Appendix B-1

Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis

Nance Street Trailer Storage & Maintenance Yard

NOREAS Environmental Engineering and Science

May 2024

Western Riverside County
Multiple Species Habitat Conservation Plan
Consistency Analysis

Nance Street Trailer Storage & Maintenance Yard

Prepared for:

Lake Creek Industrial, LLC
13681 Newport Ave, Ste 8301
Tustin, CA 92780
Contact: Mike Johnson
MJ@lakecreekindustrial.com | (786) 200-9681

Prepared by:

NOREAS Inc.
16361 Scientific Way
Irvine, CA 92618-4356
Contact: Mr. Lenny Malo, MS
lenny.malo@noreasinc.com | 714.458.5695

June 2024

Assessor's Parcel Numbers [APN's]
314153064, 314153070, 314160017, 314153058, 314153062, 314160013, 314153060, 314153066, 314153068, 314153082, 314160014, 314160016 and 314160018.

Contents

List of Figures

List of Tables

Appendices

1 EXECUTIVE SUMMARY

NOREAS, Inc. (NOREAS) has prepared this report to document the consistency of The Nance Street Trailer Storage & Maintenance Yard Project (the "Project") with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) - including its relationship to Reserve Assembly, Covered Roads, 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). The proposed Project consists of the construction of a trailer storage and maintenance yard, and associated landscaping, parking and drive aisles, on an unimproved piece of land. The Project is located South of Harley Knox Boulevard, West of North Webster Avenue, and North of West Markham Street, in Riverside County, California (Assessor's Parcel Numbers [APN's] 314153064, 314153070, 314160017, 314153058, 314153062, 314160013, 314153060, 314153066, 314153068, 314153082, 314160014, 314160016 and 314160018, Figures 1 and 2). The Project can be found on the Perris United States Geological Survey (USGS) 7.5-Minute Topographic Quadrangle Map (USGS 1988) - Section 01, of Township 4 South and Range 4 West. The Project occurs at an approximate elevation of 1,500 ft. above mean sea level (MSL). For the purposes of this document, the "study area" includes the Project's proposed ground disturbance footprint (hereafter referred to as the Project Site), and a buffer (Figure 2). The Project occurs inside Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) boundaries, within the Mead Valley Area Plan, and the San Jacinto Habitat Management Unit. The Project Site is not within the borders of any MSHCP established Subunit, Cell Group, Criteria Cell, Linkages/Cores, Conserved Lands, or Regional Conservation Authority (RCA) Easements (Figures 3 and 4).

The Project limits of work include 10.27-acres of developed, disturbed and non-native grassland land cover (Figure 7). The study area for the Project extended beyond its 10.27-acre permanent disturbance footprint, and included an additional roughly 64.11-acres. According to the RCA MSHCP Information Map, the Project Site lies partially - or completely, within predetermined survey areas for the Burrowing Owl (*Athene cunicularia*). But the Project is not within a designated survey area for narrow endemic or criteria area sensitive plant species, invertebrates, amphibians or mammals.

In 2012 the MSHCP mapped the vegetation within the Project Site as Urban and Cropland, Orchard - Vineyard (GISD 2022, Figure 6). In 2023, no Burrowing Owl were observed within the study area. To that end, only developed, disturbed and non-native grassland cover types were detected within the Project Site.

No federal- or state-listed flora or fauna were observed within the Project Site during the field surveys. The (Project Site is comprised of disturbed and non-native land cover. It is not collocated with any United States Fish and Wildlife Service (USFWS) designated critical habitat (Figure 10), nor were any special status species detected during the field surveys. No nesting birds, remnant raptor nests, or bat guano have been detected within the Project Site either. Also, the Project's 10.27-acre permanent disturbance footprint has little value as suitable breeding,

nesting, and foraging habitat for native species. Furthermore, the Project Site has limited – if any, worth as a low-quality migration corridor or overland dispersal habitat for native wildlife either. As the Project Site is severely movement constrained by the surrounding residential, industrial / commercial developments, and public infrastructure. The Project Site does not contain vernal pools, topographic lows, or other ephemeral habitats with the potential to support listed fairy shrimp either.

The target conservation acreage range for the Mead Valley Area Plan is 4,980 to 6,730 acres - composed of approximately 3,095 acres of existing Public/Quasi-Public Lands and Additional Reserve Lands. The City of Perris is located entirely within the Mead Valley Area Plan. Notably, the conservation within the Mead Valley Area Plan is centered around Proposed Constrained Linkage 19, Proposed Core 1, the Proposed Extension of Existing Core 4, Proposed Linkage 3, Proposed Linkage 7, and Proposed Noncontiguous Habitat Block 4. The Project Site's 10.27-acre permanent disturbance footprint includes no lands within - or immediately adjacent to, MSHCP Proposed Constrained Linkage 19, Proposed Core 1, Proposed Extension of Existing Core 4, Proposed Linkage 3, Proposed Linkage 7, and Proposed Noncontiguous Habitat Block 4, Cell Groups, Criteria Cells or Subunits.

