APPENDIX 4b

RCA Joint Project Review (JPR)

JPR #: 08-11-25-01
Date: 8-19-09

Project Information

Permittee: **City of Murrieta**
Case Information: **Calvary Chapel**
Site Acreage: **118 acres**
Portion of Site Proposed for MSHCP Conservation Area: **89 acres**

Criteria Consistency Review

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

Data:

Applicable Core/Linkage: Proposed Core 2
Area Plan: Southwest

APN	Sub-Unit	Cell Group	Cell
900-030-006 900-030-015 900-030-025	SU5 – French Valley/Lower Sedco Hills	A'	5673 5669

Comments:

a. Proposed Core 2 (Antelope Valley) is located approximately in the southwest region of the Plan Area. This Core Area consists largely of private lands but also contains small pieces of Public/Quasi-Public Lands. Connections from the Core are made through Proposed Constrained Linkages 15 (Lower Warm Springs Creek), 16, 17 (Paloma Valley), and 18. The Core is constrained in all directions by existing agricultural uses and urban Development. Though the Core has one of the highest P/A ratios of all multiple species habitat conservation plan (MSHCP) proposed or existing Cores, it is highly connected to other MSHCP conserved lands and is located only 1.1 miles from the nearest connected Core, Existing Core J (Lake Skinner/Diamond Valley Lake). This Core provides important Habitat for the Quino checkerspot, which has key populations in this area. This butterfly is restricted by the distribution and availability of its hosts plants, which in many areas have been replaced by non-native exotic weed species and habitat type conversion. Because of the large number of Covered Activities planned in this area and the constrained condition of the Core, management of edge conditions will be necessary in this area to maintain high-quality Habitat for the Qunio checkerspot and other species using this Core.

b. The majority of the 118-acre site is located in Cell Group A′. Conservation within this Cell Group will contribute to assembly of Proposed Core 2. Conservation within this Cell Group will focus on riparian scrub, woodland, and forest habitat along Warm Springs Creek and adjacent chaparral, coastal sage

scrub, grassland, woodland, and forest habitat. Areas conserved within this Cell Group will be connected to chaparral, riparian scrub, woodland, and forest habitat proposed for conservation in Cell Group Z to the north, to chaparral and coastal sage scrub habitat proposed for conservation in Cell Group F′ to the south, to chaparral, coastal sage scrub, grassland, woodland, and forest habitat proposed for conservation in Cell Group C′ also to the south, and to habitat proposed for conservation in Cell Group G′ to the southwest. Conservation within this Cell Group will range from 65%–75% of the Cell Group, focusing in the western portion of the Cell Group.

c. The project is a proposed church that will include a school, athletic fields, and other uses. The site topography includes hills and valleys with eroded drainage channels. Peak elevations on site associated with the ridges range from 1,470 feet above sea level (asl) to 1,525 asl. The site is primarily coastal sage scrub and chaparral with some smaller areas (less than 1 acre respectively) of non native grassland, southern willow scrub, and coast live oak. No clay or alkaline soils were reported on site. The project proposes 89 acres of Conservation, focusing on areas of coastal sage scrub that will link with lands already conserved to the southwest and then linking with lands to the northeast. The proposed development footprint is located in the northwest corner of the site on approximately 29 acres, which includes primarily chaparral vegetation, and some disturbed areas and is located adjacent to developed roadways. Placing the development in the proposed location would avoid direct impacts on vegetation communities that are the primary target for conservation in this area. In addition, the location and configuration of development is toward the outside of the cell group, adjacent to the existing Clinton Keith Road, avoiding habitat fragmentation within the proposed core, and allowing connectivity of the habitats on site that the Cell Group criteria is seeking. As such, the proposed project with 89 acres of Conservation would not conflict with the Reserve Assembly in this area.

d. The project site is located in Rough Step area 6. The area proposed for development is mapped as being primarily chaparral. As reported in the 2008 Annual Report, Rough Step 6 is out of rough step for the southern willow scrub community. However, since the proposed development of the project will not disturb southern willow scrub, approval of the project should not conflict with the Rough Step status in this area.

