



RCA Joint Project Review (JPR) Findings

JPR #: 22-12-09-01

Date: 01/18/23

Project Information

Permittee: County of Riverside

Case Information: HANS220003

Site Acreage: 9.37 acres (9.07-acre on-site permanent and 0.09-acre off-site permanent, and 0.19-acre on-site riparian/riverine avoidance and 0.02-acre off-site riparian/riverine avoidance¹), of which 4.10 acres (3.98 on-site permanent and 0.12 on-site acres riparian/riverine avoidance) are located within the Criteria Area²

Portion of Site Proposed for MSHCP Conservation Area: 0 acres

Criteria Consistency Review

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

Applicable Core/Linkage: Proposed Core 7 and Proposed Constrained Linkage 24

Area Plan: Southwest Area

APN	Sub-Unit	Cell Group	Cell
927-670-009	SU3 Vail Lake	Cell Group C	6807

Project Information

- a. **Project Documentation.** JPR submittal materials provided by the Permittee included a JPR Application Form (November 29, 2022), an MSHCP Compliance Review Worksheet (November 29, 2022), and a

¹ According to the *Analysis*, the 0.02-acre off-site riparian/riverine avoidance will not be covered by a deed restriction; however, this area occurs entirely outside of the Criteria Area (i.e., Criteria Cell 6807). Therefore, this area is outside of the purview of the RCA and the *Analysis* will be reviewed for MSHCP consistency by the Wildlife Agencies.

² Joint Project Review (JPR) only occurs within MSHCP Criteria Cells. Any portion of the project that extends beyond the Criteria is not included as part of this JPR review nor these Findings.



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Western Riverside County MSHCP Compliance Document (Analysis) prepared by Searl Biological Services (SBS; November 03, 2022).

- b. **Project Location.** The proposed project is located east of the City of Temecula in unincorporate Riverside County, near the southwest corner of the Camino del Vino and De Portola Road intersection (Exhibit A). It is located in the southcentral portion of the MSHCP Area (Exhibit B).
- c. **Project Description.** The project consists of the construction of a Class II Winery. The facility will total 10,847-square feet (sq ft) and will include a 2,378-sqft wine tasting building; 2,378-sqft wine tasting room, break room and restroom building; 1,532-sqft storage building, wine lab, member's tasting room building; 2,192-sqft barrel room; 795-sqft office building; and a 1,568-sqft case storage building.

The approximate 9.37-acre proposed project site includes on-site development of 9.07 acres and off-site development of 0.09 acre and 0.19-acre on-site riparian/riverine avoidance and 0.02-acre off-site riparian/riverine avoidance. Of the 9.37-acre project, 4.10 on-site acres are located within MSHCP Criteria Area (specifically, Cell 6807), and as such, only the 4.10-acre on-site acreage (including 3.98 on-site permanent and 0.12 on-site avoidance) is the subject of these JPR Findings (hereafter referred to as “**project site**”). According to the *Analysis*, vegetation on the project site consists of agriculture, developed disturbed, ornamental, and California sagebrush. MSHCP baseline vegetation communities (1994) within the project site consist of coastal sage scrub, grassland, developed or disturbed, and agricultural land (Exhibit C). Soils on the project site consist of Greenfield sandy loam, 2 to 8 percent sloped, eroded; Greenfield sandy loam, 8 to 15 percent, eroded; Hanford coarse sandy loam, 8 to 15 percent slopes; Hanford sandy loam, 2 to 15 percent slopes; and rough broken land (Exhibit D).

All impacts are permanent, and no temporary impacts are proposed (Exhibit E). The project is not adjacent to any existing conservation area. No fuel modification or weed abatement zones are proposed. All stockpiling and staging of equipment will occur on site.

Relation to Reserve Assembly

- a. **Reserve Assembly Summary.** As stated in Section 3.2.3 of the MSHCP, “Proposed Core 7 is comprised of a mosaic of upland and wetland habitat types in the Vail Lake, Sage and Wilson Valley areas. The proposed large intact habitat blocks provide Live-In Habitat for a number of Planning Species and movement for species connecting to other Core Areas located in the Agua Tibia Wilderness, San Bernardino National Forest and Beauty Mountain Management Area. This Core supports Quino checkerspot butterfly, coastal California gnatcatcher, Stephens’ kangaroo rat, least Bell’s vireo, bobcat, mountain lion and several Narrow Endemic Plant Species occurring on Travers-Willow-Domino soil series. Maintenance of large intact interconnected habitat blocks and wetland functions and values of Vail Lake and portions of Tualota Creek, Temecula Creek, Tule Creek, Cottonwood Creek, Arroyo Seco Creek, Kolb Creek and Wilson Creek is important for these species. As shown on the table below, areas not affected by edge within this Core total approximately 48,510 acres of the total 50,000 acres occupied by this Core. For portions of Core Areas



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adjacent to Development, treatment and management of edge conditions will be necessary to ensure habitat quality for species using the Core. Guidelines Pertaining to Urban/Wildlands Interface for the management of edge factors such as lighting, urban runoff, toxics, and domestic predators are presented in Section 6.1 of this document [MSHCP].”