As such, the Project is not anticipated to adversely affect any of the MSHCP Mead Valley Area Plan's Planning Species, Biological Issues and Considerations, and Criteria for its Subunits. The data presented herein is conclusive that there is no potential for "Take" (i.e., meaning that the Project has no potential to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct) of Federal or State listed threatened and endangered species as a result of Project implementation. Nonetheless, Lake Creek Industrial will commit to a pre-construction Burrowing Owl survey that will be conducted prior to initiation of ground disturbance. If Burrowing Owls are observed, a Burrowing Owl Protection, Management and Relocation Plan will be prepared.

2 INTRODUCTION

The purpose of this *Consistency Analysis Report* (Analysis) is to summarize the biological data for the Nance Street Trailer Storage & Maintenance Yard Project, and to document its consistency with the goals and objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). In a general sense, the Project involves the construction of a trailer storage and maintenance yard, with associated landscaping, parking, and drive aisles.

2.1 Project Area

The Project's study area is defined as its proposed physical ground disturbance footprint (Project Site), plus a buffer (Figures 1 and 2). The Project includes Assessor Parcel Numbers (APNs) 314153064, 314153070, 314160017, 314153058, 314153062, 314160013, 314153060, 314153066, 314153068, 314153082, 314160014, 314160016 and 314160018. The Project's "study area" includes all lands to be affected directly and/or indirectly by the Project, and is not merely the immediate lands involved in the action itself. The APNs associated with the Project's "study area" include 302030010, 302030012, 302020051, 302020052, 314153032, 314153034,

314153048, 314153050, 314153052, 314153054, 314153056, 314153072, 314160010, 314160020, 314160022, 314160024, 314160032, 314153029, 314153030, 314160001, 314160012, 314160015, 314160019, 314160009, 314160011, 314160029, 314153031, 314153033, 314160023, 314160026, 314160028, 314160030, 314160025, 314160027, and 314160031

The Project can be found on the Perris United States Geological Survey (USGS) 7.5-Minute Topographic Quadrangle Map (USGS 1988) - Section 01, of Township 4 South and Range 4 West. The Project occurs at an approximate elevation of 1,500 ft. above mean sea level (MSL). Land use in the surrounding vicinity includes commercial, agriculture, and industrial endeavors. Lands to be impacted by the Project include no MSHCP established Subunits, Cell Groups, Criteria Cells, Linkages/Cores, Conserved Lands, or RCA Easements (Figures 3 and 4). The Project's construction limit is 10.27-acres (Figure 2). The study area consists of non-native grassland (9.14-acres), developed and disturbed (1.12-acres) land cover types. Representative photos of the study area are provided in Appendix F.

2.2 Project Description

The Project involves the construction of a trailer storage and maintenance yard, associated landscaping, parking, and drive aisles. The Project includes no off-site features, or staging areas. The Project does not include any temporary impacts. A construction Site Plan is included within Appendix A. This Project doesn't include regular weed abatement or fuel modification zones, as the entire 10.27-acre disturbance footprint will be built out.

2.3 Covered Roads

The Project is located South of Harley Knox Boulevard, West of North Webster Avenue, and North of West Markham Street, in Riverside County, California (Figures 1 and 2). North Webster Avenue and West Nance Street are identified by the RCA as Covered Roads. Nance Street is a MSHCP Covered Road with a covered width of 74 feet, while Webster Avenue is also an MSHCP Covered Road, but its covered width is 100 feet (i.e., the right-of-way identified in the Riverside County General Plan). Please note that the proposed improvements will occur within the existing paved roadway and maintained shoulder, shall follow the existing right-of-way, and permanent impacts will remain within the MSHCP's previously defined Covered Area Road width - allowable Covered Area width.

2.4 Covered Public Access Activities

The Project does not entail the construction of - or improvements to, Covered Public Access Activities. The Project involves no construction or improvements to trails - or other public access facility, referenced within MSHCP Section 7.4.2. Therefore, this MSHCP Section is not applicable.

2.5 General Setting

The Web Soil Survey is an online Geographic Information System (GIS) that provides the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) with online soil data (NRCS 2023). This website was used to assess soil characteristics and soil types within the Project Site. This database was also used to determine if the Project Site's mapped soils were likely to include any hydrologically influenced areas.

According to the USDA NRCS, the Project Site consists of the following soil complexes (Figure 8):

- Exeter sandy loam, deep, 0 to 2 percent slopes;
- Greenfield sandy loam, 0 to 2 percent slopes;
- Pachappa fine sandy loam, 0 to 2 percent slopes; and
- Ramona sandy loam, 0 to 2 percent slopes.

