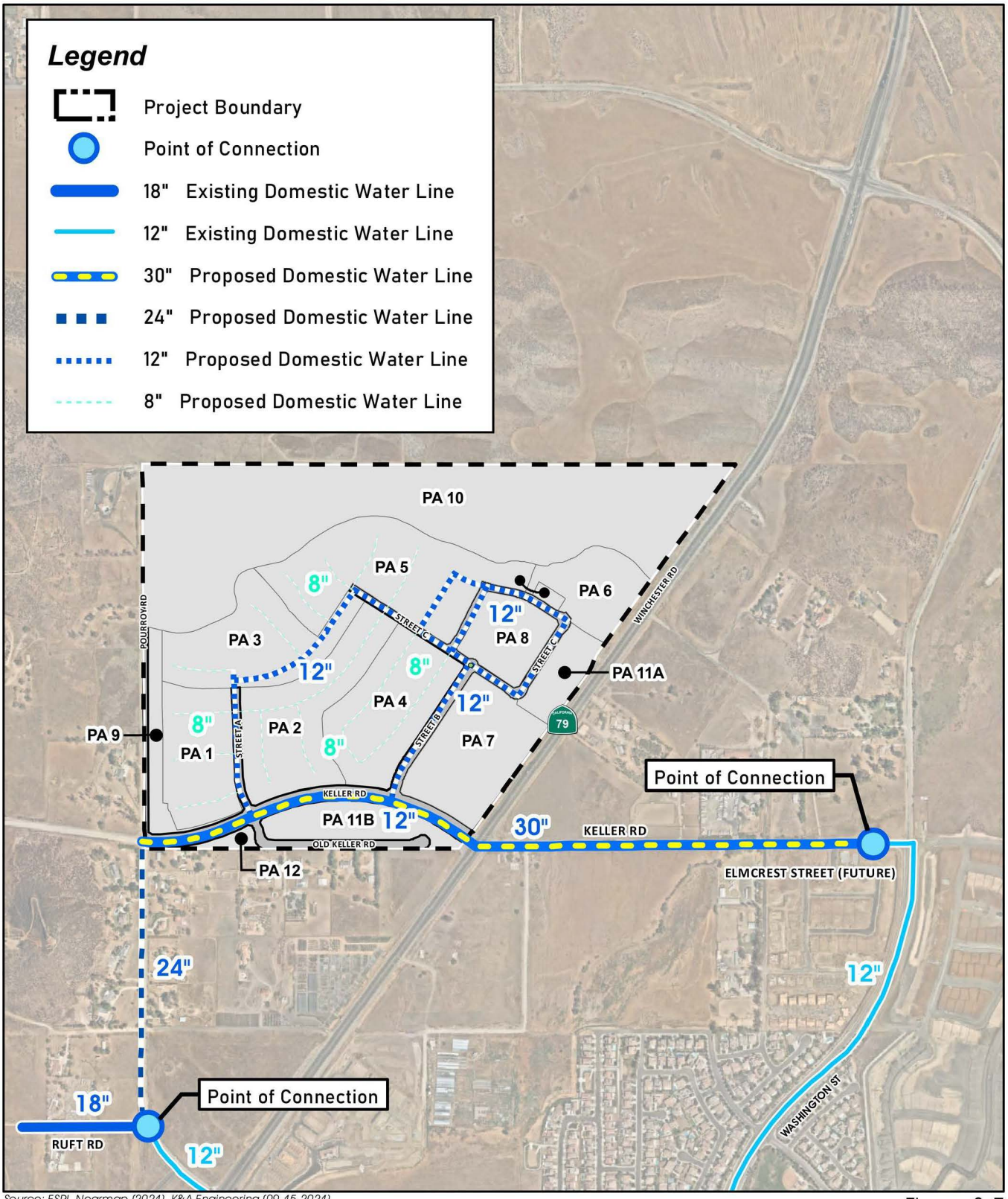
EXHIBIT 7 – UTILITY MAP



Source: ESRI, Nearmap (2022), K&A Engineering (04-04-2022)

Figure 3-6

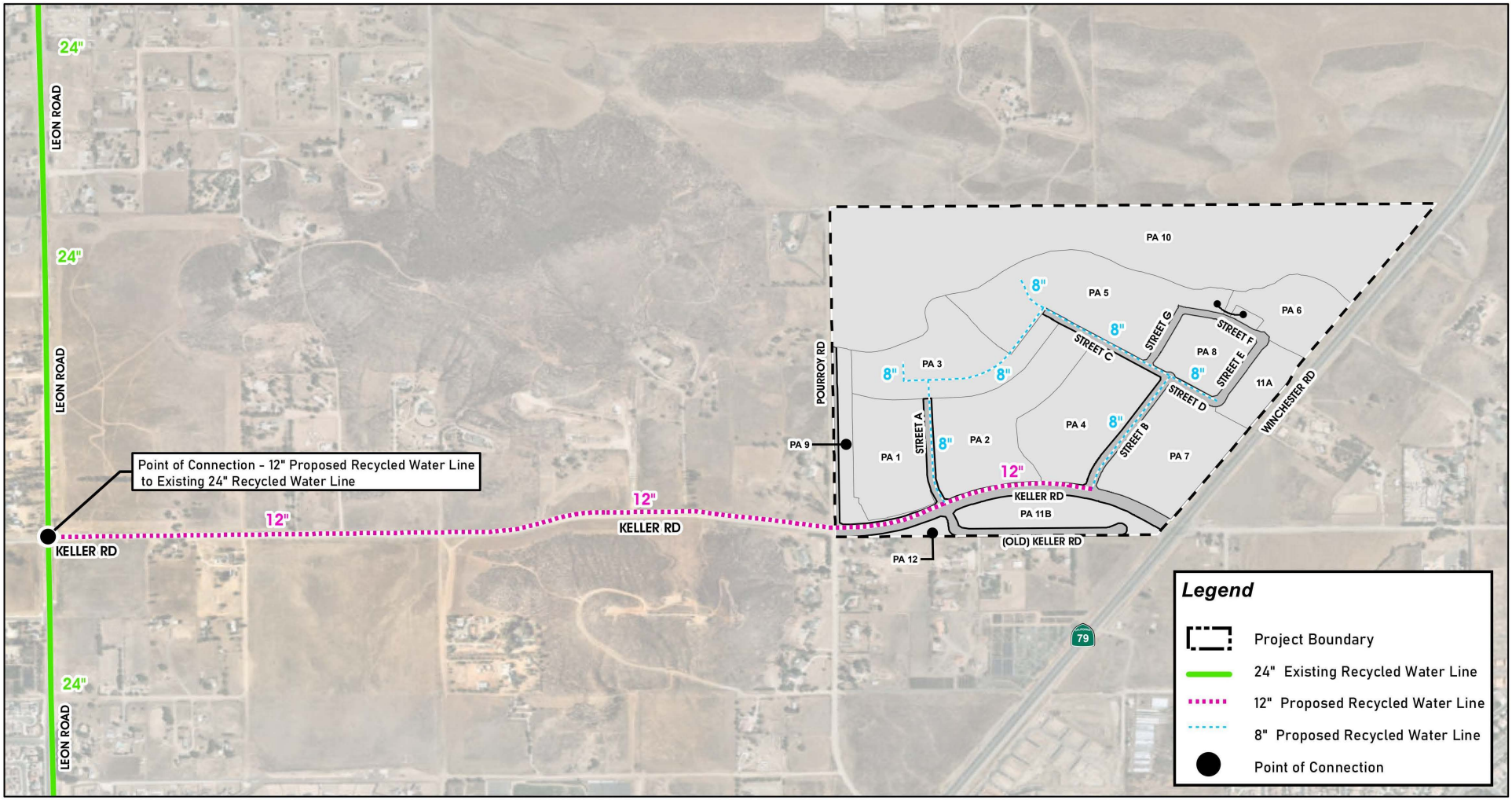
Conceptual Drainage and Water Quality Plan



Source: ESRI, Nearmap (2021), K&A Engineering (09-15-2021)

Figure 3-7

Conceptual Domestic Water Plan

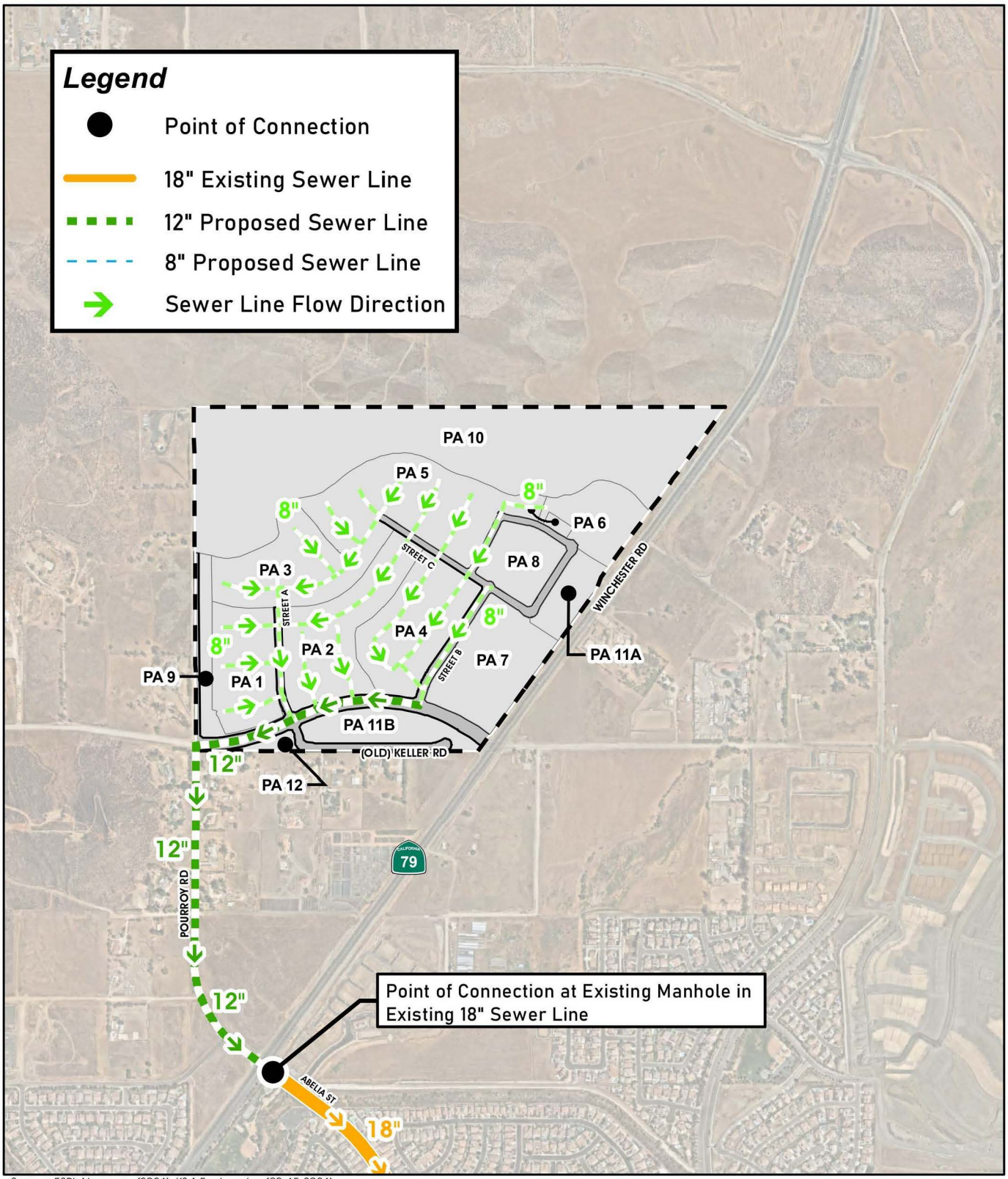


Source: ESRI, Nearmap (2021), K&A Engineering (09-15-2021)

0 200 400 800 Feet

Figure 3-8

Conceptual Recycled Water Plan



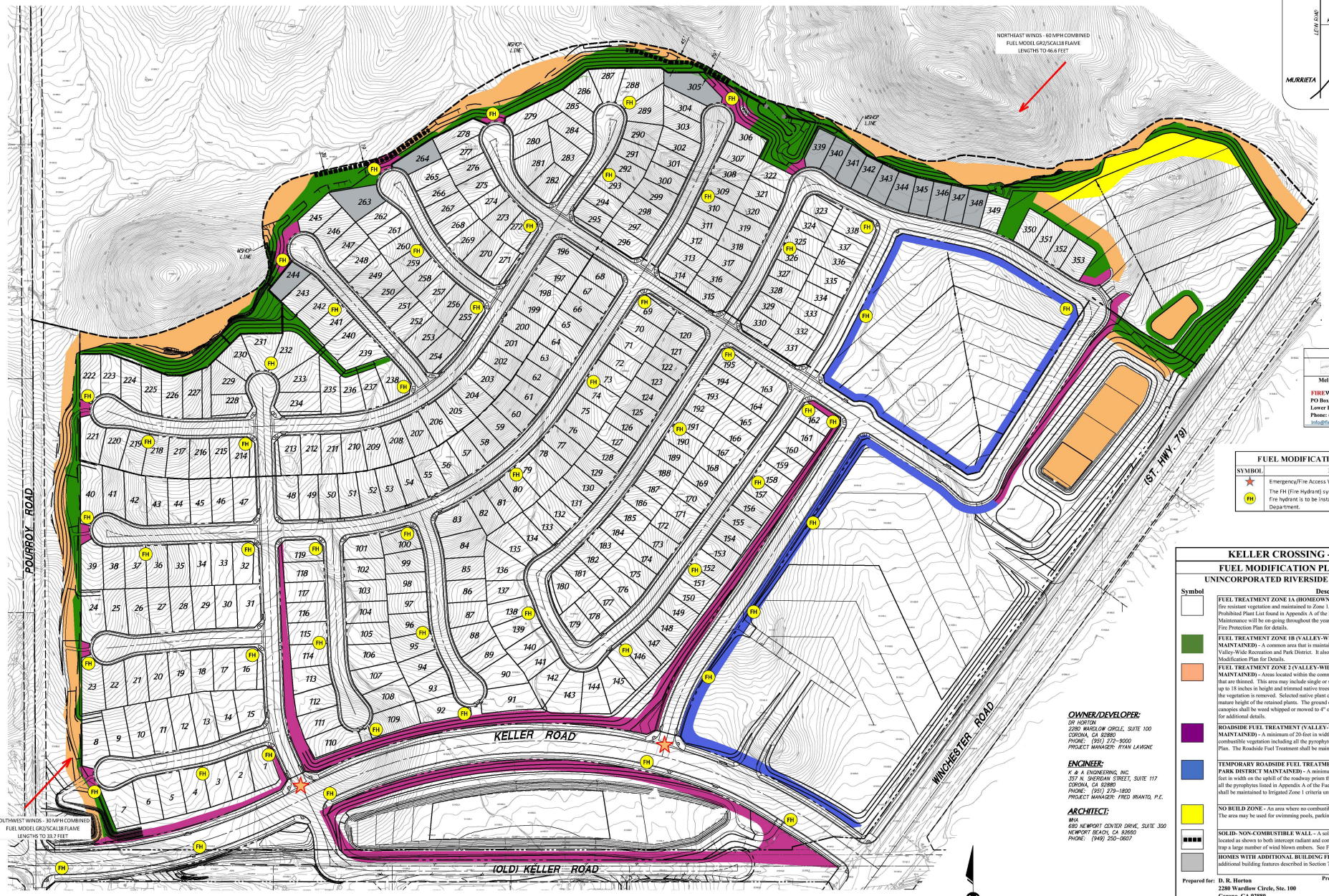
Source: ESRI, Nearmap (2021), K&A Engineering (09-15-2021)

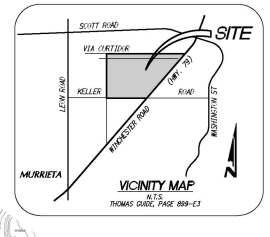
Figure 3-9

Conceptual Sewer Plan

EXHIBIT 8 – FUEL MODIFICATION MAP

KELLER CROSSING - FUEL MODIFICATION PLAN





Certified By	
	April 7, 2022
Mel Johnson, Owner	Date

FIREWISE2000, LLC
PO Box 339
Lower Lake, CA 95457
Phone: (760) 745-3947
info@firewise2000.com

FUEL MODIFICATION SYMBOL LEGEND

SYMBOL	DESCRIPTION
★	Emergency/Fire Access Way Entrance
FH	The FH (Fire Hydrant) symbol is shown for reference only. Each fire hydrant is to be installed per Riverside County Fire Department.