A portion of the project site (4.10 acres) is located within Cell 6807 of Cell Group C (11 Cells). As stated in Section 3.3.15 of the MSHCP, “Conservation within this Cell Group will contribute to assembly of Proposed Core 7 and Proposed Constrained Linkage 24. Conservation within this Cell Group will focus on Riversidean alluvial fan sage scrub, riparian scrub, woodland and forest habitat along Temecula Creek and adjacent chaparral, coastal sage scrub, grassland, woodland and forest habitat. Areas conserved within this Cell Group will be connected to chaparral, coastal sage scrub, riparian scrub, woodland and forest habitat proposed for conservation in Cell Group D to the southeast and to Riversidean alluvial fan sage scrub habitat proposed for conservation in Cell #7134 to the southwest. Conservation within this Cell Group will range from 60% to 70% of the Cell Group focusing in the southern and central portions of the Cell Group.”

As discussed above, the 4.10-acre project site is located within Cell Group C (11 Cells). Conservation within this Cell Group will contribute to assembly of Proposed Core 7 (PC-7) and Proposed Constrained Linkage 24 (PCL-24) and will range from 60%-70% of the Cell Group focusing in the southern and central portions of the Cell Group.

Cell Group C totals approximately 1,780 acres. Using the mid-range (65%), approximately 1,157 acres are described for conservation within this approximate 1,780-acre Cell Group. To date, 1,322.12 acres have been developed or are approved for development in this Cell Group, which includes but is not limited to the 3.98- acre proposed project development acreage, 605.80 acres owned by Rancho California Water District, and 24.66 acres of covered roads acreage. In addition, the project has 0.12 acre of on-site avoidance within Cell 6807 that will not contribute to reserve assembly. There are 117.30 acres of Public-Quasi Public Lands that cannot be counted towards the Additional Reserve Lands (ARL). There are 32.43 acres in this Cell Group that have already been conserved or are proposed for conservation. Therefore, with 32.43 acres conserved, or proposed to be conserved, to date (described as contributing to PC-7), 1,124.58 acres are still needed for conservation in order to achieve the mid-range goal of 1,157 acres. There are 308.54 undeveloped acres available within the Cell Group, of which 248.76 undeveloped acres are potentially available within areas described for conservation. In summary, with 32.43 acres conserved or proposed for conservation, and 248.76 undeveloped acres available for conservation that could also functionally contribute to PC-7, for a total of 284.19 acres, Cell Group C could not achieve the mid-range goal of 1,157 acres nor could it achieve the low-range goal of 1,068 acres. Although this Cell Group is not able to meet the mid-range or low-range goal, the proposed project is located in the northwest corner of the Cell Group, not in an area described for conservation and would not functionally contribute to the proposed reserve assembly. Therefore, the project is consistent with reserve assembly and would not impede the conservation goals for PC-7 or PCL-24 nor result in issues regarding fragmentation.

- b. **Rough Step.** The proposed project is within Rough Step Unit 4. As stated in Section 4 of the MSHCP 2021 Annual Report, “Rough Step Unit 4 encompasses 212,630 acres within the southeastern corner of western Riverside County (see *Figure 4-5, Rough Step Unit #4*). These areas are composed of upland and wetland habitats in the Vail Lake, Sage, and Wilson Valley areas. This Unit is bound by Diamond Valley Lake, Lake Skinner, and Johnson Ranch to the west; San Diego County and the Agua Tibia Mountains to the south; and the San Jacinto Mountains and eastern Riverside County to the east. Only that portion within Criteria Cells is tracked by Rough Step and not all vegetation or land cover within a Rough Step Unit has acreage goals. In Rough Step Unit 4 there are 10 vegetation/land cover types, but only six have Rough Step acreage goals; coastal sage scrub; desert scrubs; grasslands; riparian scrub, woodland, forest; Riversidean alluvial fan sage scrub; and woodlands and forests. *Table 4-7, Rough Step Unit 4 Acreage Totals* provides the losses and gains and resulting allowable development acreage for each of the six vegetation communities with acreage goals. Through 2021, a total of 7,760 acres of conservation has occurred for the six tracked vegetation communities within Rough Step Unit 4. Losses to this unit total 2,462 acres, with remaining development allowance as follows: 95 acres of coastal sage scrub; 219 acres of desert scrubs; 186 acres of grasslands; 11 acres of riparian scrub, woodland, forest; 2 acres of Riversidean alluvial fan sage scrub; and 128 acres of woodlands and forests. This unit remains in Rough Step for 2021.”