Of the above referenced soil types, none are formally classified as hydric.

Land use in the surrounding vicinity includes commercial, agriculture, residential and industrial endeavors. In 2012 the MSHCP mapped the vegetation within the Project Site as Urban and Cropland, Orchard - Vineyard (GISD 2022, Figure 6). In 2023, two land cover types were detected within the study area: Developed/Disturbed (43.13-acres), and Non-Native Grassland (31.25-acres) (Figure 7). The Project's 10.27-acre permanent disturbance footprint (Project Site) is comprised entirely of disturbed and non-native land cover types (Figure 7). The Project is not collocated with any USFWS designated critical habitat (Figure 10), nor were any special status species detected during field surveys. No nesting birds, no Burrowing Owls, no remnant raptor nests, and no bat guano have been detected within the Project Site either. Special-status species known to occur within several miles of the Project, and their potential for occurrence within it, are detailed within Appendix D and Figure 9.

Wildlife species observed within the study area consisted of commonly-occurring species - including, but not limited to, rock pigeon (*Columba livia*), Red-tailed hawk (*Buteo jamaicensis*) common raven (*Corvus corax*), and Side-blotched Lizard (*Uta stansburiana*). A complete list of wildlife species detected within and adjacent to the study area during the field surveys are provided in Appendix C.

3 RESERVE ASSEMBLY ANALYSIS

The Project is located within the Mead Valley Area Plan. But not within the boundaries of any MSHCP established Subunit, Cell Group, Criteria Cell, Linkages/Cores, Conserved Lands, or RCA Easements. The target conservation acreage range for the Mead Valley Area Plan is 4,980 to 6,730 acres - composed of approximately 3,095 acres of existing Public/Quasi-Public Lands and 1,885 - 3,635 acres of Additional Reserve Lands.

The Project's 10.27-acre permanent disturbance footprint does not impact any of the Mead Valley Area Plan's 4 Subunits. The Project is not anticipated to adversely affect any of the MSHCP Mead Valley Area Plan's *Planning Species, Biological Issues and Considerations, and Criteria* for the aforesaid Area Plan either. As stated above, the Project Site includes no land, nor is it connected, or adjacent to, any Cell Groups, Criteria Cells, habitat proposed for conservation, locales proposed for additional reserve assembly, cores or linkages within the MSHCP. Conservation within the Mead Valley Area Plan is centered around Proposed Constrained Linkage 19, Proposed Core 1, the Proposed Extension of Existing Core 4, Proposed Linkage 3, Proposed Linkage 7, and Proposed Noncontiguous Habitat Block 4. The Project Site includes no lands within or immediately adjacent to MSHCP Proposed Constrained Linkage 19, Proposed Core 1, Proposed

Extension of Existing Core 4, Proposed Linkage 3, Proposed Linkage 7, and Proposed Noncontiguous Habitat Block 4, Cell Groups or Criteria Cells.

According to the RCA MSHCP Information Map, the Project Site lies partially - or completely within, a predetermined survey areas for the Burrowing Owl. But the Project is not within a survey area for narrow endemic and criteria area sensitive plant species, invertebrates, amphibians or mammals. Therefore, a Burrowing Owl habitat suitability assessment was conducted in accordance with the MSHCP Burrowing Owl survey instructions. Since suitable habitat was present, surveys were performed. The Project Site only includes ruderal vegetation communities. No special status species were observed within the Project Site during the field survey events. Also, the Project is not collocated with any USFWS designated critical habitat (Figure 10).

3.1 Public Quasi-Public Lands

The majority of the cities in western Riverside County, have contributed open space/land to help establish the MSHCP Conservation Area. These lands are described in the MSHCP as Public/Quasi-Public (PQP) Lands.

3.1.1 Public Quasi-Public Lands in Reserve Assembly Analysis

PQP Lands are a subset of MSHCP Conservation Area lands that are known to be in public/private ownership and expected to be managed for open space value in a manner that contributes to the conservation of covered species (including lands contained in existing reserves). The Project's 10.27-acre permanent disturbance footprint includes no PQP Lands

3.1.2 Project Impacts to Public Quasi-Public Lands

The Project's 10.27-acre permanent disturbance footprint is not located within known PQP lands. The Project will not directly impact PQP lands.

4 VEGETATION MAPPING

Pedestrian-based field surveys were performed by NOREAS Inc. (NOREAS) to define general and dominant land cover, vegetation, plant community sizes, habitat types, and species present within communities. Type descriptions were based on observed dominant cover and vegetation composition; and were derived from the criteria and definitions of widely accepted land classification systems (Holland 1986; and Sawyer et al. 2009). Plants were identified in the field to the lowest taxonomic level sufficient to determine whether the species detected were non-native, native, or special-status. Plants of uncertain identity were subsequently identified from taxonomic keys (Baldwin et al. 2012). Scientific and common species names were recorded according to *The Jepson Manual* (Baldwin et al. 2012) and those detailed in Sections 2.1.3 and 6.1.2 of the MSHCP. This method of floristic survey was conducted to safeguard that special-status plant species were not inadvertently overlooked, because they were not targeted during surveys.