KELLER CROSSING - TRACT 38163
FUEL MODIFICATION PLAN MAP LEGEND
UNINCORPORATED RIVERSIDE COUNTY, CALIFORNIA

Symbol	Description
	FUEL TREATMENT ZONE 1A (HOMEOWNER MAINTAINED) - Homeowner lots planted with fire resistant vegetation and maintained to Zone 1A criteria by each lot owner. Plants listed in the Prohibited Plant List found in Appendix A of the Fuel Modification Plan shall not be planted. Maintenance will be on-going throughout the year as needed. The area is permanently irrigated. See Fire Protection Plan for details.
	FUEL TREATMENT ZONE 1B (VALLEY-WIDE RECREATION AND PARK DISTRICT MAINTAINED) - A common area that is maintained to Irrigated Zone 1A criteria shown above by the Valley-Wide Recreation and Park District. It also includes all manufactured slopes. See Fuel Modification Plan for Details.
	FUEL TREATMENT ZONE 2 (VALLEY-WIDE RECREATION AND PARK DISTRICT MAINTAINED) - Areas located within the common area between 30 and 100 feet from each structure that are thinned. This area may include single or small clusters of trimmed fire resistance native plants up to 18 inches in height and trimmed native trees limbed up to 6 feet from the ground where 50% of the vegetation is removed. Selected native plant clusters must be separated by at least 1 1/2 times the mature height of the retained plants. The ground cover, native plants and grasses below the tree canopies shall be weed whipped or mowed to 4" or less in stubble height. See Fuel Modification Plan for additional details.
	ROADSIDE FUEL TREATMENT (VALLEY-WIDE RECREATION AND PARK DISTRICT MAINTAINED) - A minimum of 20-feet in width along each side of the roadway that is clear of all combustible vegetation including all the pyrophytes listed in Appendix A of the Fuel Modification Plan. The Roadside Fuel Treatment shall be maintained to Fuel Treatment Zone 1A criteria.
	TEMPORARY ROADSIDE FUEL TREATMENT (VALLEY-WIDE RECREATION AND PARK DISTRICT MAINTAINED) - A minimum of 30-feet in width on the downhill side and 20-feet in width on the uphill of the roadway prism that is clear of all combustible vegetation including all the pyrophytes listed in Appendix A of the Fuel Modification Plan. The Roadside Fuel Treatment shall be maintained to Irrigated Zone 1 criteria until such time as the adjacent land is developed.
	NO BUILD ZONE - An area where no combustible construction , home nor apartments can be built. The area may be used for swimming pools, parking, recreation, roadways and similar uses.
	SOLID- NON-COMBUSTIBLE WALL - A solid non-combustible wall 6 feet in height shall be located as shown to both intercept radiant and convective heat from a wildfire. It shall also serve to trap a large number of wind blown embers. See Fuel Modification Plan for details.
	HOMES WITH ADDITIONAL BUILDING FEATURES - Lots shaded in grey shall have the additional building features described in Section 7.1 of the Keller Crossing Fuel Modification Plan.

Prepared for: D. R. Horton
2280 Wardlow Circle, Ste. 100
Corona, CA 92880

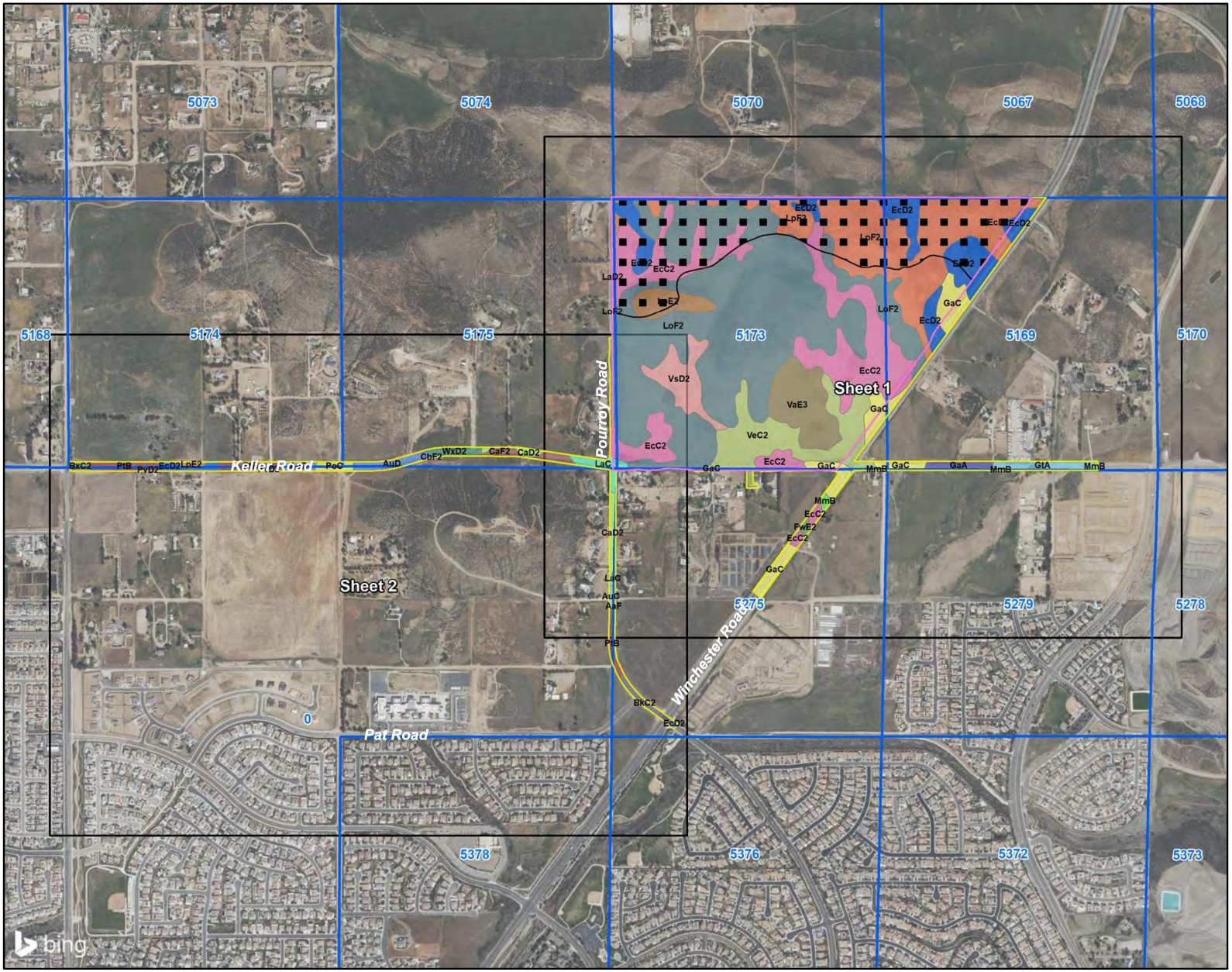
Prepared By: FIREWISE2000, LLC.
PO Box 339
Lower Laker, CA 95457
Telephone: 760-745-3947
info@firewise2000.com

OWNER/DEVELOPER:
DR HORTON
2280 WARDLOW CIRCLE, SUITE 100
CORONA, CA 92880
PHONE: (951) 272-9000
PROJECT MANAGER: RYAN LAVIGNE

ENGINEER:
K & A ENGINEERING, INC.
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92880
PHONE: (951) 279-1800
PROJECT MANAGER: FRED RIANTO, P.E.

ARCHITECT:
RHA
620 NEWPORT CENTER DRIVE, SUITE 300
NEWPORT BEACH, CA 92660
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FAX (951) 279-4380



- Project - Onsite
- Project - Offsite
- MSHCP Conservation
- Criteria Cells
- 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
- 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
- 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

N

0 475 950 1,900
Feet

1 inch = 950 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: April 9, 2024

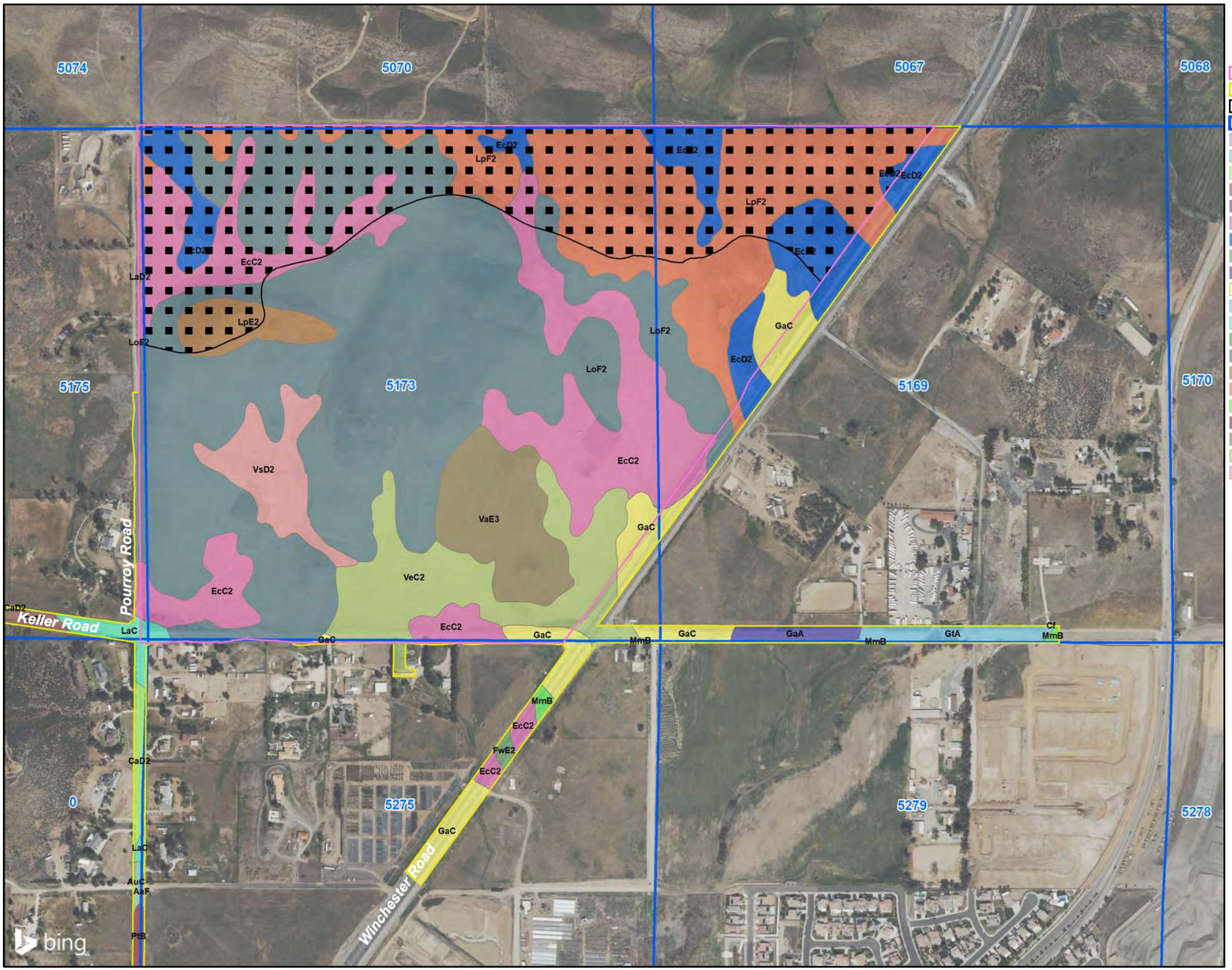
KELLER CROSSING PROJECT

Soils Map

GLENN LUKOS ASSOCIATES

Exhibit 9 - Key Map

X:\0363-THE REST\0446-162KELL\446-162_GIS\SoilsGIS\446-162_Soils_KEY.mxd



- Project - Onsite
- Project - Offsite
- MSHCP Conservation
- Criteria Cells
- 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

N

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: April 9, 2024

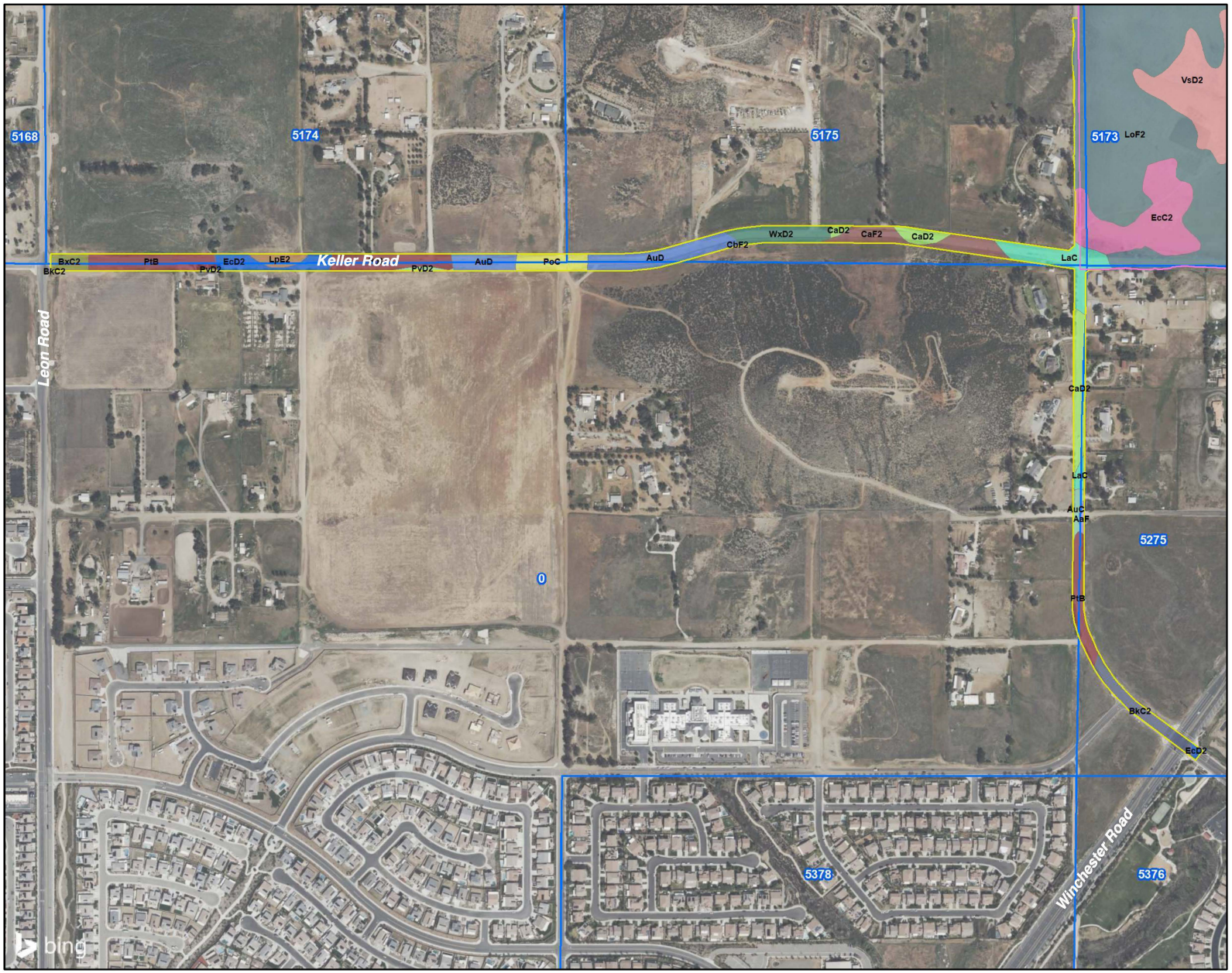
KELLER CROSSING PROJECT

Soils Map

GLENN LUKOS ASSOCIATES

Exhibit 9 - Sheet 1

X:\0363-THE REST\0446-162KELL\446-162_GIS\SoilsGIS\446-162_Soils_Sheet1.mxd



- Project - Onsite
- Project - Offsite
- Criteria Cell
- 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

N

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: October 19, 2023

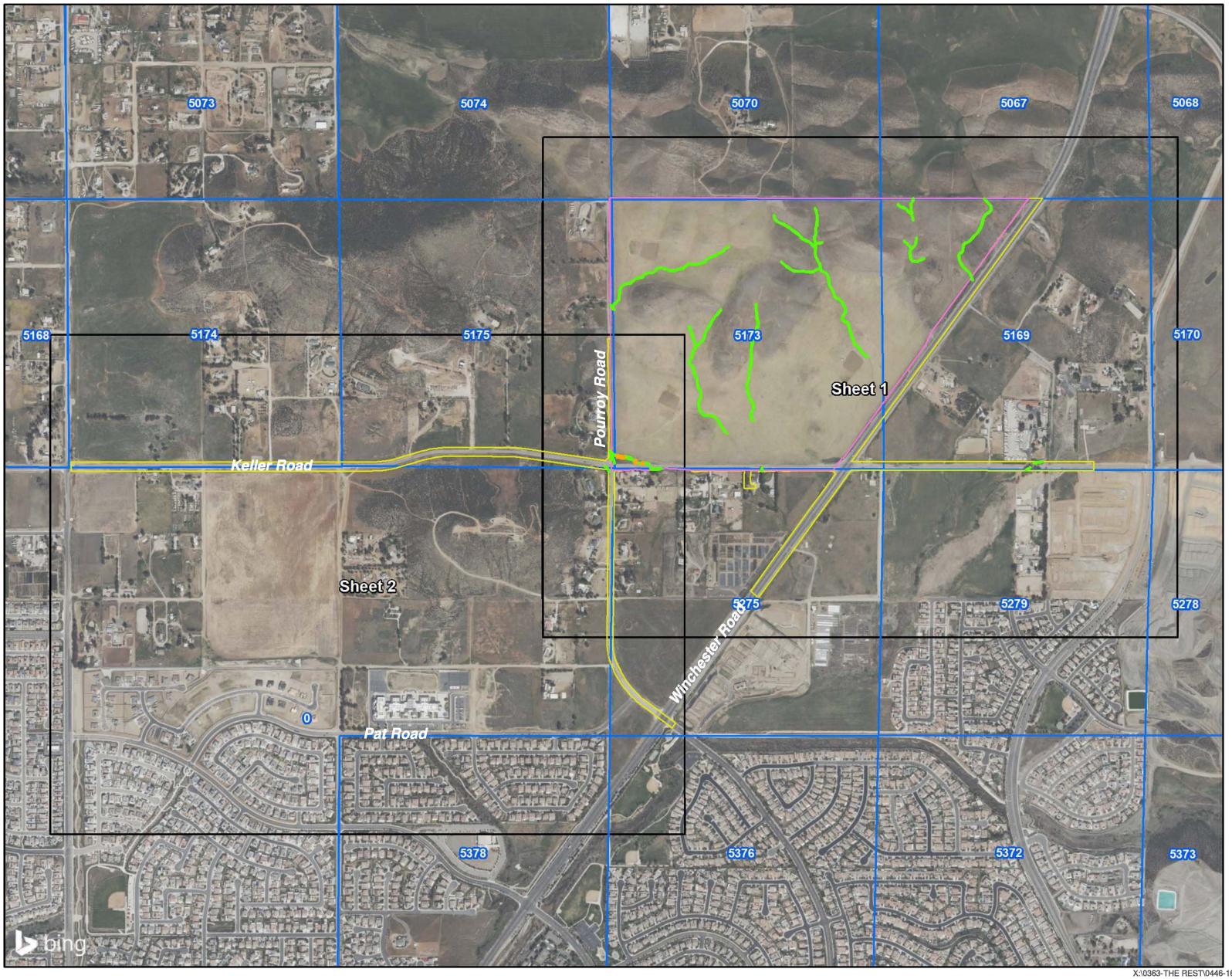
KELLER CROSSING PROJECT

Soils Map

GLENN LUKOS ASSOCIATES

Exhibit 9 - Sheet 2

X:\0363-THE REST\0446-162KELL\446-162_GIS\SoilsGIS\446-162_Soils_Sheet2.mxd



Project - Onsite
Project - Offsite
Criteria Cell
MSHCP Riverine
MSHCP Riparian

N

0 475 950 1,900
Feet

1 inch = 950 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: October 19, 2023