Other Plan Requirements

Data:

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

Yes. There are riparian/riverine areas on or adjacent to the project site. Further, there are no vernal pools and other fairy shrimp habitat on or adjacent to the project site.

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

Yes. The project site is 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 burrowing owl survey area and 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.

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 reported prepared by Principe and Associates (Principe) dated October 2004, there do not appear to be riverine or riparian areas located in the northwest portion of the 29 acres slated for development that would be affected by the project. There are riverine and riparian resources on the site, mainly associated with an unnamed tributary to Warm Springs Creek, which will be within the Conservation Area of the site. Therefore, because the riverine and riparian resources on site will not be impacted, the project did not conduct focused riparian bird surveys. Additionally, Principe does not report the presence of vernal pools or fairy shrimp habitat given the lack of suitable soils and associated habitats. Based on this information, the project demonstrates compliance with Section 6.1.2 of the MSHCP.

b. Section 6.1.3: The project site is within an NEPSSA for Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California Orcutt grass, and Wright's trichocoronis. The project site was evaluated by Paul Principe in 2004. Based on the General Biological Assessment prepared by Principe dated October 2004, the project site does not support the suitable soils or habitats for these NEPSSA plants. Based on this information, the project demonstrates compliance with Section 6.1.3 of the MSHCP.

c. Section 6.3.2: The project site is located in a burrowing owl survey area and a 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 was evaluated by Paul Principe in 2004. Based on the General Biological Assessment prepared by Principe dated October 2004, the project site does not support the suitable soils or habitats for the CASSA plants. The site was also assessed by Principe for burrowing owl habitat, and as documented in the October 2004 report, no suitable burrows or evidence of burrows or owls were observed on site during the survey efforts. Based on this information, the project demonstrates compliance with Section 6.3.2 of the MSHCP.

d. Section 6.1.4: Conservation Areas are proposed on the project site. To preserve the integrity of areas dedicated as MSHCP Conservation Areas that are proposed to occur on this site, and nearby, 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.