MSHCP baseline vegetation (1994) for the area of the site located within Criteria Cell 6807 consists of grassland, coastal sage scrub, developed or disturbed land and agricultural land. Therefore, the proposed project would not conflict with rough step (Exhibit C).

The Rough Step Unit 4 development allowance may have changed by the time this project submits for a grading permit. As such, the RCA provides the following required Measure to ensure the County does not exceed Rough Step allowances:

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



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Other Plan Requirements (MSHCP Volume I)

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

Yes. There are Riparian/Riverine areas on the project site. There are no vernal pools on the project site, and the soils and topography present on the site do not support habitat considered suitable for fairy shrimp. There is no suitable riparian bird habitat on the project site.

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

Yes. A portion of the project site is located within a Narrow Endemic Plant Species Survey Area (NEPSSA), specifically slender-horned spineflower and many-stemmed dudleya.

Section 6.3.2 – Was Additional Survey Information Provided?

Yes. A portion of the project site is located in a Criteria Area Species Survey Area (CASSA) for plants, specifically Nevin's barberry, Vail Lake ceanothus, and round-leaved filaree. The project site is not located in Additional Survey Needs and Procedures Areas for amphibians or small mammals. The project site does not support Delhi sands (Exhibit D) or in areas that would trigger additional review for Delhi sands flower-loving fly. However, the project site is located in an Additional Survey Needs and Procedures Area for burrowing owl.

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

Yes. The property is not located adjacent to existing or proposed conservation areas.

Comments on Other Plan Requirements:

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

Riparian/Riverine. The MSHCP Section 6.1.2 assessment was conducted by biologist Tim Searl on April 18, 2022. Based on the field assessment and a review of historic aerials it was determined there are two riverine features on the property. The first feature enters the northern portion of the site and flows in a southeasterly direction. This feature is an ephemeral wash that lacked a clearly defined bed and bank and is dominated by bare ground and ruderal non-native annual grasses and forbs. A second feature occurs at the northeastern corner of the site and is dominated by bare ground with some scattered ruderal non-native annual grasses and forbs present. No riparian vegetation occurred in either feature. Both features (0.12 acre within Cell 6807 and 0.07 acre outside of Cell 6807) will be avoided by the project and a deed restriction will be placed over the features.³ The deed restriction will demonstrate that the areas will be avoided, and no impacts will occur from the project, including fuel modification within the bed and bank. The deed restriction will be finalized as a condition of Project approval by the County.

³ According to the *Analysis*, the 0.02-acre off site riparian/riverine avoidance will not be covered by a deed restriction due to it occurring in right of way; however, this avoidance area occurs entirely outside of the Criteria Area (i.e., Criteria Cell 6807). Therefore, this area is outside of the purview of the RCA and the *Analysis* will be reviewed for MSHCP consistency by the Wildlife Agencies.

DEED RESTRICTION MEASURE. Avoidance of MSHCP riparian/riverine resources (referred to as “Avoidance Area (With Deed Restriction)” on Exhibit E) must be placed under a deed restriction, prior to issuance of a grading permit.

Vernal Pools/Fairy Shrimp. According to the *Analysis*, no evidence of vernal pools was recorded on the project site. The project site consists of well-drained soils, which are not suitable for the formation of vernal pools. There were no other features (e.g., road ruts, depressions, etc.) observed on the project site that could provide habitat for fairy shrimp. Therefore, protocol-level surveys for fairy shrimp were not warranted.

Riparian Birds. The project site does not contain suitable habitat for MSHCP-covered riparian birds including least Bell’s vireo, southwestern willow flycatcher, and western yellow-billed cuckoo; therefore, focused surveys were not warranted.

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

b. **Section 6.1.3 NEPSSA Plants.**

A portion of the project site is located within a NEPSSA, specifically slender-horned spineflower and many-stemmed dudleya. A habitat assessment was conducted by biologist Tim Searl on April 18, 2022. The project site did not provide suitable habitat characteristics for these species. The project site lacked suitable clay soils, mature alluvial sage scrub, and chaparral. Focused surveys were not conducted due to the lack of suitable habitat.

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

c. **Section 6.3.2. Additional Survey Needs and Procedures.** The following describes Additional Survey Needs and Procedures applicable to the proposed project:

CASSA Plants. A portion of the project site is located in a CASSA for plants, specifically Nevin’s barberry, Vail Lake ceanothus, and round-leaved filaree. A habitat assessment was conducted by biologist Tim Searl on April 18, 2022. The project site did not provide suitable habitat characteristics for these species. The project site lacked suitable clay and gravel soils, alluvial scrub and chaparral. Focused surveys were not conducted due to the lack of suitable habitat.