KELLER CROSSING PROJECT

MSHCP Riparian/Riverine Map

GLENN LUKOS ASSOCIATES

Exhibit 10 - Key Map

X:\0363-THE REST\0446-162KELL\446-162_GIS\DelineationGIS\REV1\446-162_MSHCPRipRiv_KEY_REV1.mxd



Project - Onsite
Project - Offsite
Criteria Cell
MSHCP Riverine
MSHCP Riparian
Photo Location

N

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: October 19, 2023

KELLER CROSSING PROJECT

MSHCP Riparian/Riverine Map

GLENN LUKOS ASSOCIATES

Exhibit 10 - Sheet 1

X:\0363-THE REST\0446-162KELL\446-162_GIS\DelineationGIS\REV1\446-162_MSHCPRipRiv_Sheet1_REV1.mxd



Project - Onsite

Project - Offsite

Criteria Cell

MSHCP Riverine

MSHCP Riparian

Photo Location

N

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: October 19, 2023

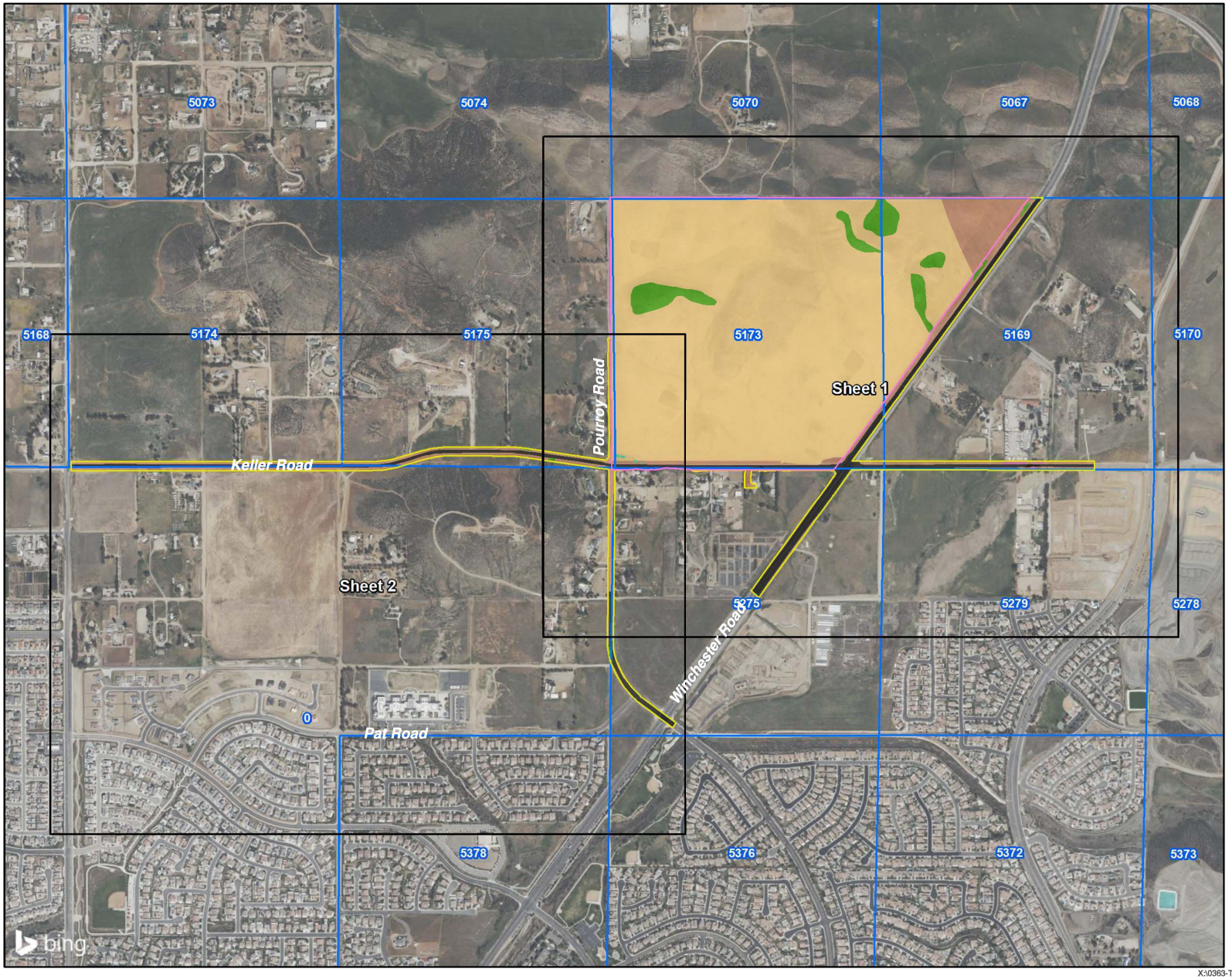
KELLER CROSSING PROJECT

MSHCP Riparian/Riverine Map

GLENN LUKOS ASSOCIATES

Exhibit 10 - Sheet 2

X:\0363-THE REST\0446-162KELL\446-162_GIS\DelineationGIS\REV1\446-162_MSHCPRipRiv_Sheet2_REV1.mxd



- Project - Onsite
- Project - Offsite
- Criteria Cell
- Agriculture
- Developed
- Disturbed
- Disturbed Buckwheat Scrub
- Disturbed Mulefat Scrub
- Ornamental

N

0 475 950 1,900
Feet

1 inch = 950 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: October 19, 2023

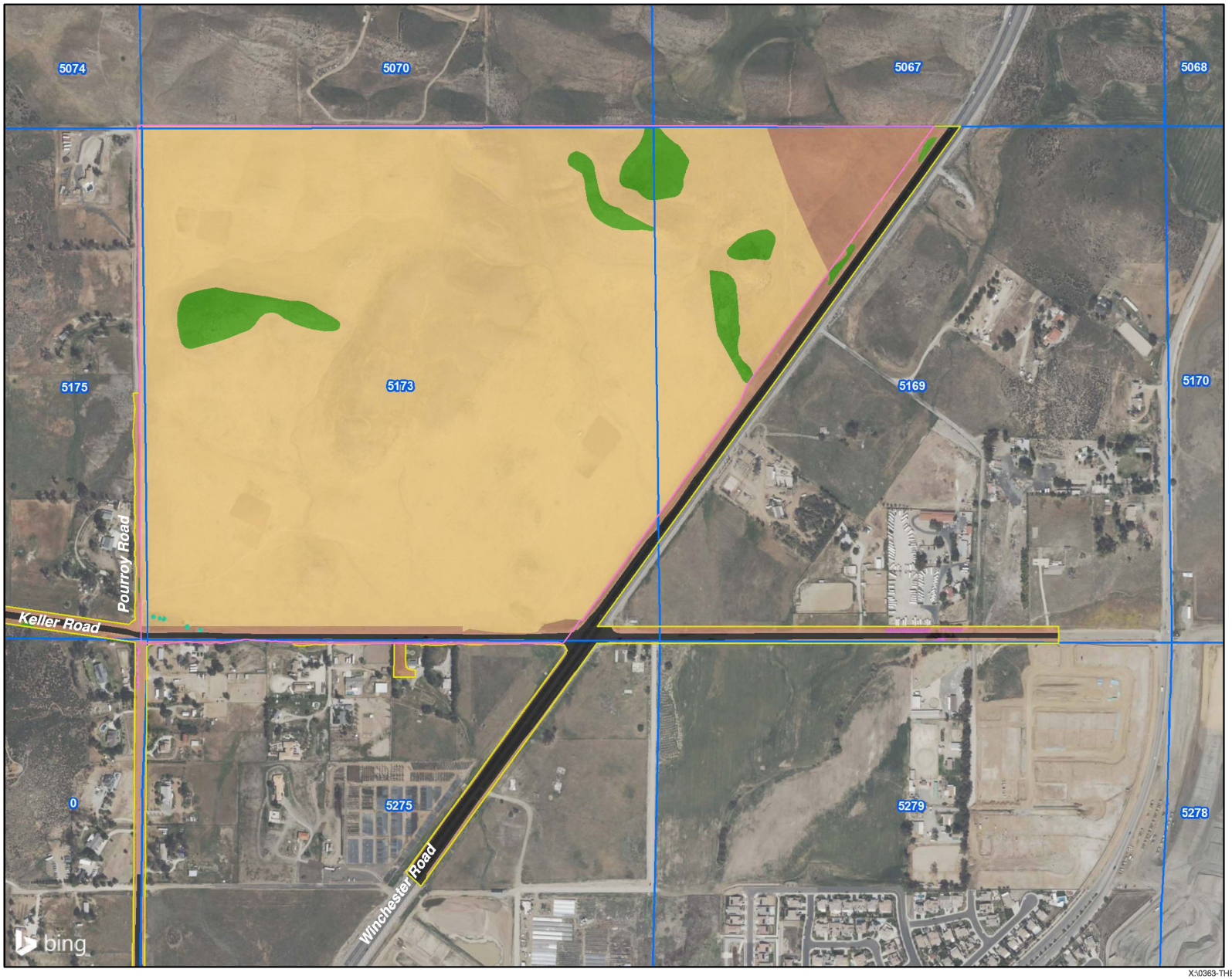
KELLER CROSSING PROJECT

Vegetation/Land Use Map

GLENN LUKOS ASSOCIATES

Exhibit 11 - Key Map

X:\0363-THE REST\0446-162KELL\446-162_GIS\VegetationGIS\446-162_Veg_KEY_REV1.mxd



- Project - Onsite
- Project - Offsite
- Criteria Cell
- Agriculture
- Developed
- Disturbed
- Disturbed Buckwheat Scrub
- Disturbed Mulefat Scrub
- Ornamental

N

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: October 19, 2023

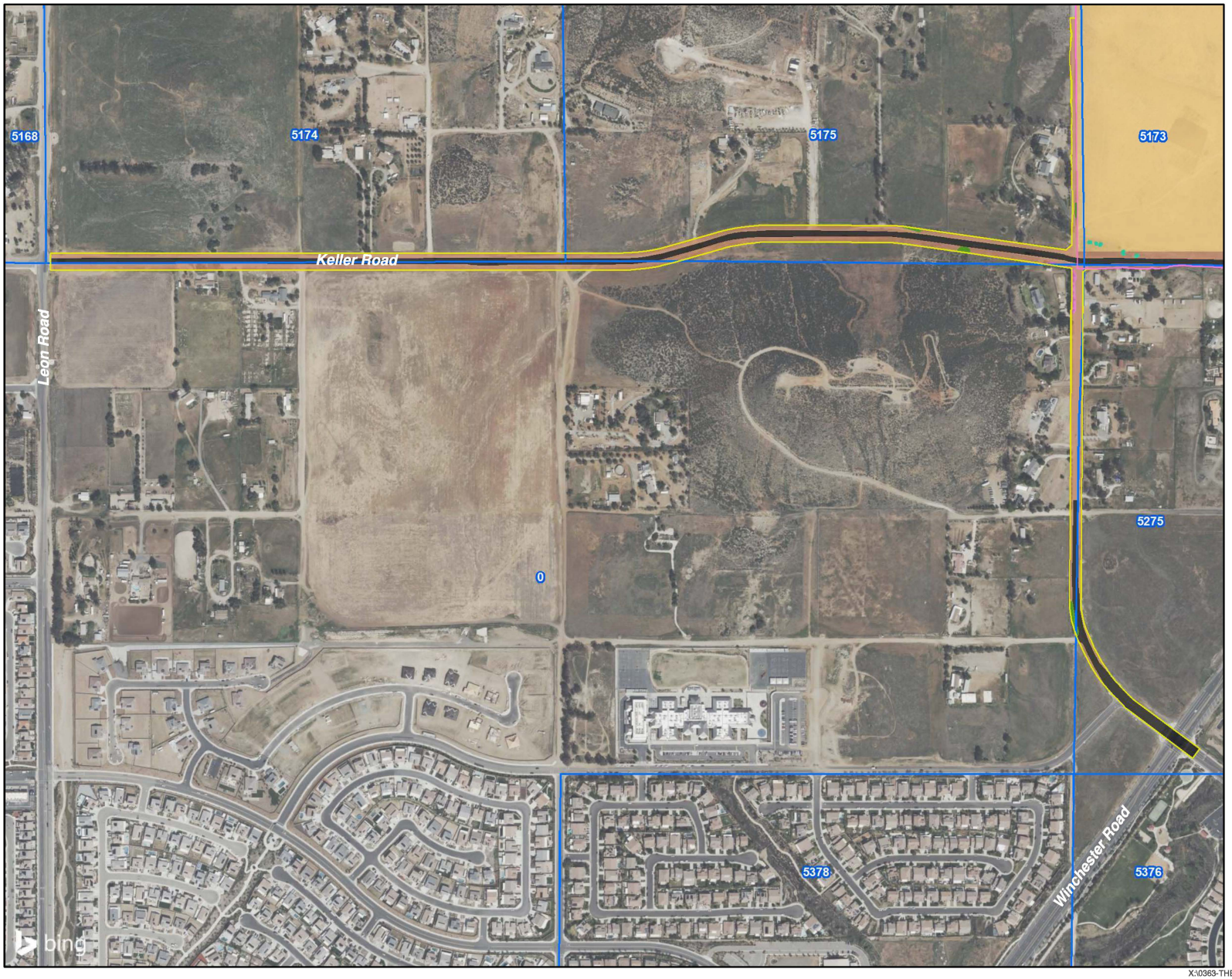
KELLER CROSSING PROJECT

Vegetation/Land Use Map

GLENN LUKOS ASSOCIATES

Exhibit 11 - Sheet 1

X:\0363-THE REST\0446-162KELL\446-162_GIS\VegetationGIS\446-162_Veg_Sheet1_REV1.mxd



Project - Onsite
Project - Offsite
Criteria Cell
Agriculture
Developed
Disturbed
Disturbed Buckwheat Scrub
Disturbed Mulefat Scrub
Ornamental

N

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: October 19, 2023

KELLER CROSSING PROJECT

Vegetation/Land Use Map

GLENN LUKOS ASSOCIATES

Exhibit 11 - Sheet 2

X:\0363-THE REST\0446-162KELL\446-162_GIS\VegetationGIS\446-162_Veg_Sheet2_REV1.mxd



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

GLENN LUKOS ASSOCIATES

KELLER CROSSING PROJECT

Site Photographs



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.

KELLER CROSSING PROJECT
Site Photographs



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.

KELLER CROSSING PROJECT
Site Photographs



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.

KELLER CROSSING PROJECT
Site Photographs



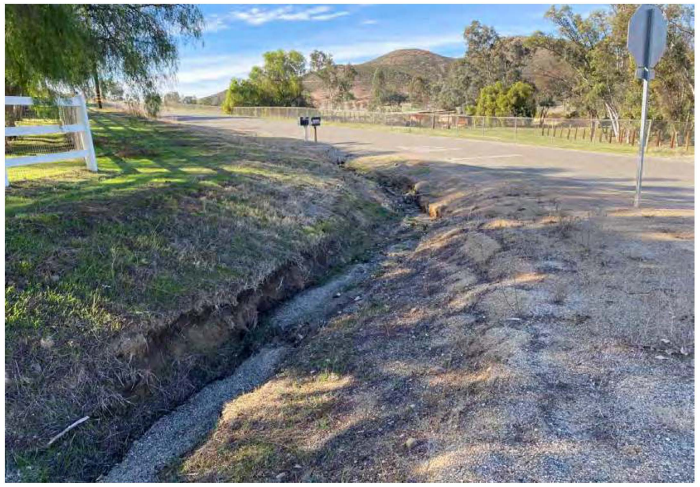
Photograph 17: 02/03/21. Upper portion of Drainage G looking downstream.



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.