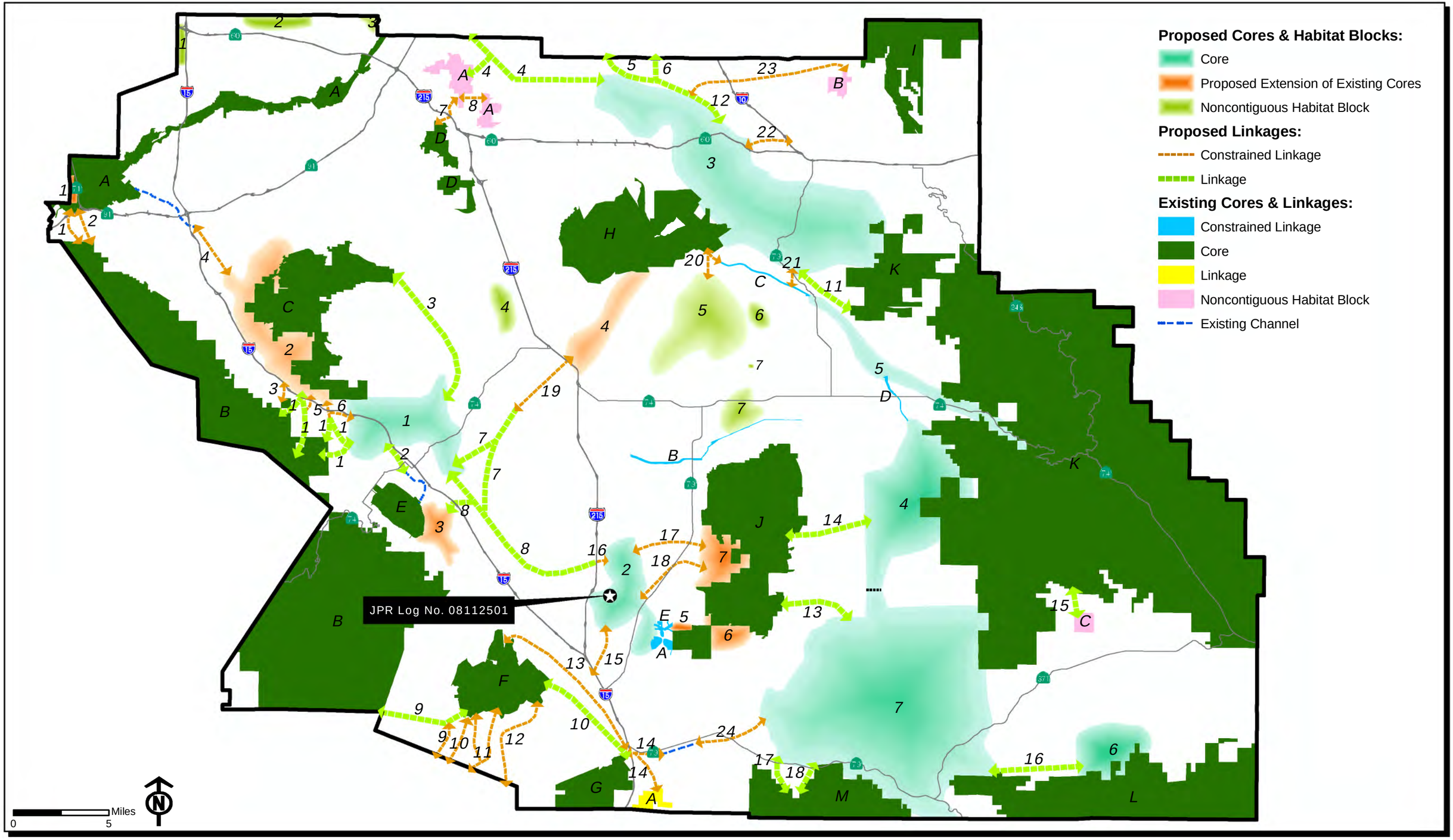
   iv. Proposed noise-generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.

   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.