Burrowing Owl. The project site is in an Additional Survey Needs and Procedures Area for burrowing owl. Due to the presence of suitable habitat, a Step I: *Habitat Assessment* was conducted concurrently with the first Step II A *Focused Burrow Survey* by biologist Tim Searl on April 18, 2022. The project site as well as a 500-foot buffer were assessed following the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (RCA 2006). Due the presence of suitable burrows, Step II B *Focused Burrowing Owl Surveys* were conducted by Tim Searl on April 18th, May 10, June 1, and June 24, 2022. No burrowing owl or burrowing owl sign (e.g., white-wash, feathers, tracks, or pellets) was detected



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with the project site or buffer area. However, because of the presence of habitat suitable for burrowing owl within the project site, the following measure is applicable to the proposed project:

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

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

- d. **Section 6.1.4. Urban/Wildlands Interface Guidelines.** Although the project site is not adjacent to or connected to any MSHCP Conservation Areas, 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. Therefore, the Permittee should include the following measures as project conditions of approval, as applicable:

SECTION 6.1.4 MEASURE.

- i. **Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas. Best Management Practices (BMPs) will be implemented to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm downstream biological resources or ecosystems.**
- ii. **Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.**
- iii. **Night lighting shall be directed away from the MSHCP Conservation Area and the avoided area on site to protect species from direct night lighting.**



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

APPENDIX C MEASURE.

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

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



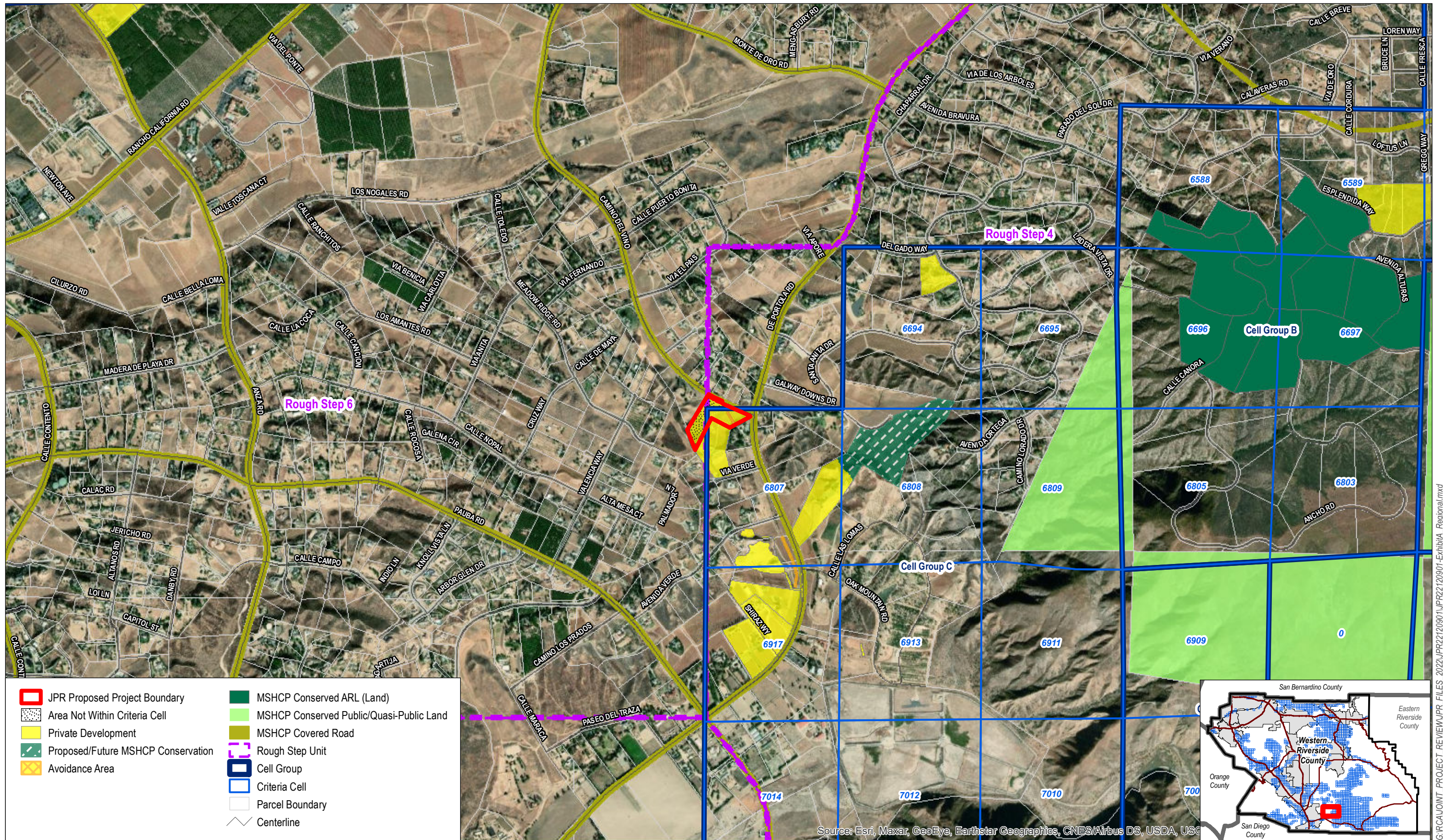
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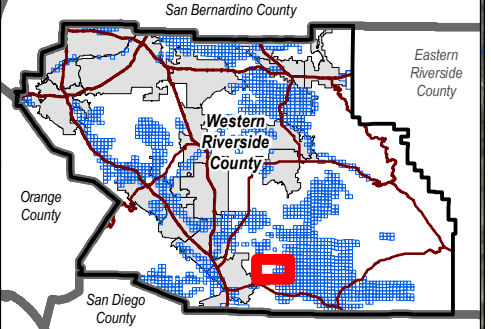
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- xiii. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).**
- xiv. Construction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