KELLER CROSSING PROJECT
Site Photographs

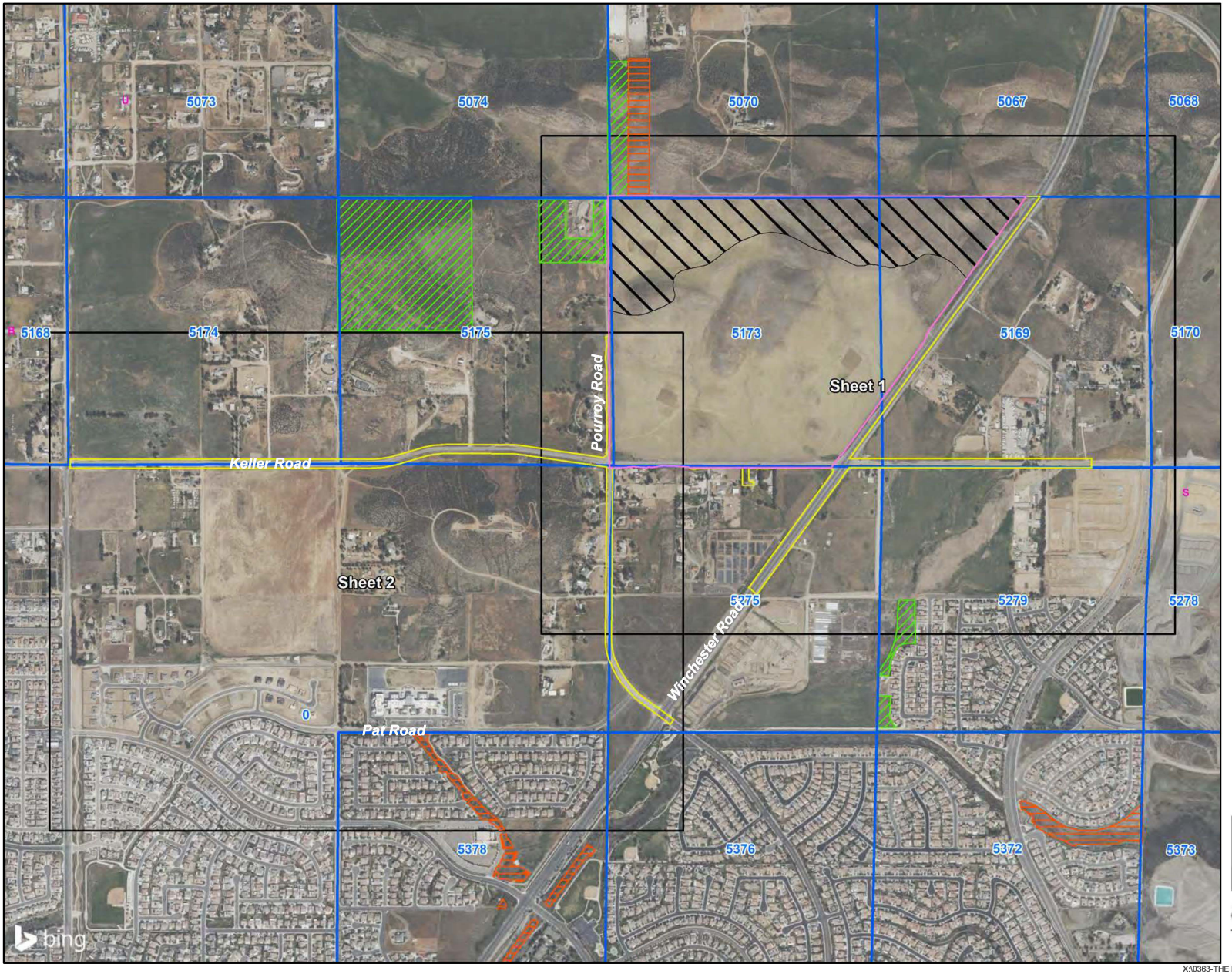


Photograph 21: 02/03/21. View depicting offsite portion of Drainage A looking south.



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.

KELLER CROSSING PROJECT
Site Photographs



- Project - Onsite
- Project - Offsite
- MSHCP Conservation
- Criteria Cells
- MSHCP Cell Groups
- MSHCP Conserved Lands
- MSHCP Conservation Easements

N

0 475 950 1,900
Feet

1 inch = 950 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: April 9, 2024

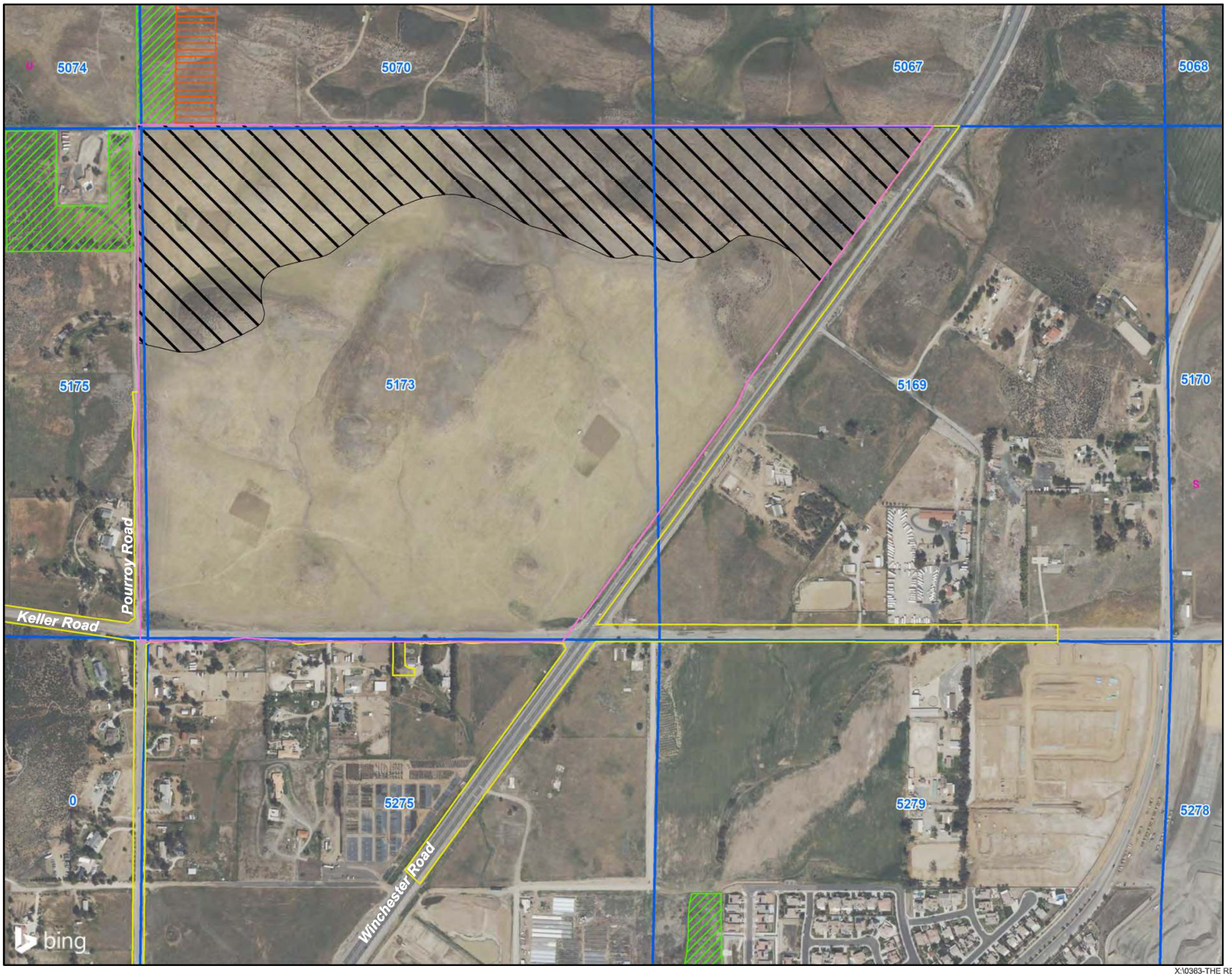
KELLER CROSSING PROJECT

MSHCP Overlay Map

GLENN LUKOS ASSOCIATES

Exhibit 13A - Key Map

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Project - Onsite
Project - Offsite
MSHCP Conservation
Criteria Cells
MSHCP Cell Groups
MSHCP Conserved Lands
MSHCP Conservation Easements

N

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: April 9, 2024

KELLER CROSSING PROJECT

MSHCP Overlay Map

GLENN LUKOS ASSOCIATES

Exhibit 13A - Sheet 1

X:\0363-THE REST\0446-162KELL\446-162_GIS\MSHCPGIS\446-162_MSHCP_Overlay_Sheet1.mxd



Project - Onsite
Project - Offsite
Criteria Cells
MSHCP Cell Groups
MSHCP Conserved Lands
MSHCP Conservation Easements

N

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: April 9, 2024

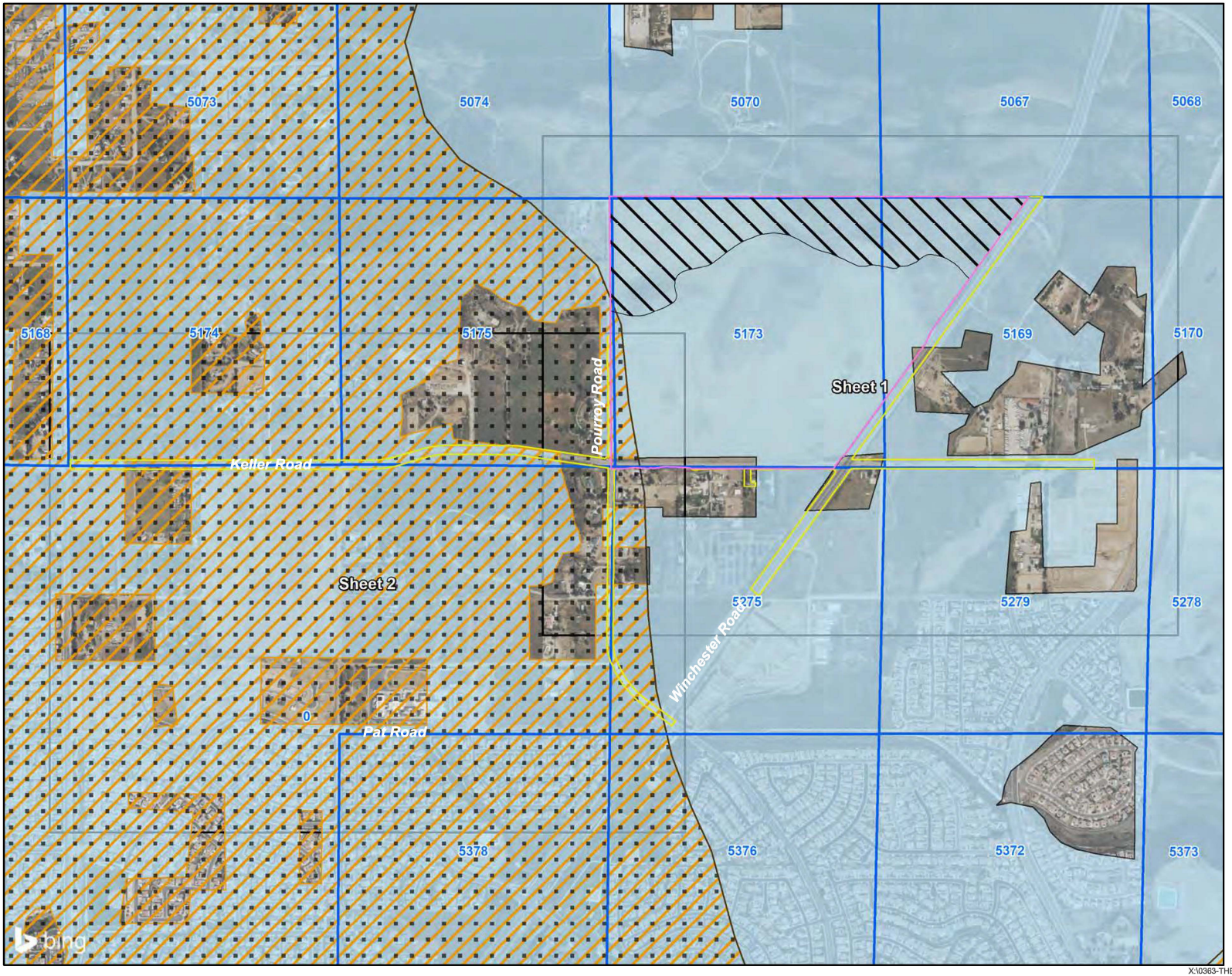
KELLER CROSSING PROJECT

MSHCP Overlay Map

GLENN LUKOS ASSOCIATES

Exhibit 13A - Sheet 2

X:\0363-THE REST\0446-162KELL\446-162_GIS\MSHCPGIS\446-162_MSHCP_Overlay_Sheet2.mxd



- Project - Onsite
- Project - Offsite
- MSHCP Conservation
- Criteria Cells
- Criteria Area Species Survey
- Narrow Endemic Plant Species Survey Areas
- Species Survey Areas Burrowing Owls

N

0 475 950 1,900
Feet

1 inch = 950 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: April 9, 2024

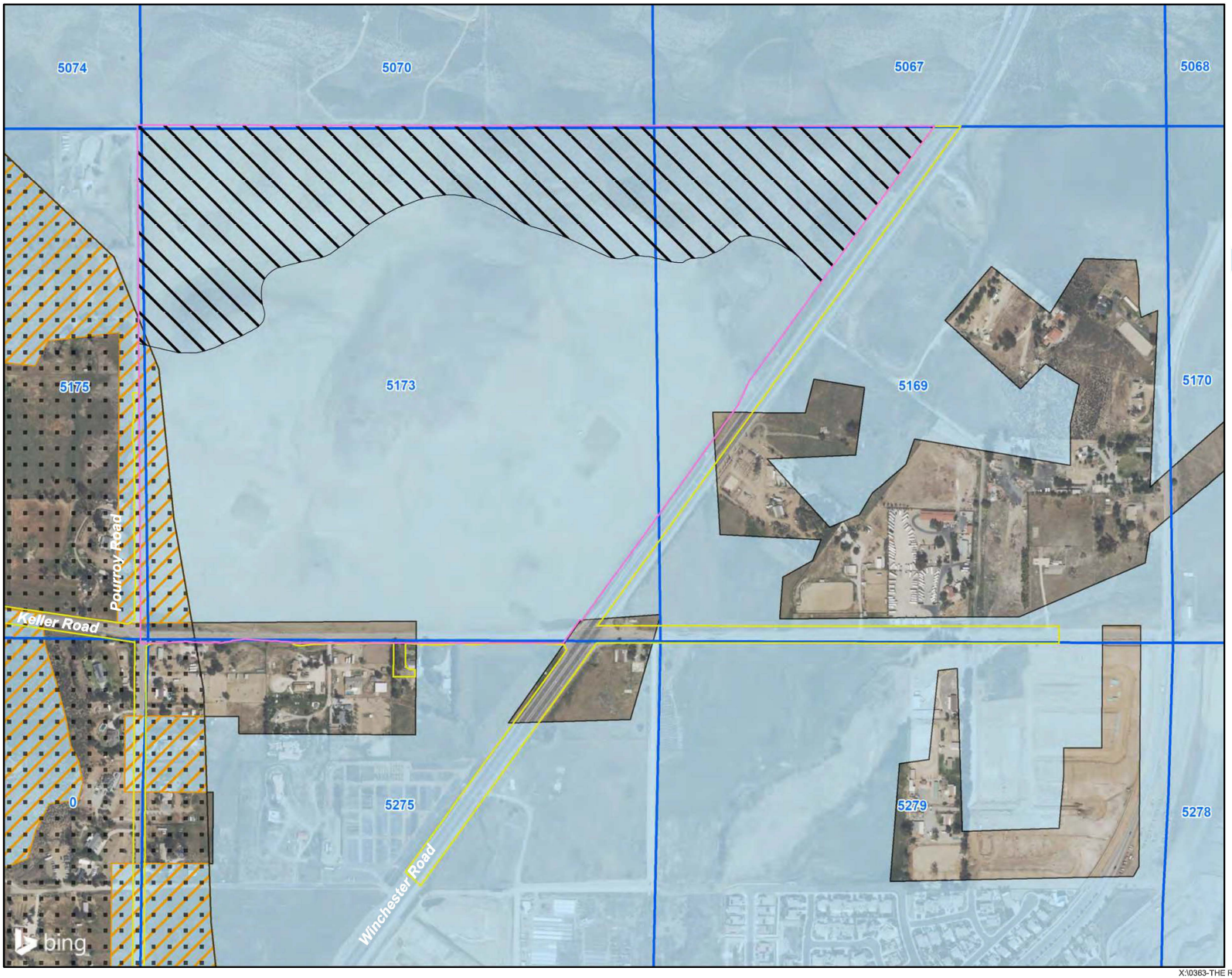
KELLER CROSSING PROJECT

MSHCP Survey Area Map

GLENN LUKOS ASSOCIATES

Exhibit 13B - Key Map

X:\0363-THE REST\0446-162KELL\446-162_GIS\MSHCPGIS\446-162_MSHCP_Survey_KEY.mxd



Project - Onsite
Project - Offsite
MSHCP Conservation
Criteria Cells
Criteria Area Species Survey
Narrow Endemic Plant Species Survey Areas
Species Survey Areas Burrowing Owls