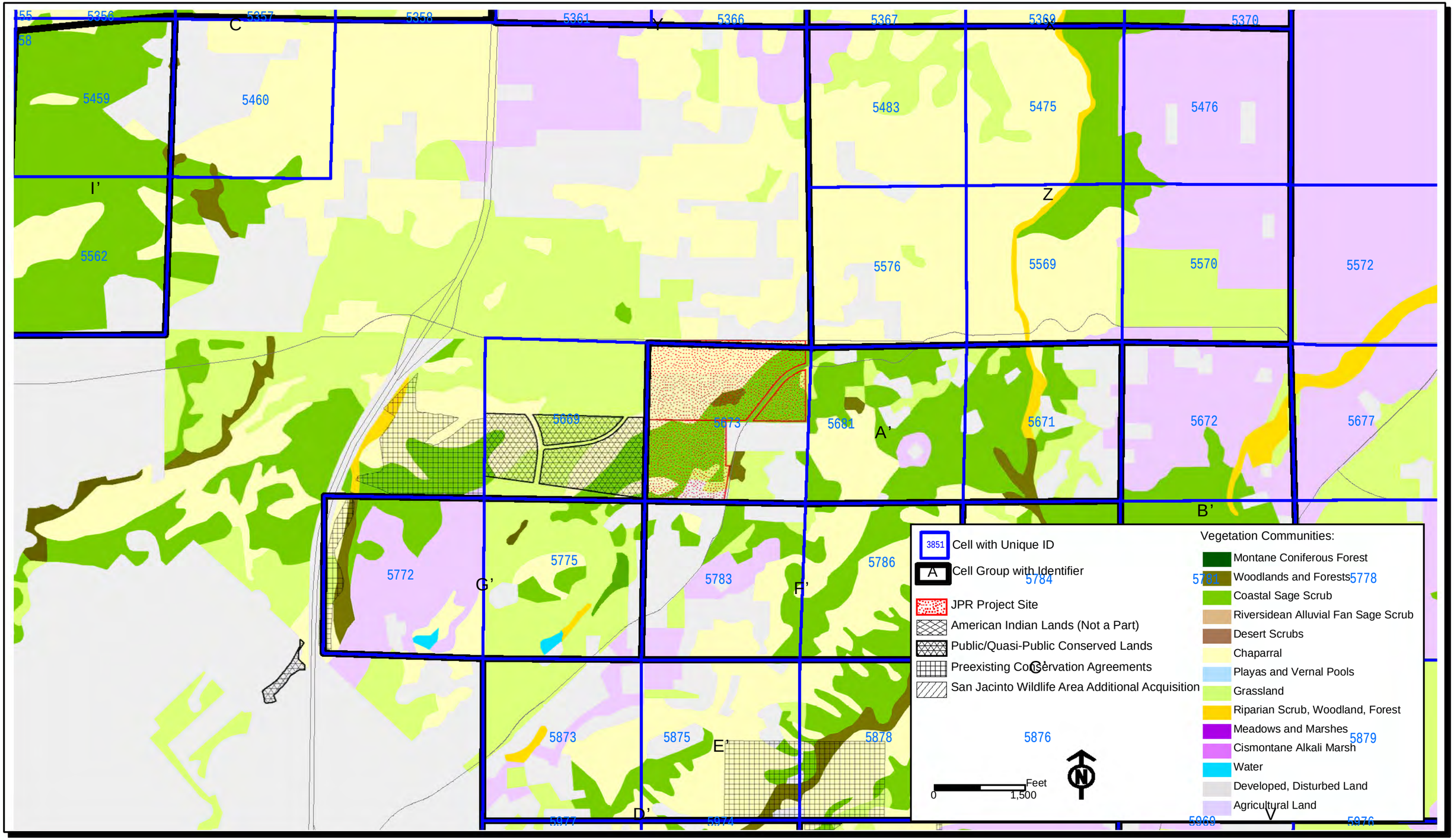
SNS



JPR Log No. 08112501

Vicinity Map with MSHCP Schematic Cores and Linkages

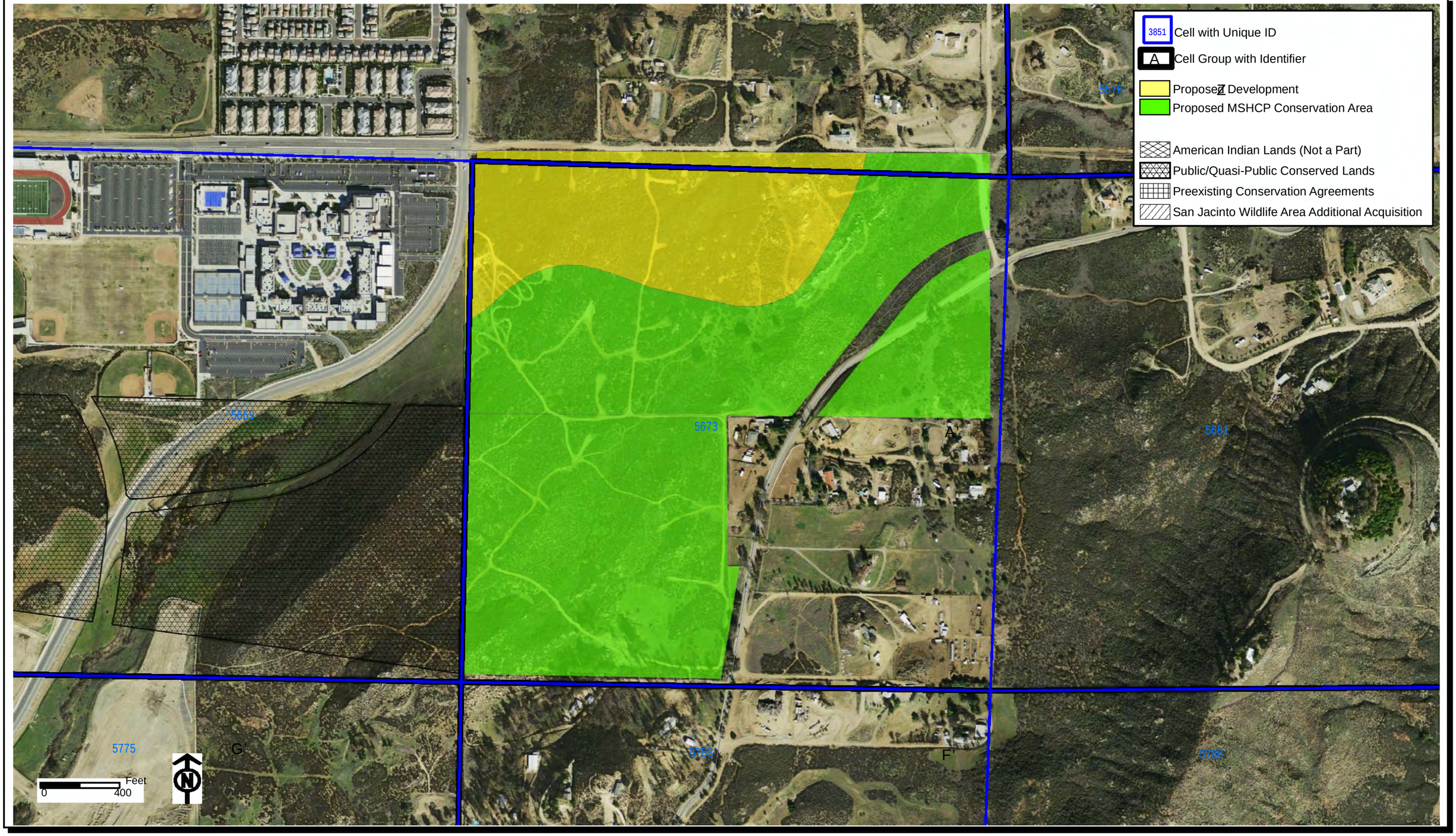