BD/TC



- JPR Proposed Project Boundary
- Area Not Within Criteria Cell
- Private Development
- Proposed/Future MSHCP Conservation
- Avoidance Area
- MSHCP Conserved ARL (Land)
- MSHCP Conserved Public/Quasi-Public Land
- MSHCP Covered Road
- Rough Step Unit
- Cell Group
- Criteria Cell
- Parcel Boundary
- Centerline



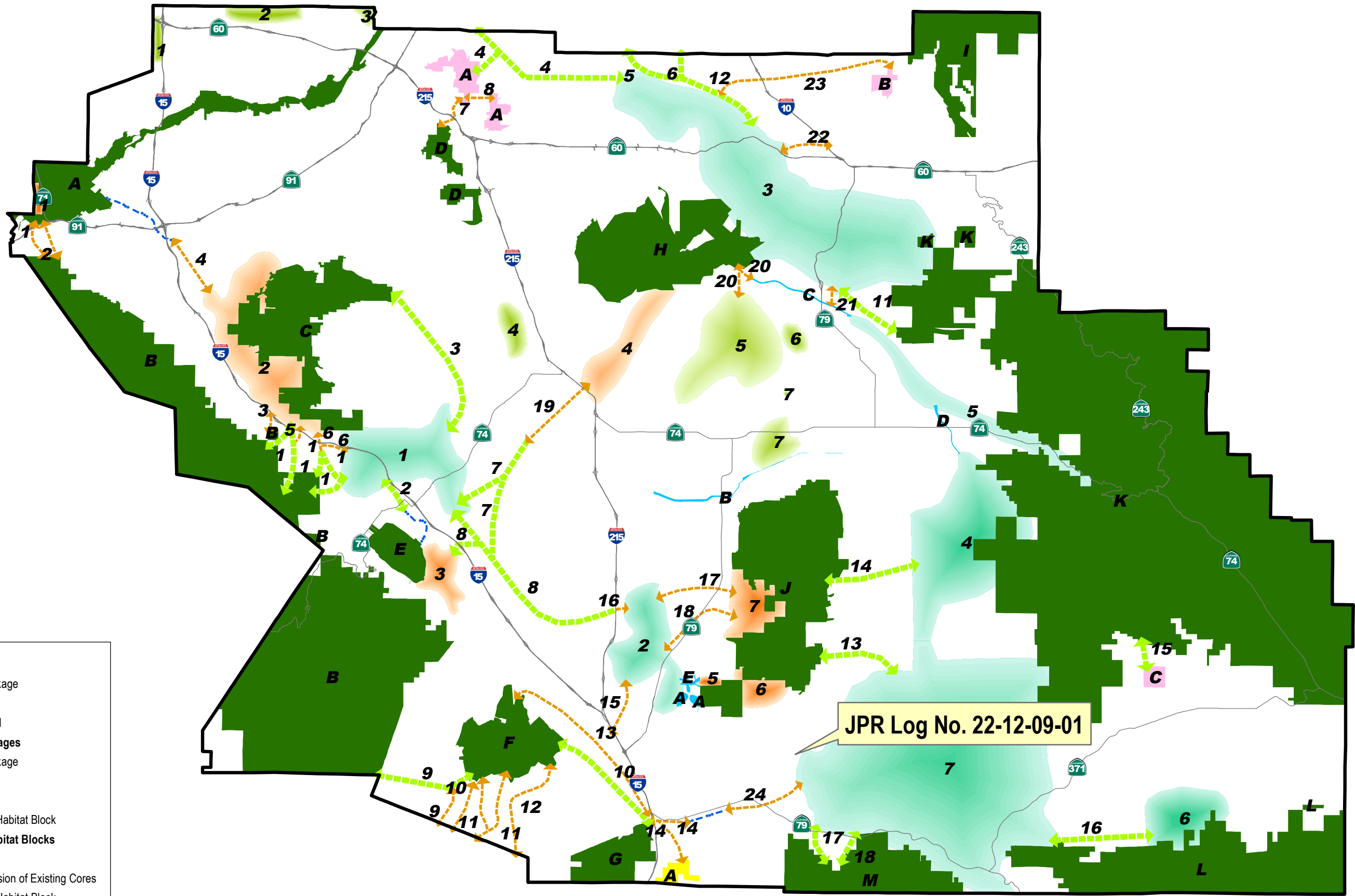
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS

SOURCE: Western Riverside County Regional Conservation Authority 2023; County of Riverside 2023; Esri Basemap 2023. Map created on 1/12/2023.

r14510
 Permittee: County of Riverside
 HANS220003/PPT220029 (Haven Winery)

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Proposed Linkages

- Constrained Linkage (dashed orange line with arrows)
- Linkage (dashed green line with arrows)
- Existing Channel (dashed blue line)


Existing Cores & Linkages



- Constrained Linkage (dashed blue line)
- Core (dark green area)
- Linkage (yellow area)
- Noncontiguous Habitat Block (pink area)

Proposed Cores & Habitat Blocks

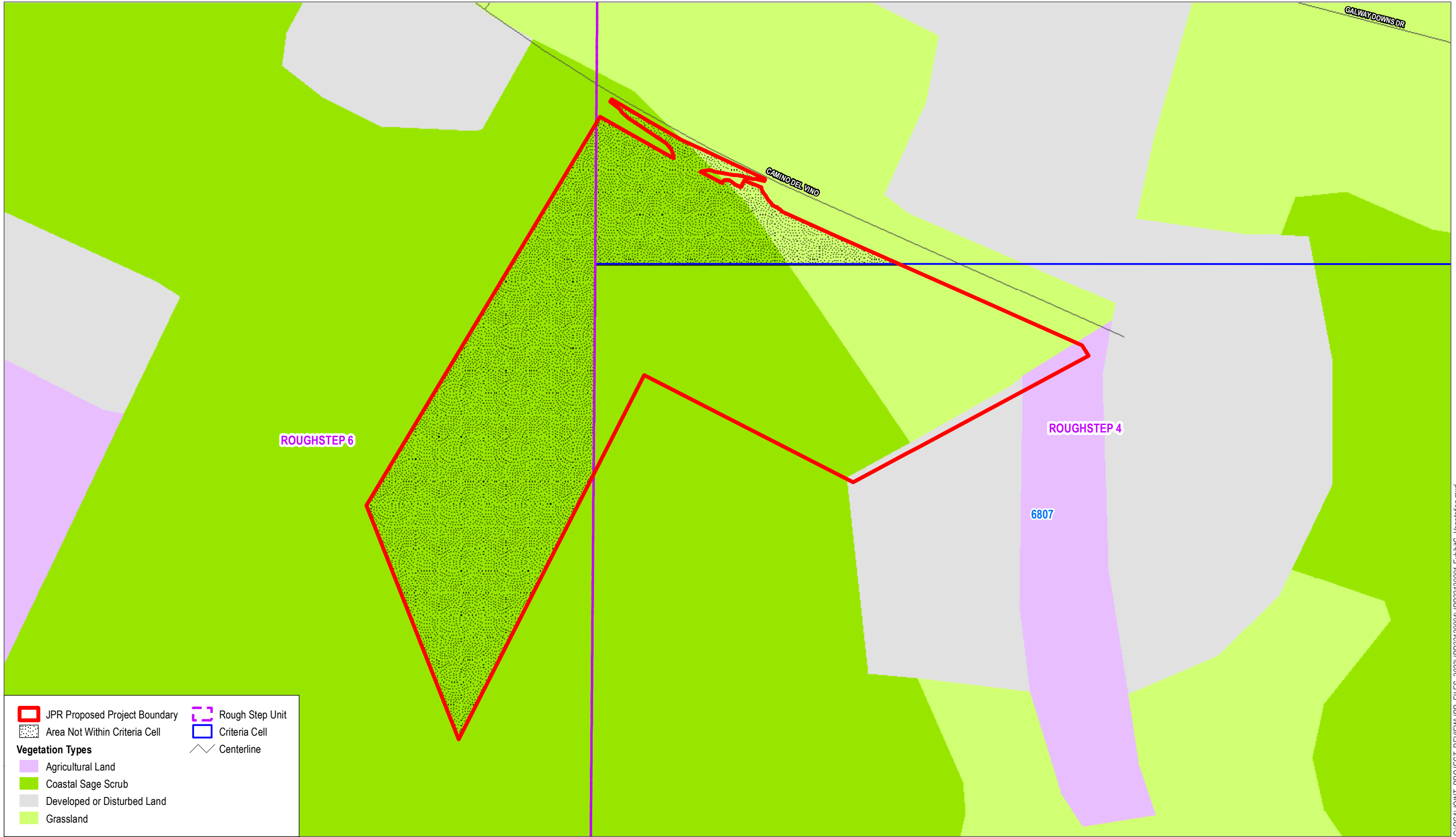
- Core (light green area)
- Proposed Extension of Existing Cores (orange area)
- Noncontiguous Habitat Block (light green area)