N

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: April 9, 2024

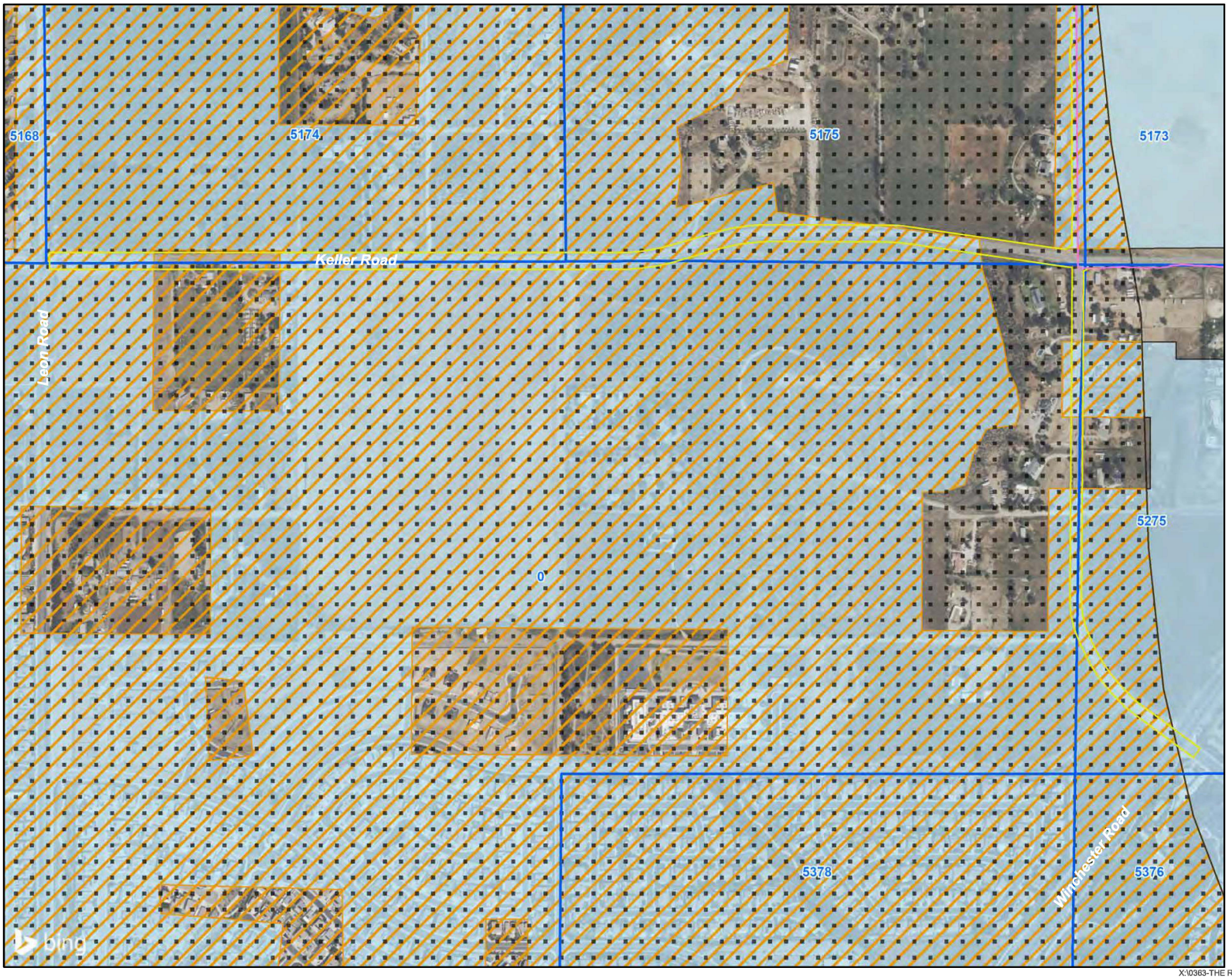
KELLER CROSSING PROJECT

MSHCP Survey Area Map

GLENN LUKOS ASSOCIATES

Exhibit 13B - Sheet 1

X:\0363-THE REST\0446-162KELL\446-162_GIS\MSHCPGIS\446-162_MSHCP_Survey_Sheet1.mxd



Project - Onsite
Project - Offsite
MSHCP Conservation
Criteria Cells
Criteria Area Species Survey
Narrow Endemic Plant Species Survey Areas
Species Survey Areas Burrowing Owls

N

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: April 9, 2024

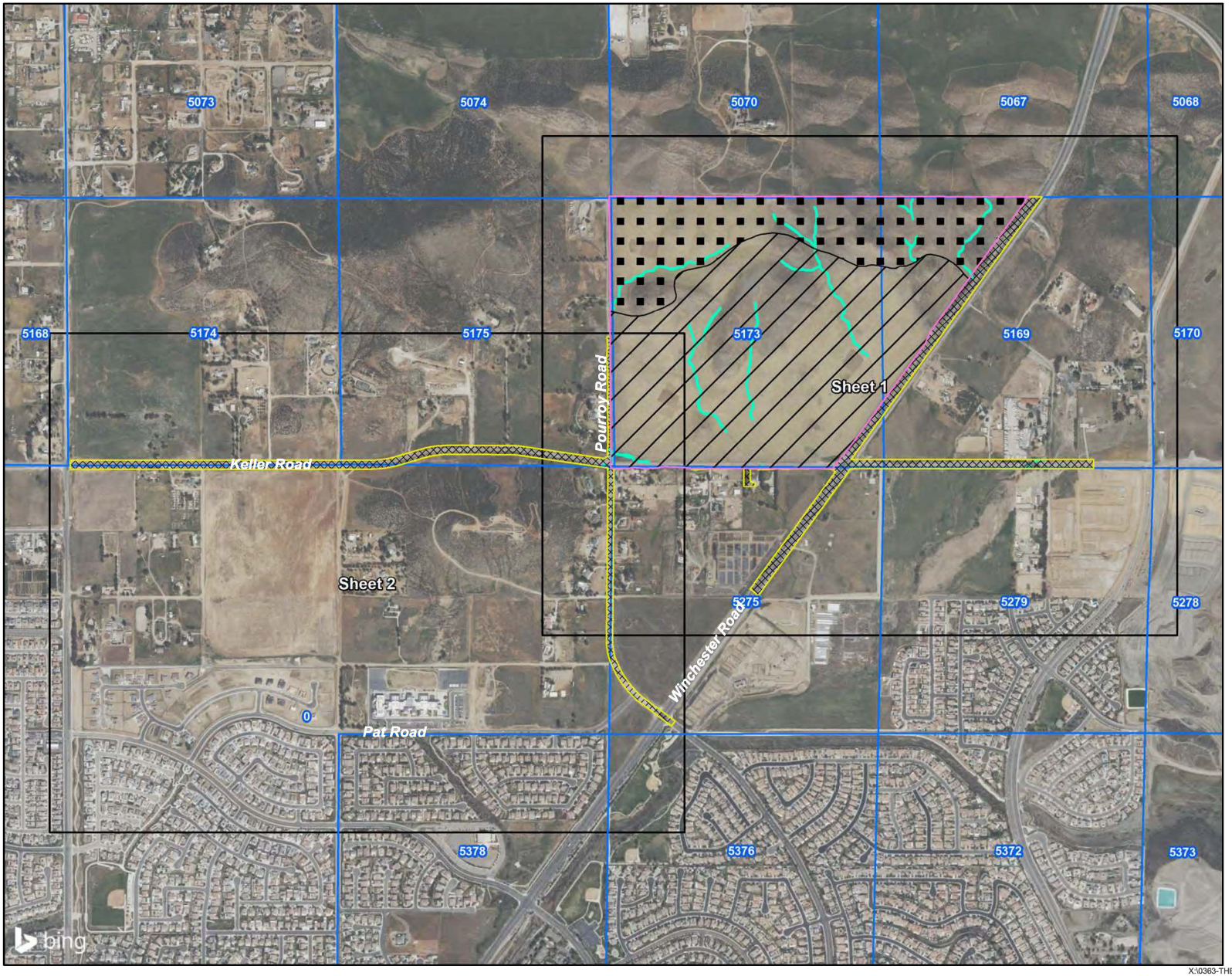
KELLER CROSSING PROJECT

MSHCP Survey Area Map

GLENN LUKOS ASSOCIATES

Exhibit 13B - Sheet 2

X:\0363-THE REST\0446-162KELL\446-162_GIS\MSHCPGIS\446-162_MSHCP_Survey_Sheet2.mxd



Project - Onsite
Project - Offsite
Project Footprint - Onsite
Project Footprint - Offsite
Proposed MSHCP Conservation
Criteria Cell
Non-Wetland Waters of the State

N

0 475 950 1,900
Feet

1 inch = 950 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: March 19, 2024

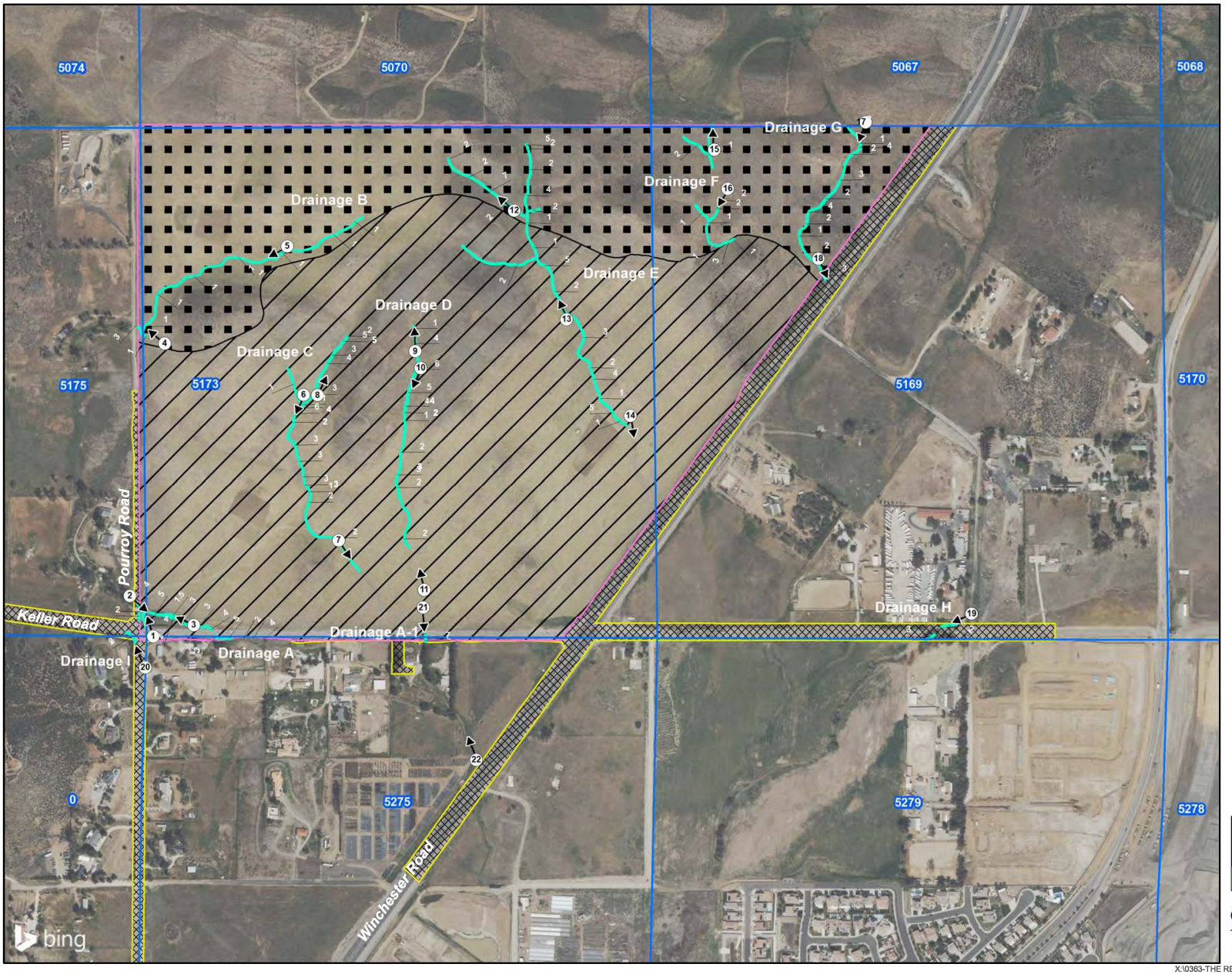
KELLER CROSSING PROJECT

RWQCB Jurisdictional Delineation/Impact Map

GLENN LUKOS ASSOCIATES

Exhibit 14 - Key Map

X:\0363-THE REST\0446-162KELL\446-162_GIS\ImpactsGIS\446-162_RWQCBImpacts_KEY.mxd



- Project - Onsite
- Project - Offsite
- Project Footprint - Onsite
- Project Footprint - Offsite
- Proposed MSHCP Conservation
- Criteria Cell
- Non-Wetland Waters of the State
- Width of Feature in Feet
- Photo Location

N

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: March 19, 2024

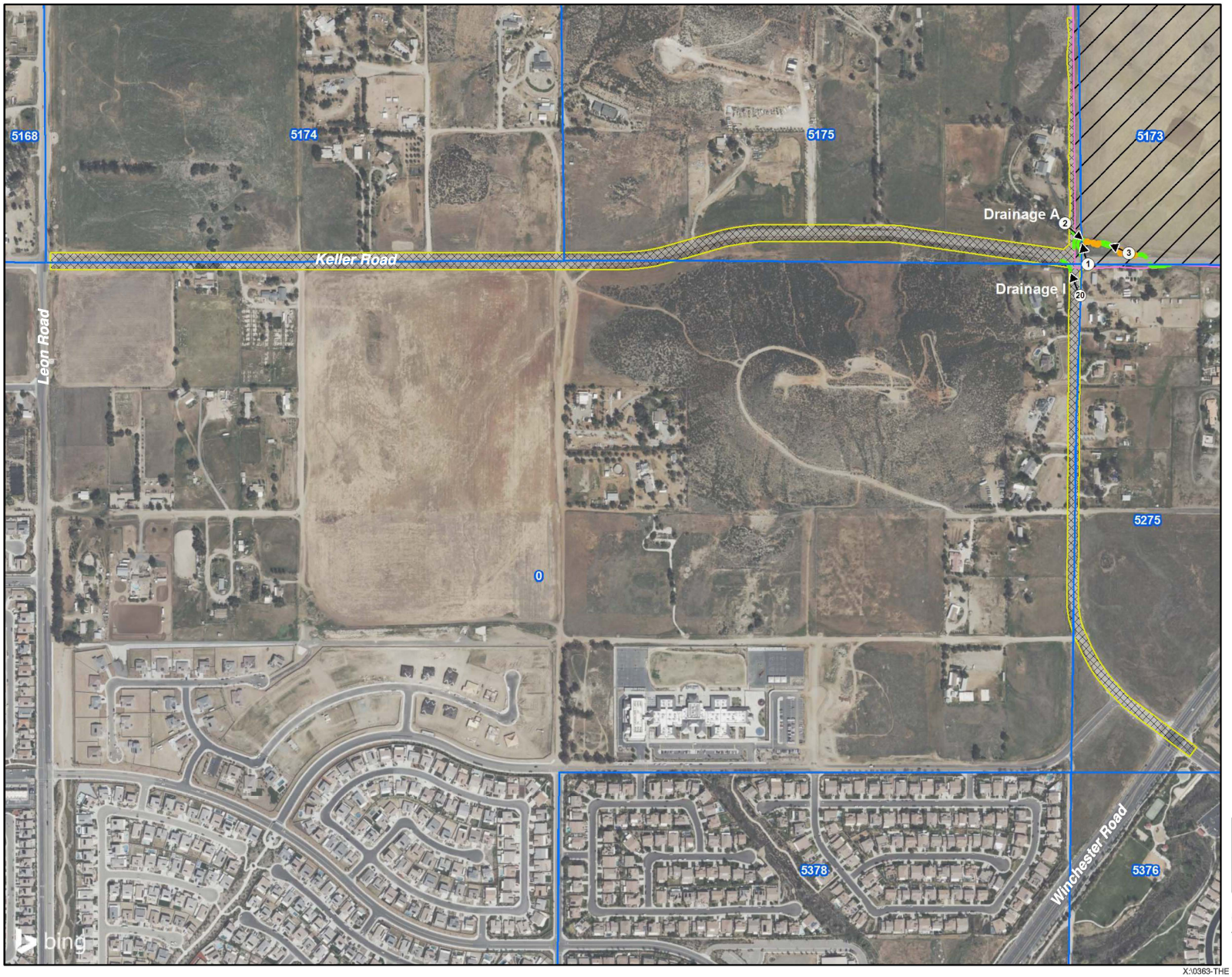
KELLER CROSSING PROJECT

RWQCB Jurisdictional Delineation/Impact Map

GLENN LUKOS ASSOCIATES

Exhibit 14 - Sheet 1

X:\0363-THE REST\0446-162KELL\446-162_GIS\ImpactsGIS\446-162_RWQCBImpacts_Sheet1.mxd



- Project - Onsite
- Project - Offsite
- Project Footprint - Onsite
- Project Footprint - Offsite
- Criteria Cell
- MSHCP Riverine
- MSHCP Riparian
- Photo Location