EXHIBIT A



JPR Log No. 08112501

Criteria Area Cells with MSHCP Vegetation and Project Location

EXHIBIT B



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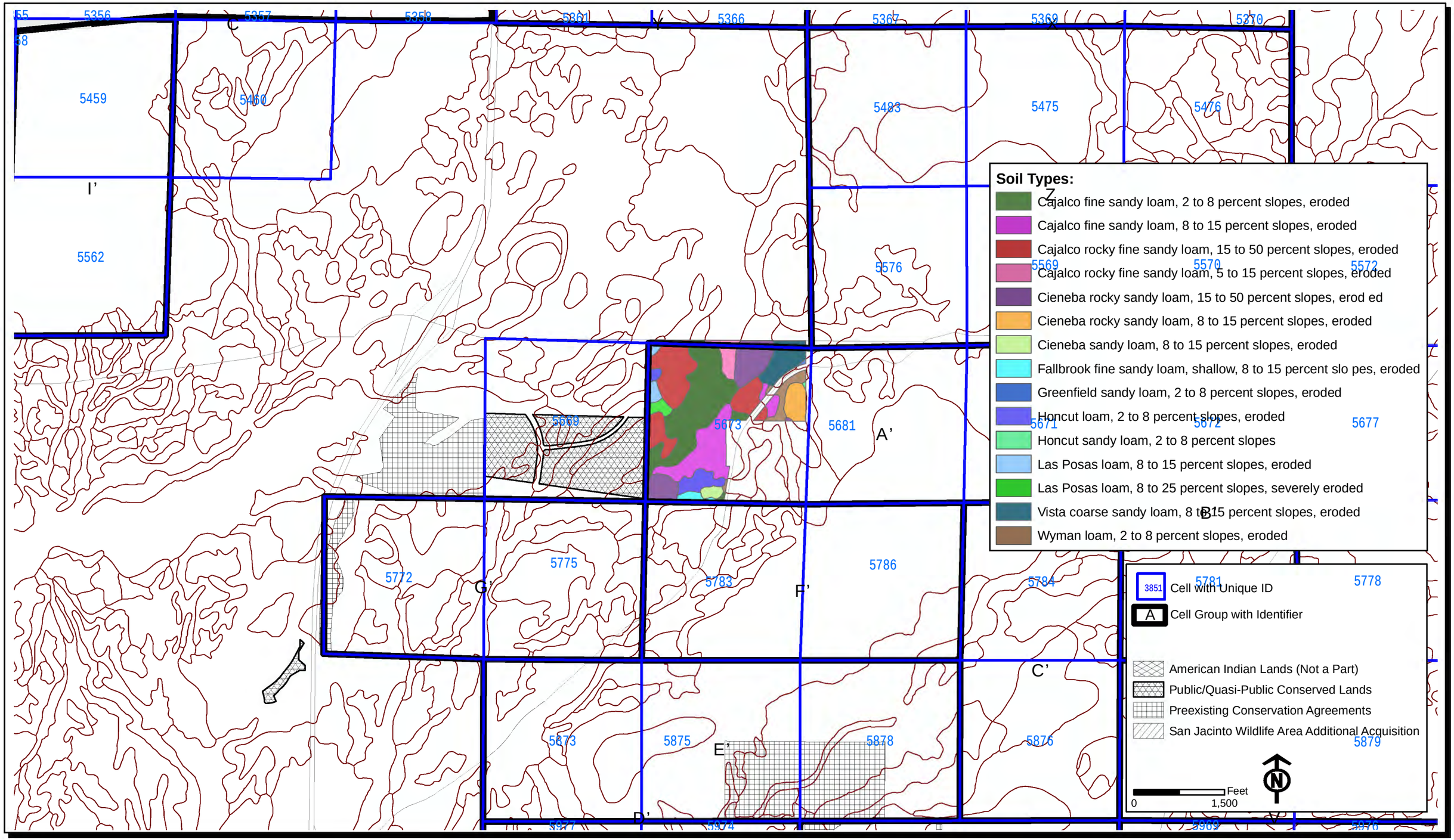
Criteria Area Cells with Aerial Photograph and Proposed Project Impacts