SOURCE: Western Riverside County Regional Conservation Authority (WRC-RCA). Map created on 1/11/2023


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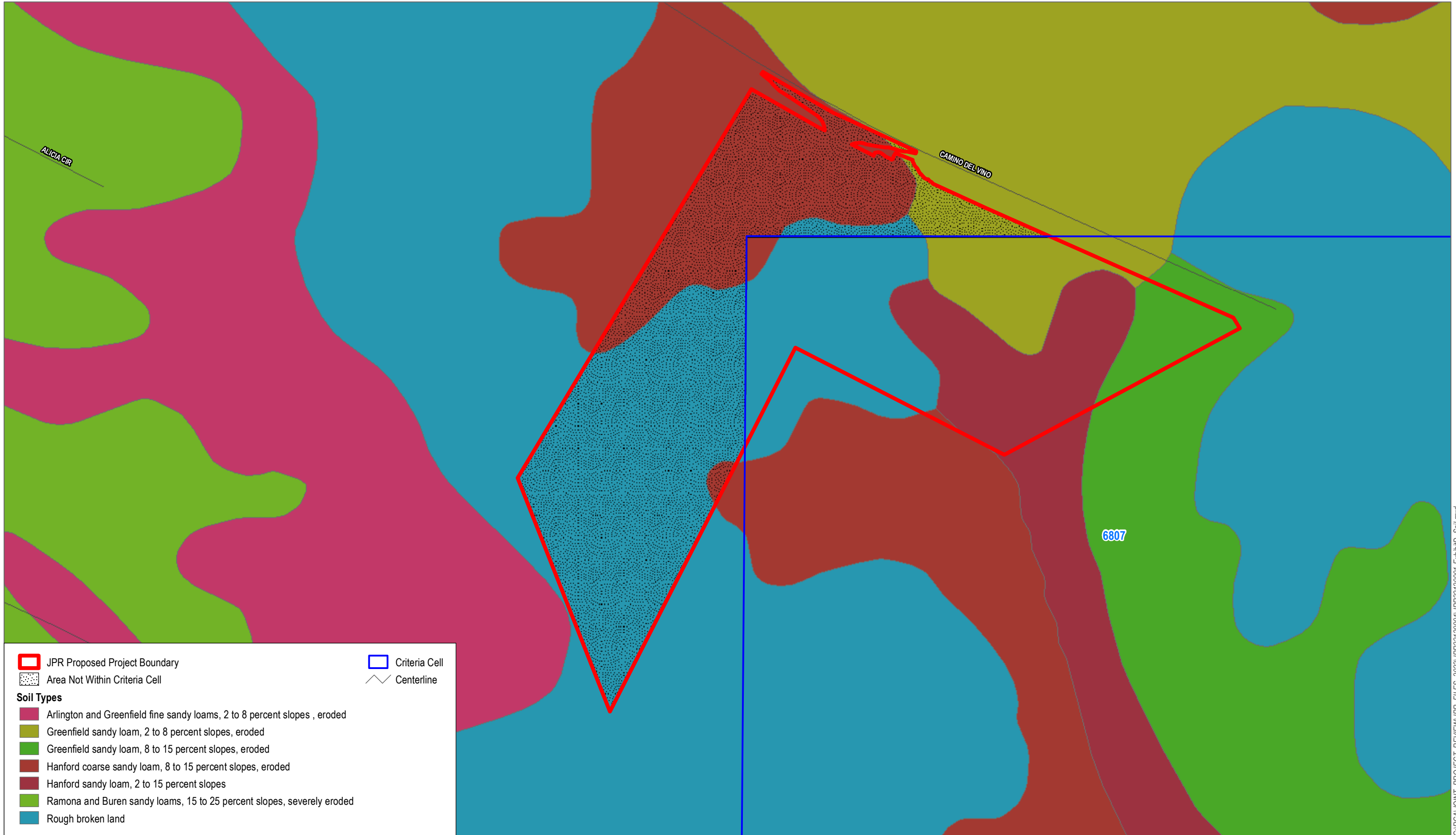



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SOURCE: WRC-RCA MSHCP Baseline Vegetation (1994). Map created on 1/12/2023.