N

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: October 19, 2023

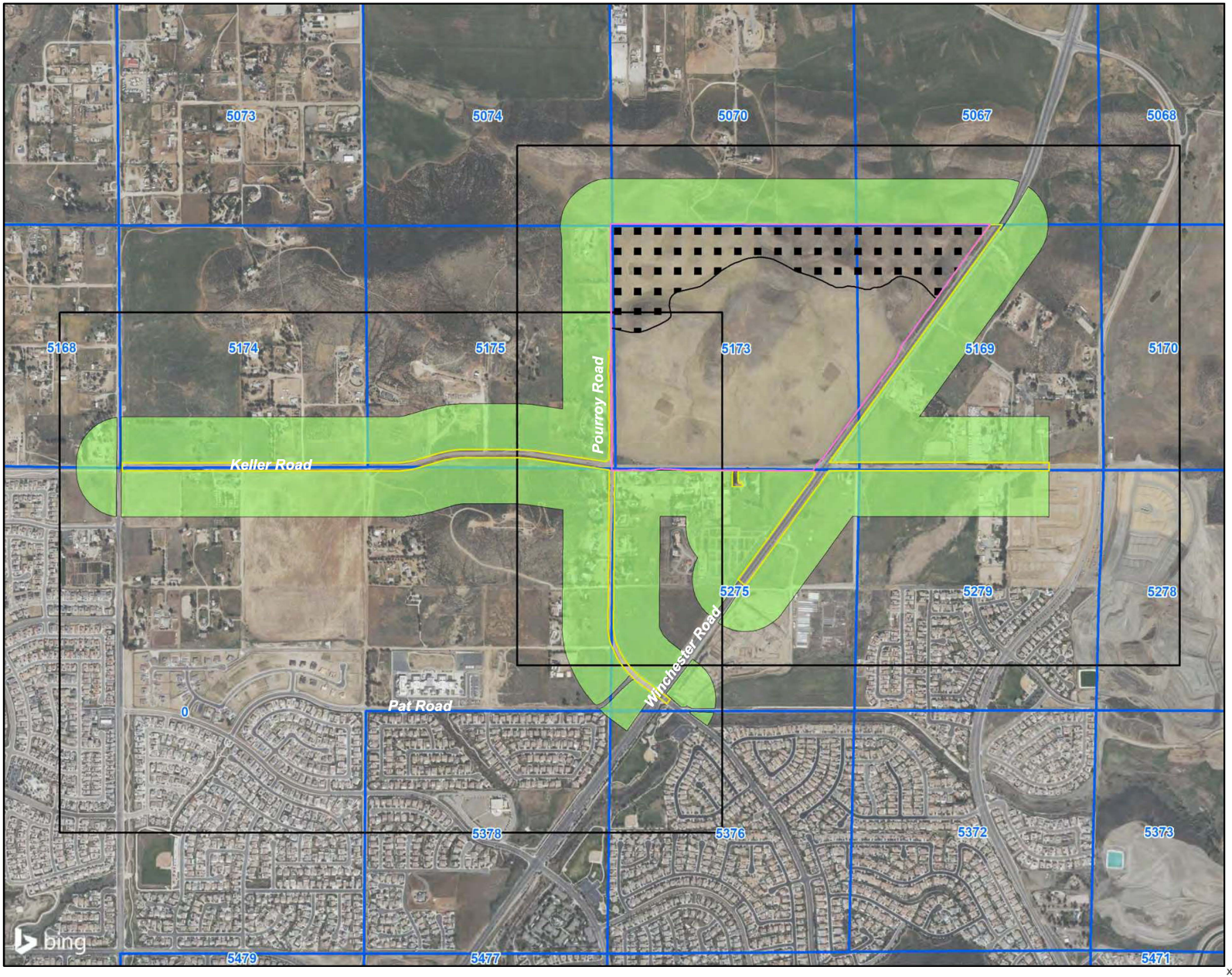
KELLER CROSSING PROJECT

MSHCP Riparian/Riverine/Impact Map

GLENN LUKOS ASSOCIATES

Exhibit 14 - Sheet 2

X:\0363-THE REST\0446-162KELL\446-162_GIS\ImpactsGIS\446-162_RipRivImpacts_Sheet2.mxd



Project - Onsite
Project - Offsite
MSHCP Conservation
Criteria Cells
500' Visual Survey Area

N

0 525 1,050 2,100
Feet

1 inch = 1,050 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: April 9, 2024

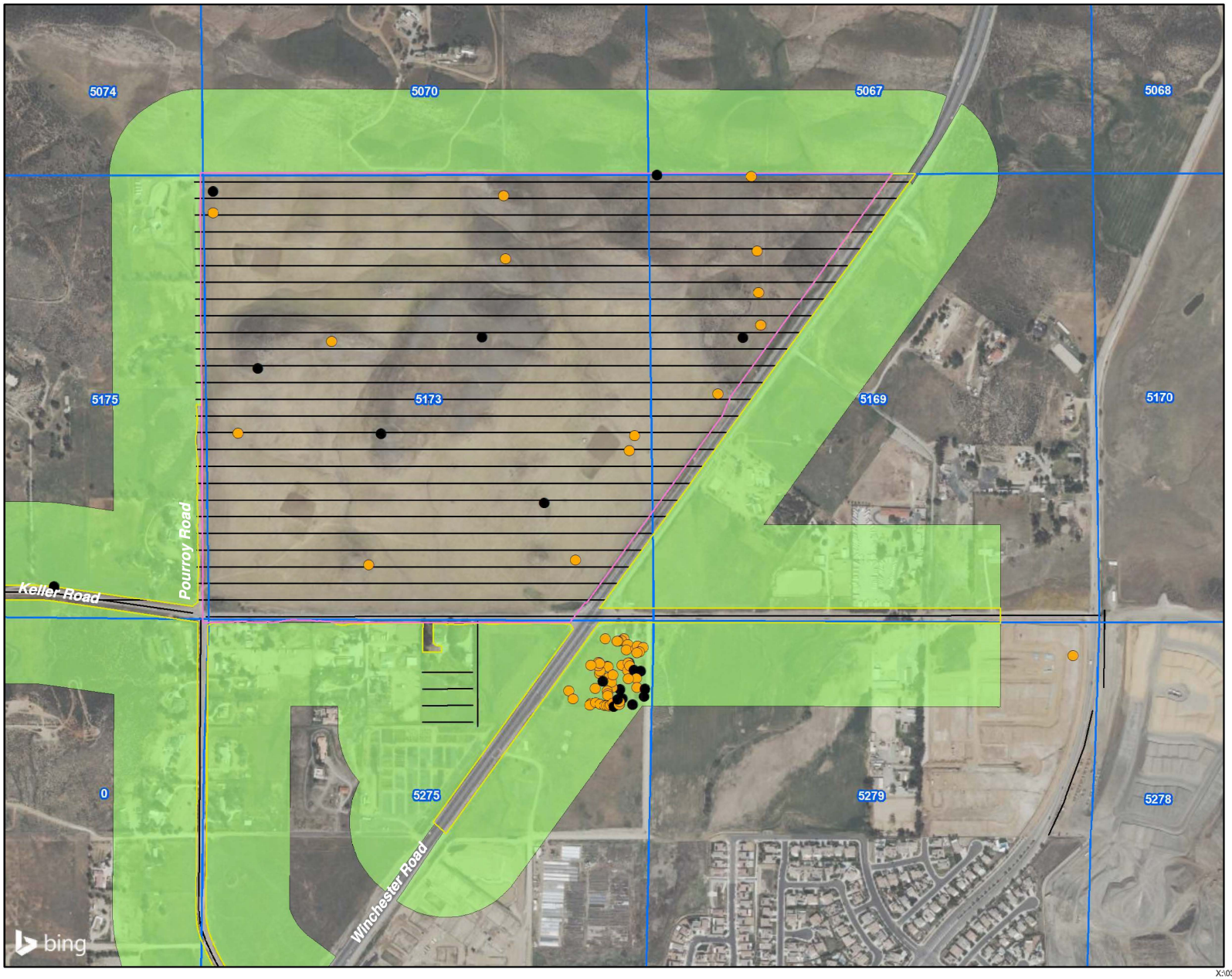
KELLER CROSSING PROJECT

Burrowing Owl Survey Map

GLENN LUKOS ASSOCIATES

Exhibit 15 - Key Map

X:\0363-THE REST\0446-162KELL\446-162_GIS\BUOWGIS\446-162_BUOW_KEY.mxd



Project - Onsite
Project - Offsite
Criteria Cell
500' Visual Survey Area
Transect
Burrow
Burrow Complex

N

0 287.5 575 1,150
Feet

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: October 19, 2023

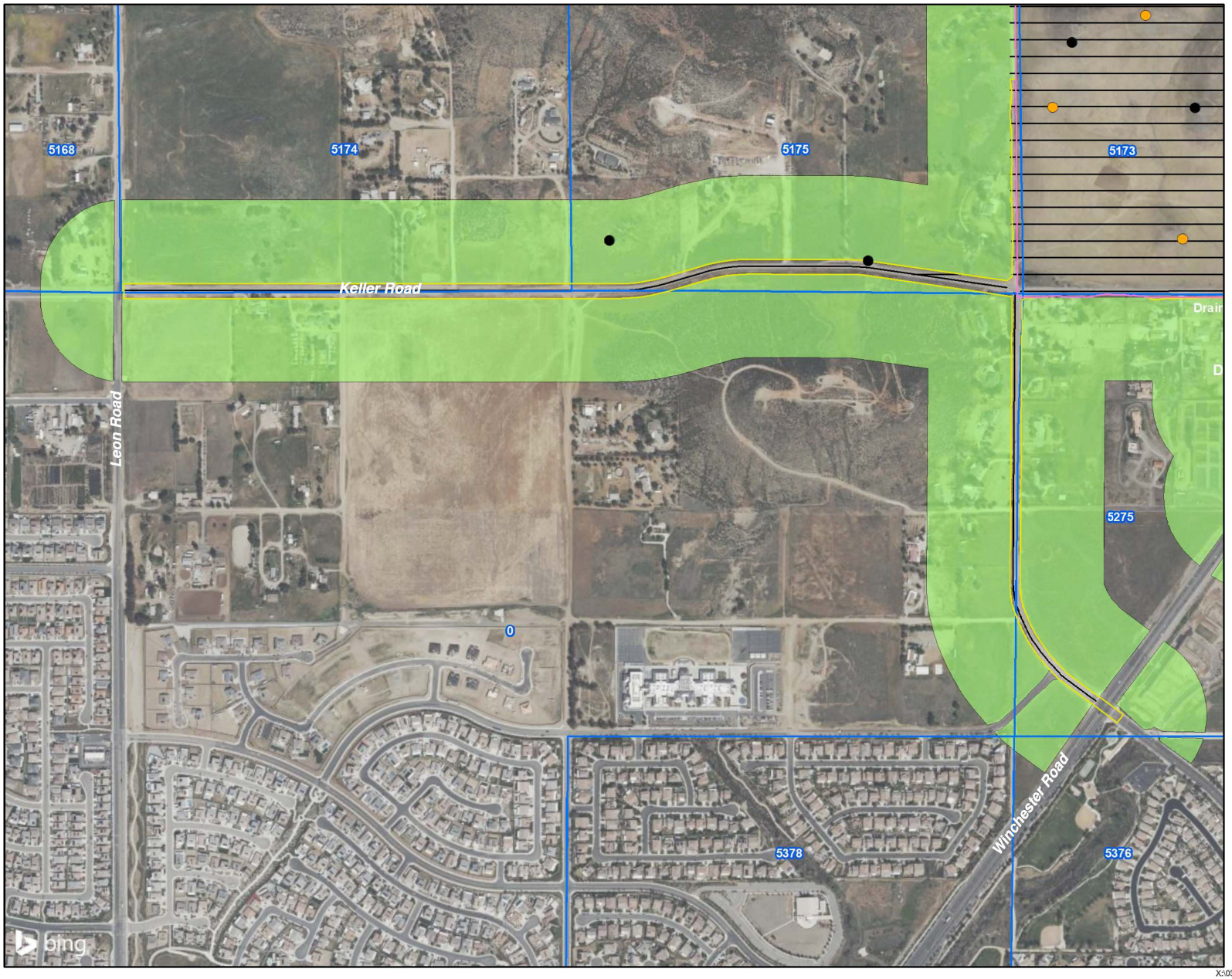
KELLER CROSSING PROJECT

Burrowing Owl Survey Map

GLENN LUKOS ASSOCIATES

Exhibit 15 - Sheet 1

X:\0363-THE REST\0446-162KELL\446-162_GIS\BUOWGIS\446-162_BUOW_Sheet1.mxd



Project - Onsite
Project - Offsite
Criteria Cell
500' Visual Survey Area
Transect
Burrow
Burrow Complex

N

0 287.5 575 1,150
Feet

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: October 19, 2023

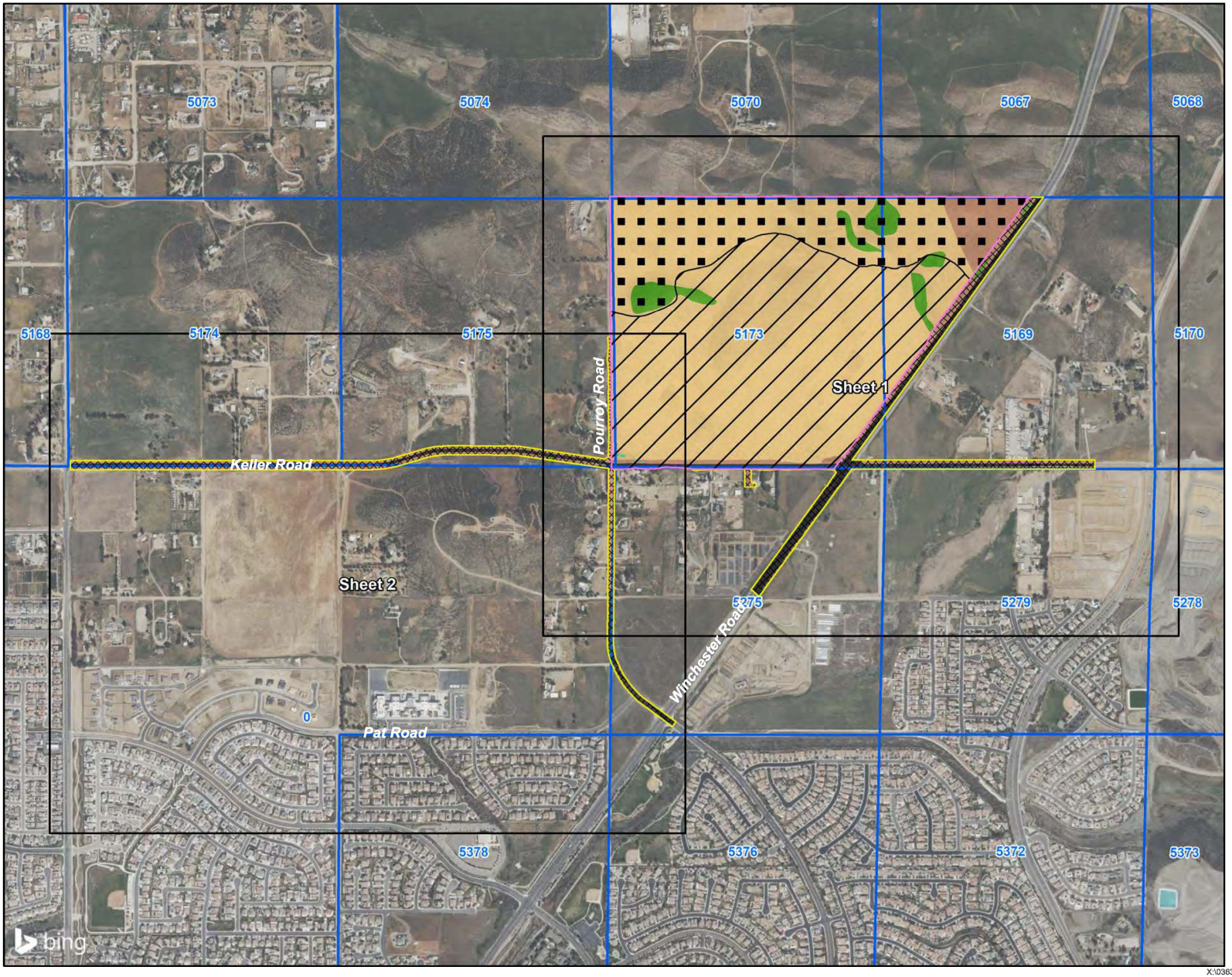
KELLER CROSSING PROJECT

Burrowing Owl Survey Map

GLENN LUKOS ASSOCIATES

Exhibit 15 - Sheet 2

X:\0363-THE REST\0446-162KELL\446-162_GIS\BUOWGIS\446-162_BUOW_Sheet2.mxd



- Project - Onsite
- Project - Offsite
- Project Footprint - Onsite
- Project Footprint - Offsite
- MSHCP Conservation
- Criteria Cells
- Agriculture
- Developed
- Disturbed
- Disturbed Buckwheat Scrub
- Disturbed Mulefat Scrub
- Ornamental

N

0 475 950 1,900
Feet

1 inch = 950 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: April 9, 2024