EXHIBIT C



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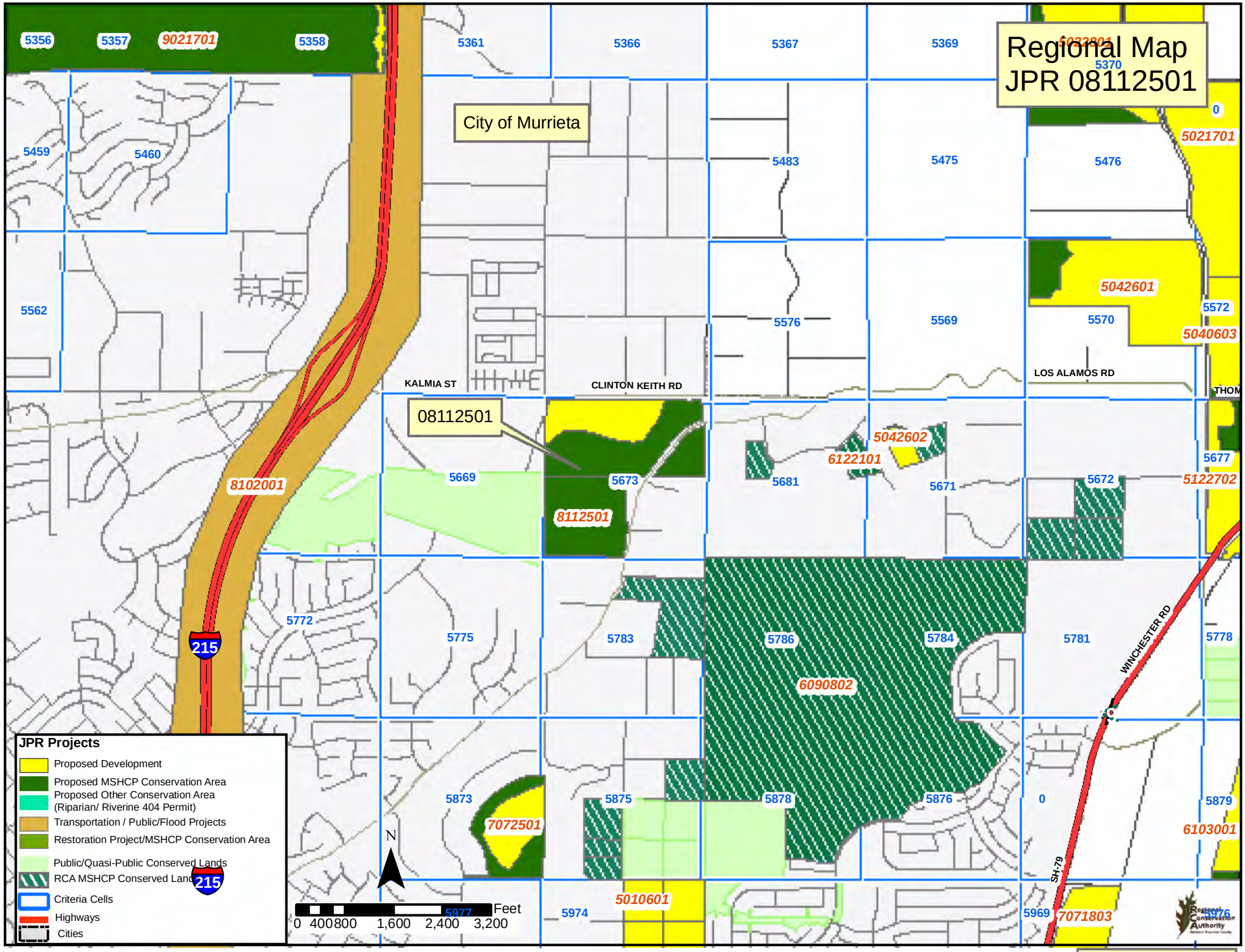
Criteria Area Cells with MSHCP Soils and Project Location

EXHIBIT D


Regional Map
JPR 08112501
City of Murrieta
08112501
KALMIA ST
CLINTON KEITH RD
LOS ALAMOS RD
WINCHESTER RD
SH-79
215
5356
5357
9021701
5358
5361
5366
5367
5369
5370
5459
5460
5483
5475
5476
5021701
5562
5576
5569
5570
5572
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5673
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5671
5672
5677
5042602
6122101
5122702
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5772
5775
5783
5786
5784
5781
5778
6090802
5873
5875
5878
5876
5879
7072501
6103001
5974
5010601
5969
7071803
5976
JPR Projects
Proposed Development
Proposed MSHCP Conservation Area
Proposed Other Conservation Area (Riparian/ Riverine 404 Permit)
Transportation / Public/Flood Projects
Restoration Project/MSHCP Conservation Area
Public/Quasi-Public Conserved Lands
RCA MSHCP Conserved Land
Criteria Cells
Highways
Cities
N
0 400800 1,600 2,400 3,200
Feet
Rough Step Unit #6