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JPR Proposed Project Boundary	Criteria Cell
Area Not Within Criteria Cell	Centerline

Soil Types

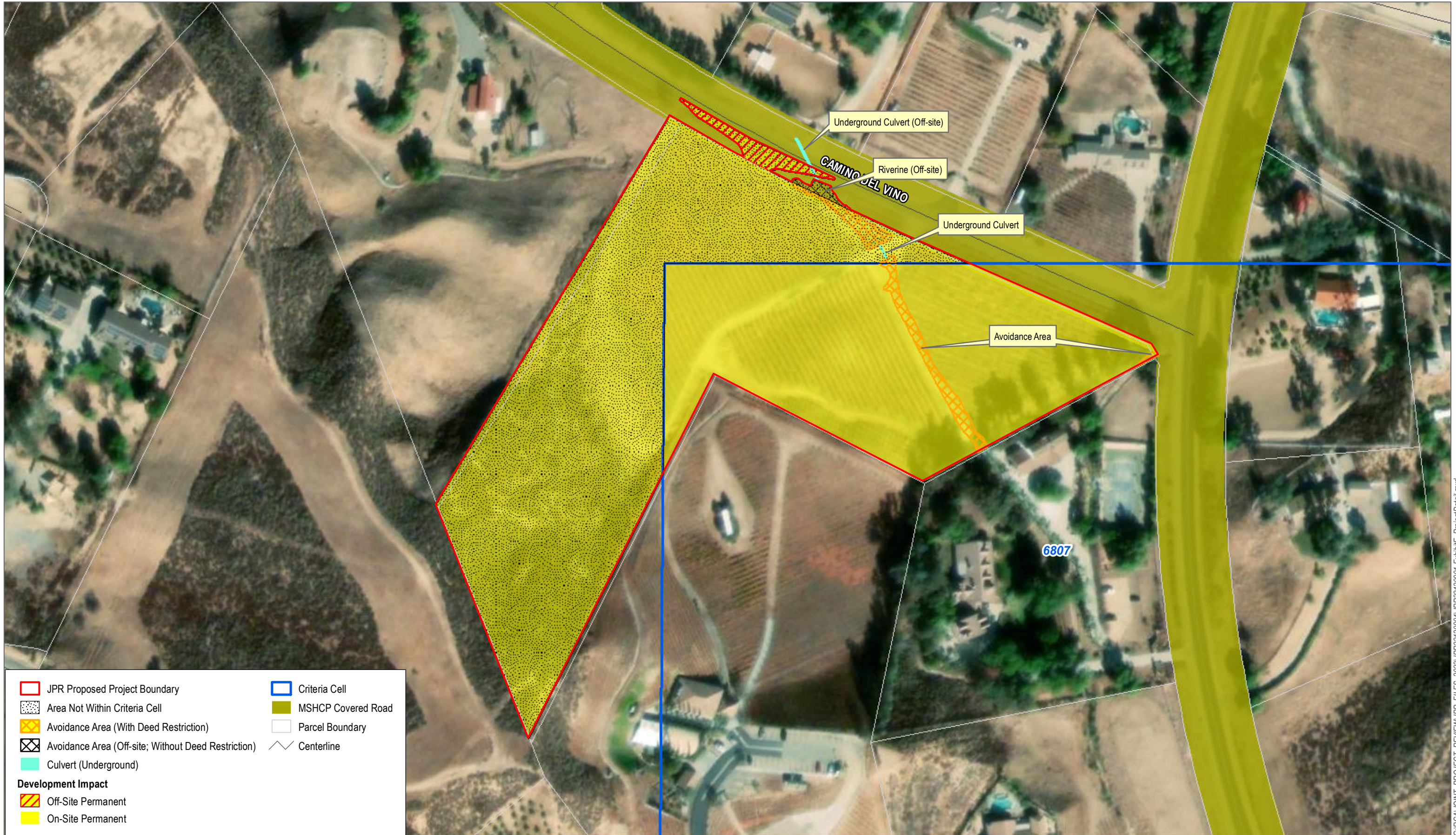
- Arlington and Greenfield fine sandy loams, 2 to 8 percent slopes, eroded
- Greenfield sandy loam, 2 to 8 percent slopes, eroded
- Greenfield sandy loam, 8 to 15 percent slopes, eroded
- Hanford coarse sandy loam, 8 to 15 percent slopes, eroded
- Hanford sandy loam, 2 to 15 percent slopes
- Ramona and Buren sandy loams, 15 to 25 percent slopes, severely eroded
- Rough broken land

SOURCE: Western Riverside County Regional Conservation Authority 2023; County of Riverside 2023; USDA/NRCS Soils 2017

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JPR Proposed Project Boundary	Criteria Cell
Area Not Within Criteria Cell	MSHCP Covered Road
Avoidance Area (With Deed Restriction)	Parcel Boundary
Avoidance Area (Off-site; Without Deed Restriction)	Centerline
Culvert (Underground)	
Development Impact	
Off-Site Permanent	
On-Site Permanent	

SOURCE: Western Riverside County Regional Conservation Authority 2023; County of Riverside 2023; Esri Basemap 2023. Map created on 1/17/2023.

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