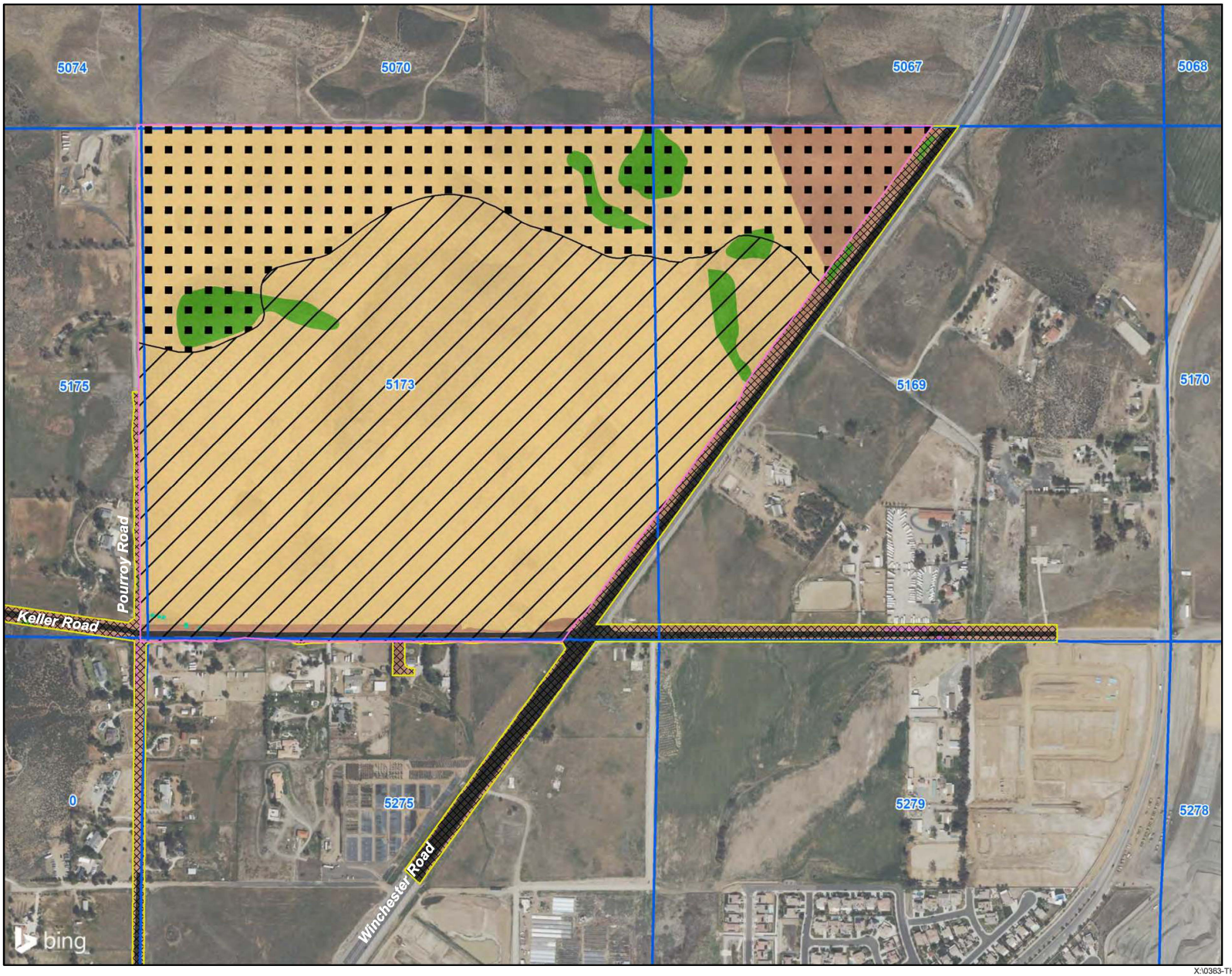
KELLER CROSSING PROJECT

Vegetation/Land Use Impact Map

GLENN LUKOS ASSOCIATES

Exhibit 16 - Key Map

X:\0363-THE REST\0446-162KELL\446-162_GIS\ImpactsGIS\446-162_VegImpacts_KEY.mxd



- Project - Onsite
- Project - Offsite
- Project Footprint - Onsite
- Project Footprint - Offsite
- MSHCP Conservation
- Criteria Cells
- Agriculture
- Developed
- Disturbed
- Disturbed Buckwheat Scrub
- Disturbed Mulefat Scrub
- Ornamental

N

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: April 9, 2024

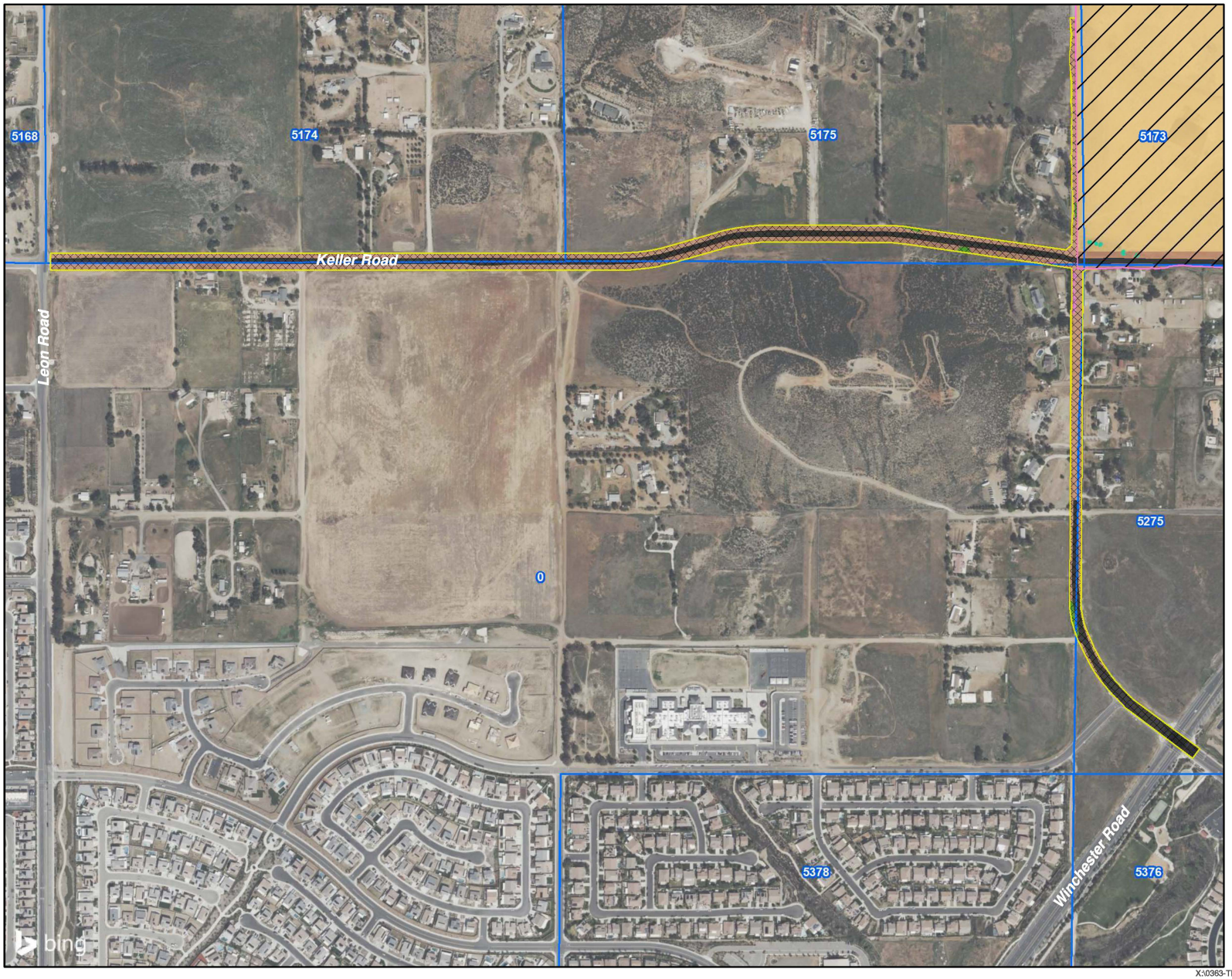
KELLER CROSSING PROJECT

Vegetation/Land Use Impact Map

GLENN LUKOS ASSOCIATES

Exhibit 16 - Sheet 1

X:\0363-THE REST\0446-162KELL\446-162_GIS\ImpactsGIS\446-162_VegImpacts_Sheet1.mxd



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

N

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: October 18, 2023

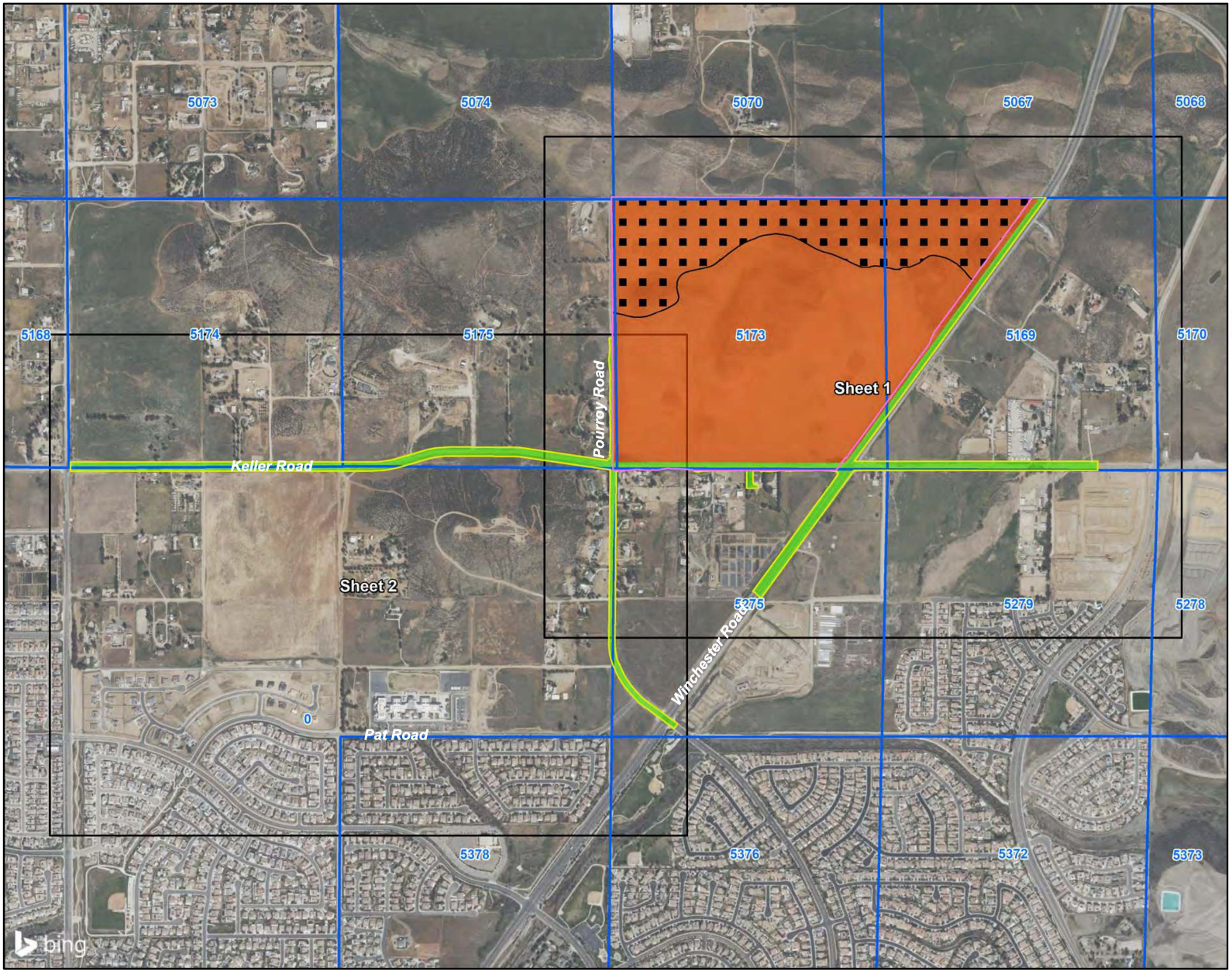
KELLER CROSSING PROJECT

Vegetation/Land Use Impact Map

GLENN LUKOS ASSOCIATES

Exhibit 16 - Sheet 2

X:\0363-THE REST\0446-162KELL\446-162_GIS\ImpactsGIS\446-162_VegImpacts_Sheet2.mxd



Project - Onsite
Project - Offsite
MSHCP Conservation
Approved 2009 JPR Project Boundary
New Proposed JPR Amendment Boundary
Criteria Cells

N

0 475 950 1,900
Feet

1 inch = 950 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: K. Kartunen, GLA
Date Prepared: April 9, 2024

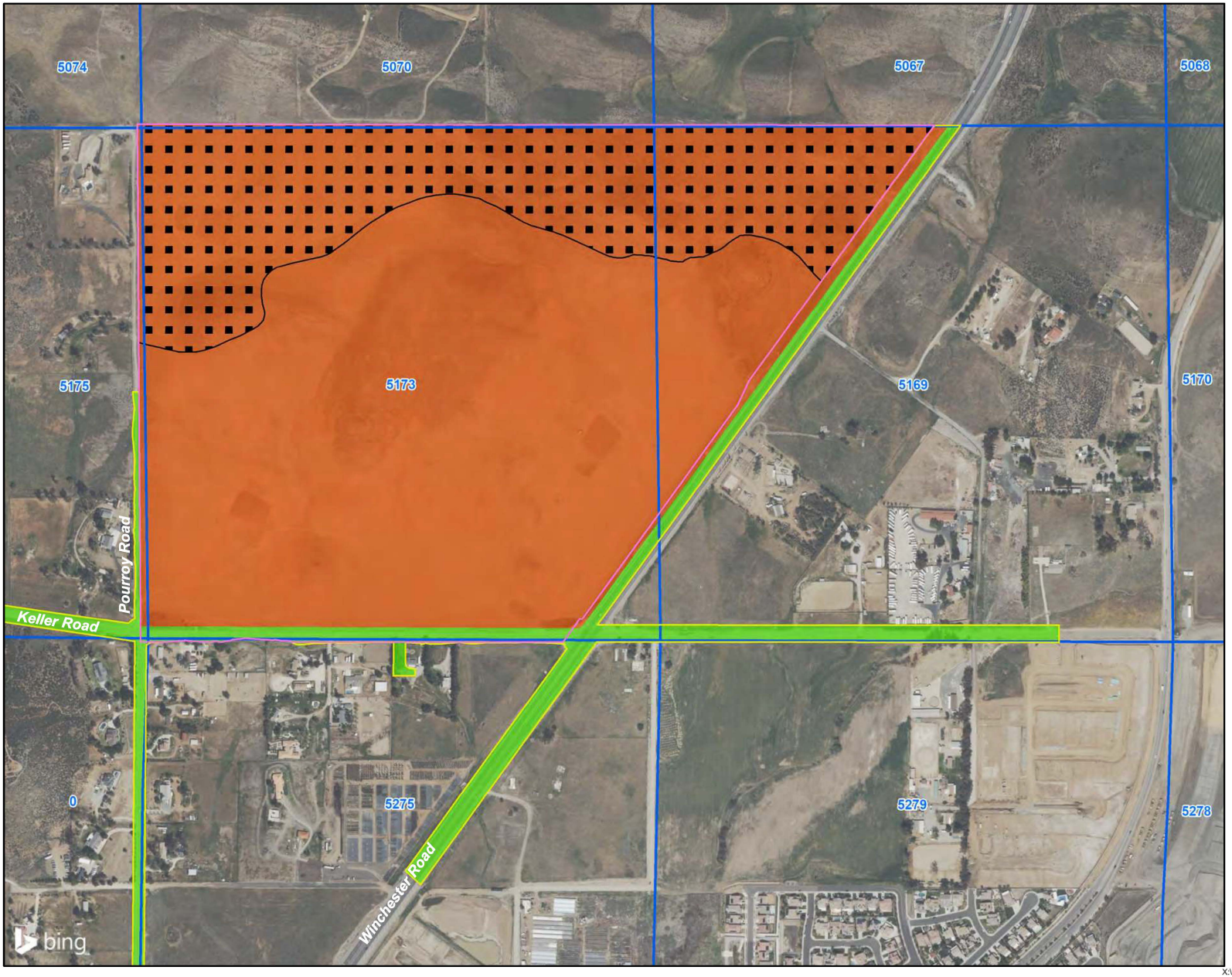
KELLER CROSSING PROJECT

2009 JPR and JPR Amendment Overlay Map

GLENN LUKOS ASSOCIATES

Exhibit 17 - Key Map

X:\0363-THE REST\0446-162KELL\446-162_GIS\MSHCPGIS\446-162_JPR_KEY.mxd



Project - Onsite
Project - Offsite
MSHCP Conservation
Approved 2009 JPR Project Boundary
New Proposed JPR Amendment Boundary
Criteria Cells

N

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: April 9, 2024

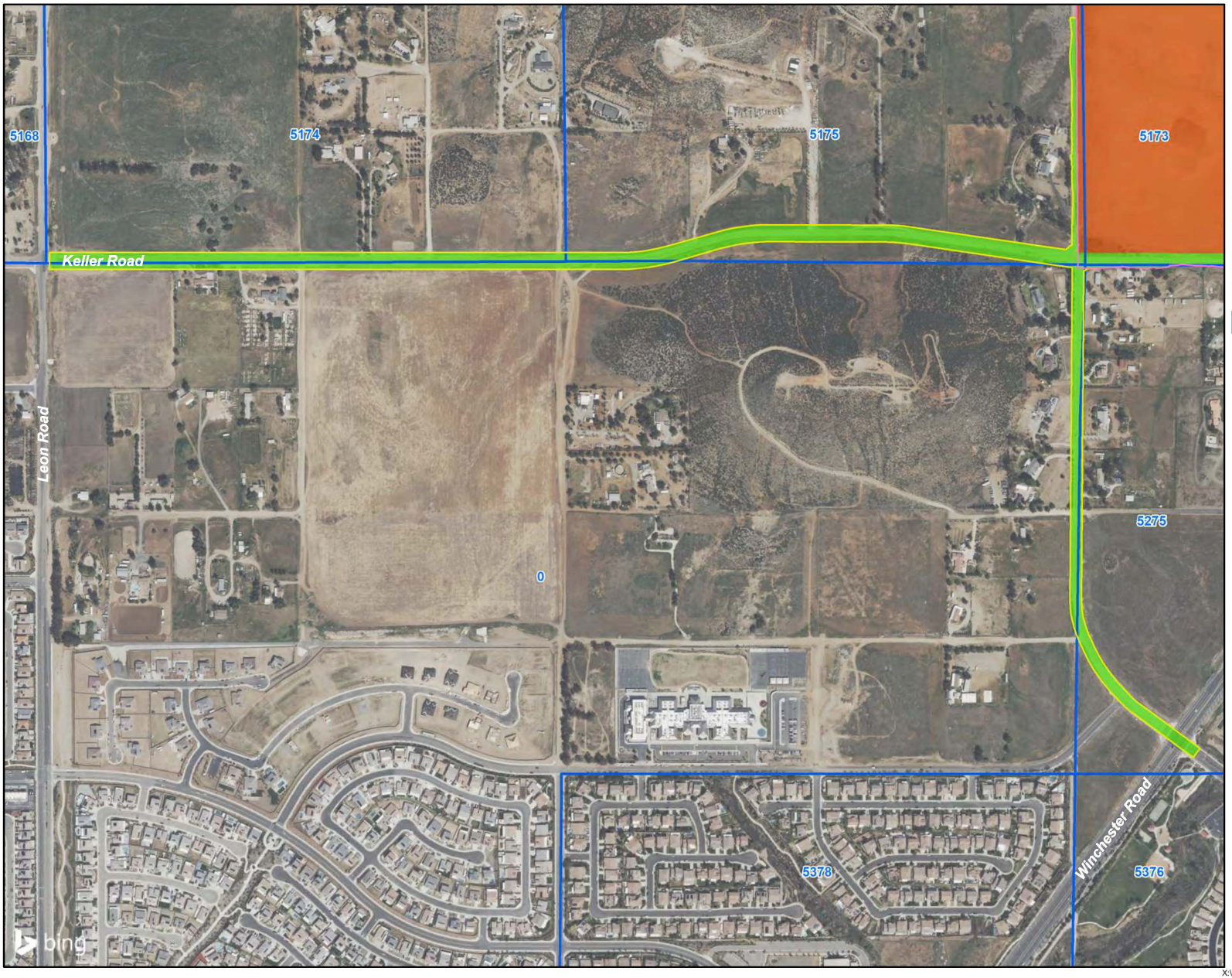
KELLER CROSSING PROJECT

2009 JPR and JPR Amendment Overlay Map

GLENN LUKOS ASSOCIATES

Exhibit 17 - Sheet 1

X:\0363-THE REST\0446-162KELL\446-162_GIS\MSHCPGIS\446-162_JPR_Sheet1.mxd



Project - Onsite
Project - Offsite
MSHCP Conservation
Approved 2009 JPR Project Boundary
New Proposed JPR Amendment Boundary
Criteria Cells

N

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: April 9, 2024

KELLER CROSSING PROJECT

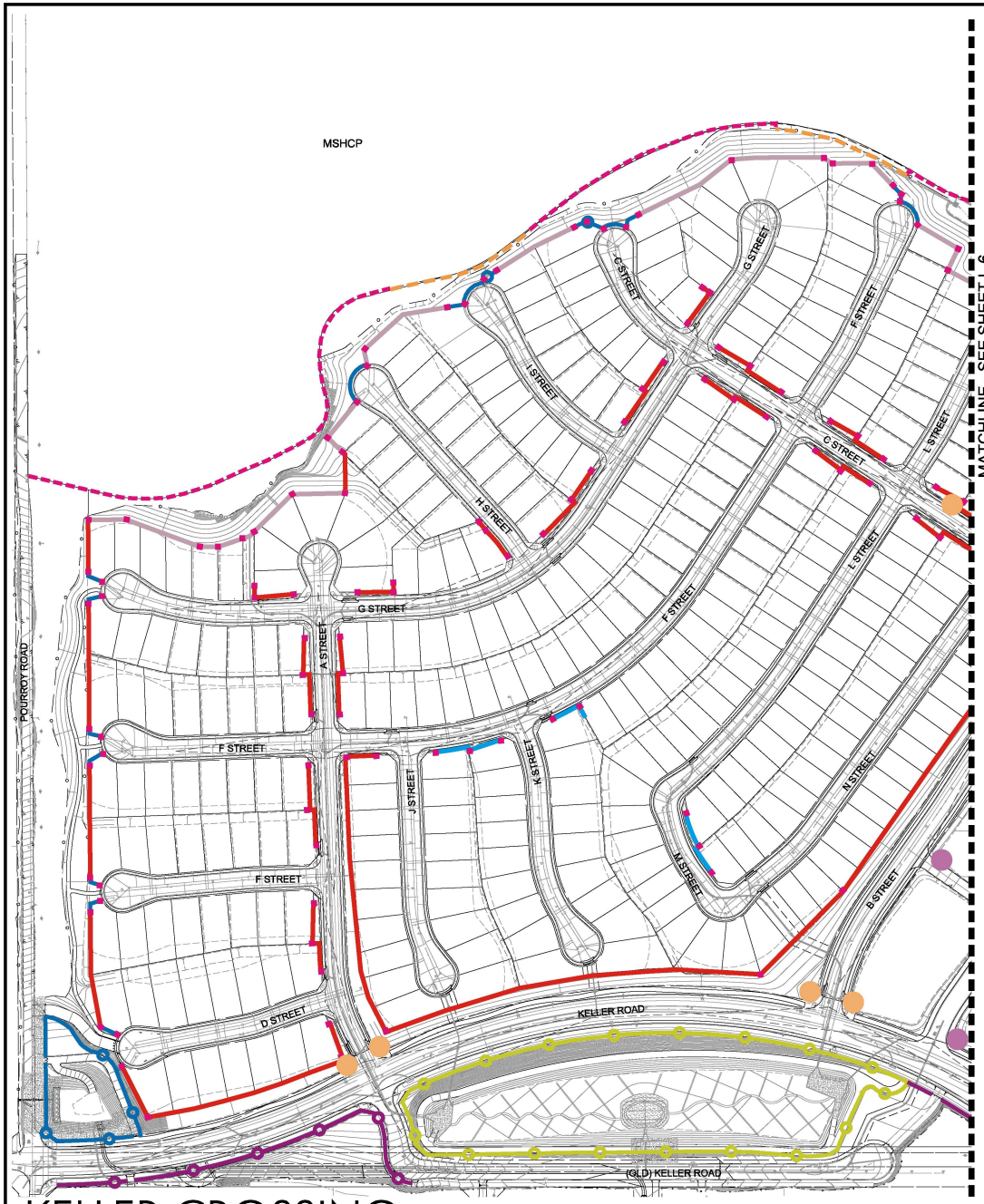
2009 JPR and JPR Amendment Overlay Map

GLENN LUKOS ASSOCIATES

Exhibit 17 - Sheet 2

X:\0363-THE REST\0446-162KELL\446-162_GIS\MSHCPGIS\446-162_JPR_Sheet2.mxd

EXHIBIT 18 – CONCEPTUAL WALL AND FENCE PLANS



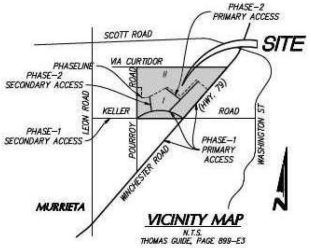
WALL AND FENCE LEGEND

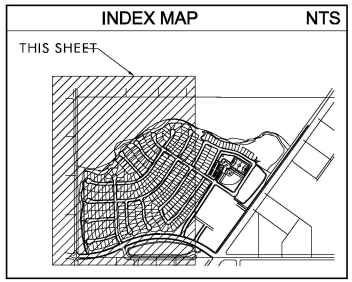
- COMMUNITY WALL
- NEIGHBORHOOD WALL
- COMMUNITY BOUNDARY ENCLOSURE FENCE
- NEIGHBORHOOD BOUNDARY ENCLOSURE FENCE
- COMMUNITY TUBULAR STEEL FENCE
- BASIN ENCLOSURE FENCE OR WALL
- STREETSCAPE ENCLOSURE FENCE OR WALL, AS NEEDED
- 8' HIGH FUEL MODIFICATION SOLID NON-COMBUSTABLE WALL, WITH MSHCP COMPATIBLE ANGLED FENCE TOP OR ROLLER BARS
- 8' HIGH MSHCP FENCE OR WALL (CHAINLINK, BLOCK, BRICK, STONE) WITH ANGLED FENCE TOP OR ROLLER BARS
- PILASTER

NOTE:
ALL WALLS WILL BE PLACED ON RIGHT-OF-WAY. THERE IS A MINIMUM OF 3' LANDSCAPE BETWEEN BACK OF SIDEWALK AND RIGHT-OF-WAY, TYPICAL. ALL WALLS ADJACENT TO SIDEWALKS (INCLUDING BACK OF WALLS WRAPPING INTO NEIGHBORING LOTS) WILL HAVE LANDSCAPE IN FRONT OF WALL AND VINES GROWING ON WALLS.

MONUMENT LOCATIONS

- MAJOR PROJECT MONUMENT
- MINOR PROJECT MONUMENT
- COMMERCIAL ENTRY
- COMMERCIAL ENTRY TOWER
- NEIGHBORHOOD ENTRY





L-5

NORTH 0' 100' 200' 300'

KELLER CROSSING TR38163 - CONCEPTUAL LANDSCAPE PLANS

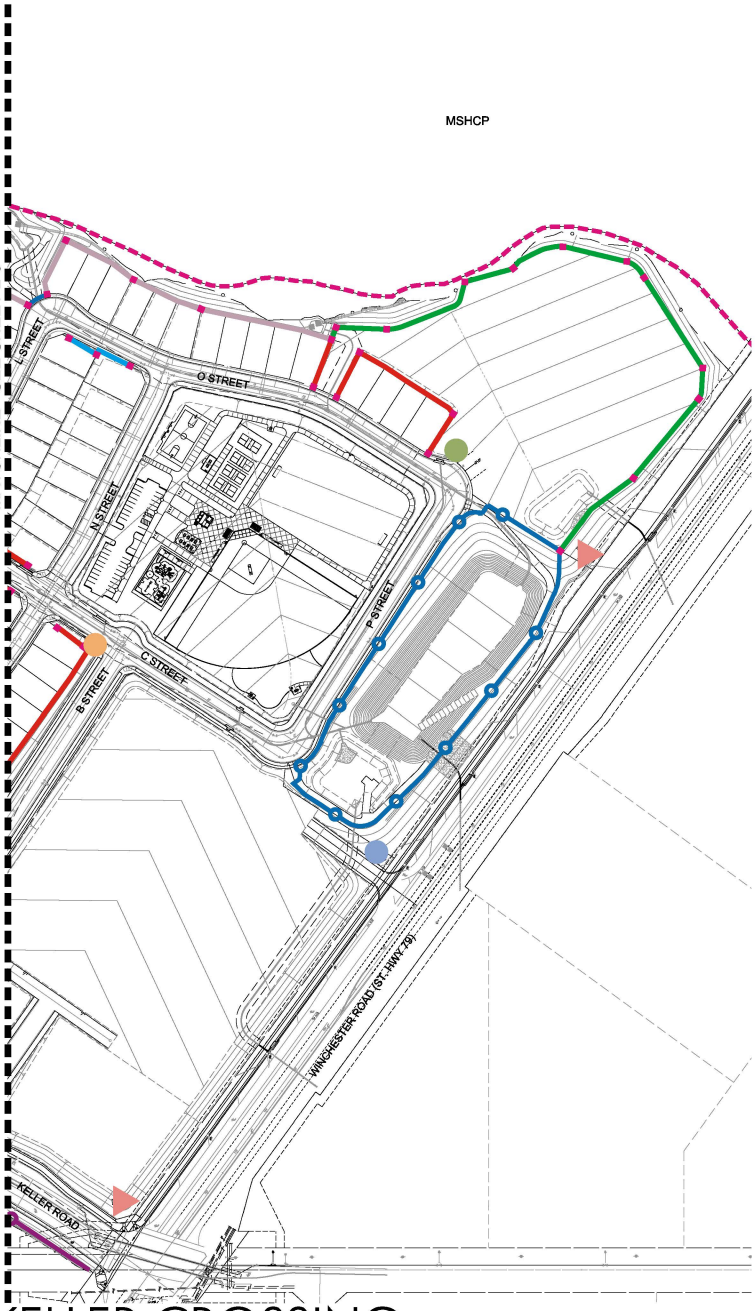
bmla
LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE NO. 859.3; ORDINANCE 348, ORDINANCE 461; PROJECT CONDITIONS OF APPROVAL; AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.

CONCEPTUAL WALL AND FENCE PLAN

PREPARED FOR DR HORTON
2280 WARDLOW CIRCLE, SUITE 100 CORONA, CALIFORNIA 92880 PH:(951) 272-9000
September 6, 2023

MATCHLINE - SEE SHEET L-5



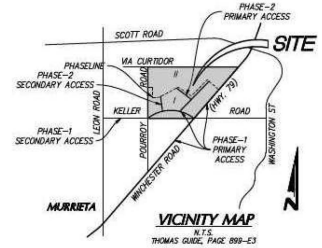
WALL AND FENCE LEGEND

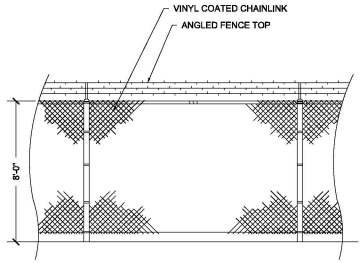
- COMMUNITY WALL
- NEIGHBORHOOD WALL
- COMMUNITY BOUNDARY ENCLOSURE FENCE
- NEIGHBORHOOD BOUNDARY ENCLOSURE FENCE
- COMMUNITY TUBULAR STEEL FENCE
- BASIN ENCLOSURE FENCE OR WALL
- STREETSCAPE ENCLOSURE FENCE OR WALL, AS NEEDED
- 8' HIGH FUEL MODIFICATION SOLID NON-COMBUSTABLE WALL, WITH MSHCP COMPATIBLE ANGLED FENCE TOP OR ROLLER BARS
- 8' HIGH MSHCP FENCE OR WALL (CHAINLINK, BLOCK, BRICK, STONE, METAL) W ITH ANGLED FENCE TOP OR ROLLER BARS
- PILASTER

MONUMENT LOCATIONS

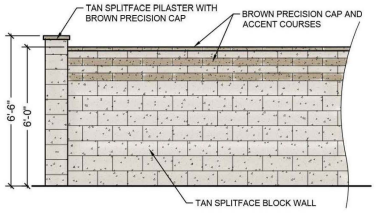
- MAJOR PROJECT MONUMENT
- MINOR PROJECT MONUMENT
- COMMERCIAL ENTRY
- COMMERCIAL ENTRY TOWER
- NEIGHBORHOOD ENTRY

NOTE:
ALL WALLS WILL BE PLACED ON RIGHT-OF-WAY. THERE IS A MINIMUM OF 3' LANDSCAPE BETWEEN BACK OF SIDEWALK AND RIGHT-OF-WAY, TYPICAL. ALL WALLS ADJACENT TO SIDEWALKS (INCLUDING BACK OF WALLS WRAPPING INTO NEIGHBORING LOTS) WILL HAVE LANDSCAPE IN FRONT OF WALL AND VINES GROWING ON WALLS.

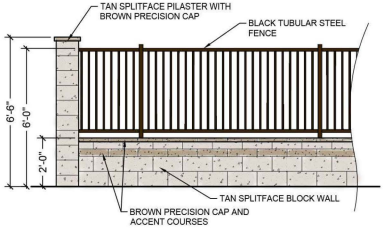




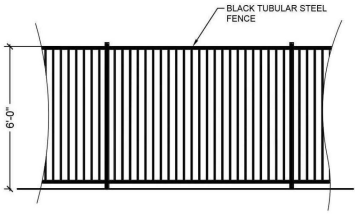
MSHCP FENCE



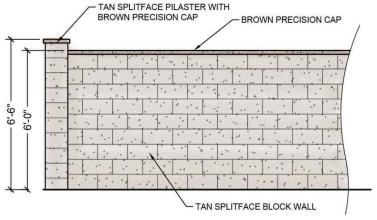
COMMUNITY WALL AND PILASTER



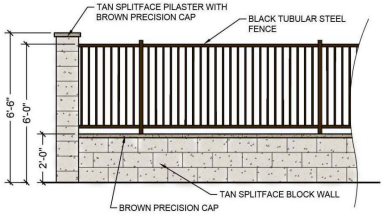
COMMUNITY COMBO WALL AND PILASTER



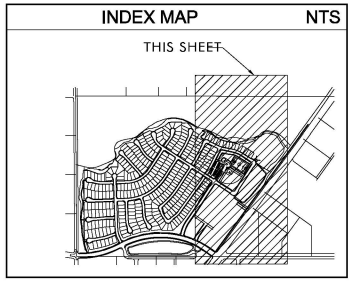
COMMUNITY TUBULAR STEEL FENCE



NEIGHBORHOOD WALL AND PILASTER



NEIGHBORHOOD COMBO WALL AND PILASTER



KELLER CROSSING TR38163 - CONCEPTUAL LANDSCAPE PLANS

L-6

NORTH 0' 100' 200' 300'

bmla
LANDSCAPE ARCHITECTURE
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CONCEPTUAL WALL AND FENCE PLAN

PREPARED FOR DR HORTON
2280 WARDLOW CIRCLE, SUITE 100 CORONA, CALIFORNIA 92880 PH:(951) 272-9000
September 6, 2023