Two land cover types were observed within the study area: Disturbed/Developed and Non-native Grassland (Table 1 and Figure 7). These cover types are described in detail below.

- Developed/Disturbed
  Disturbed and developed lands within the study area include locales that have been developed, paved, cleared, graded, or otherwise altered by anthropogenic activities (i.e., industrial warehouses, access roads, ornamental landscaping, industrial facilities, commercial enterprises, etc.). Common non-native plants species detected within this type included ripgut brome (*Bromus diandrus*), black mustard (*Brassica nigaa*) and Schismus (*Schismus barbatus).*

- Non-Native Grassland
  The non-native grassland vegetation community in the study area is characterized by a dominance of nonnative grass, and forb communities which include locales that have been subject to recent human modification of soils and/or vegetation. These lands also include areas with exposed soils with minimal vegetation, and moderate cover by various non-native annual grasses, and weeds (adapted for growth on substrates subject to disturbance). The dominant species include cheeseweed mallow (*Malva parviflora*), stinknet (*Oncosiphon piluliferum*) and red brome (*Bromus rubens*). The native fiddleneck (*Amsinckia Intermedia*) was also observed in very small quantities within the non-native grassland vegetation community.

Table 1. Vegetation Community/Land Cover Types

Vegetation Community/Land Cover Type	Study Area Acres	Project Site Acres	Permanent Impact Acres	Permanent Impact Acres Inside a Subunit, Cell Group, Criteria Cell, PQP Lands, Linkages/Cores, Conserved Lands, or RCA Conservation Easements	Permanent Impact Acres Outside a Subunit, Cell Group, Criteria Cell, PQP Lands, Linkages/Cores, Conserved Lands, or RCA Conservation Easements.
Disturbed /Developed	42.0	1.12	1.12	0	1.12
Non-Native Grassland	22.11	9.14	9.14	0	9.14
Total	**64.1**	**10.27**	**10.27**	**0**	**10.27**

In general terms, the plants observed in the study area included a range of native and non-native species common to disturbed habitats, etc. Commonly-occurring species included: stinknet, ripgut brome, black mustard, and Schismus, among others. Notably in 2012, the MSHCP mapped the vegetation within the Project Site as Urban Lands and Cropland, Orchard - Vineyard (GISD 2021; Figure 6). A comprehensive list of plant species observed during the field surveys is presented in Appendix B.

5 PROTECTION OF SPECIES ASSOCIATED WITH RIPARIAN/RIVERINE AREAS AND VERNAL POOLS (SECTION 6.1.2)

Section 6.1.2 of the MSHCP establishes procedures through which the protection of Riparian/Riverine Areas and Vernal Pools occurs. The purpose of these procedures is to ensure that the biological functions and values of the riparian/riverine and vernal pool habitat areas throughout the MSHCP Plan Area are maintained such that habitat values for species inside the MSHCP Conservation Area are maintained.

5.1.1 Methods

The MSHCP defines Riparian/Riverine Areas as *lands which contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source, or areas with fresh water flow during all or a portion of the year*. Regarding artificially created features, the MSHCP states "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 which are artificially created are not included in these definitions."

Per the RCA's Consistency Analysis template, riverine features include any feature that is natural in origin as well as past natural features that have been heavily modified and/or redirected and can include features indirectly created through human manipulation of the landscape, including channelization of a historic riverine feature. If these features connect to nearby downstream resources that are either existing or described conservation lands, they would be considered riverine.

Subject matter experts evaluated the Project Site to assess MSHCP riparian/riverine resources. This evaluation was completed using data acquired from current and historic imagery, hydrologic and soils databases, analytic tools, physical on the ground analyses and measurements. Historic and current aerial photography of the Project were reviewed, prior to and during the field assessments. Aerial photography was informative with deference to the state and function of land resources in both the present, and historic context. As, inundation and vegetative signatures on aerial images can imply the presence - or absence, of waters, or a stream system within a discrete location.

5.1.2 Existing Conditions and Results

According to the USGS and the USFWS National Wetland Inventory, there are no current or historical drainages on the Project Site. There was also no evidence of current or historical drainages / water conveyance features observed during the field evaluations of the study area (Figure 11). No hydric vegetation, signs of surface flow, and/or wetland hydrology were present within the Project Site. Therefore, no riparian/riverine areas occur within Project limits. It is also notable, that the EPA WATERS GeoViewer evidences no stream channels or flow within the Project Site. Additionally, soil types mapped within the Project Site are well drained, and none have a hydric soil rating.

5.1.3 Impacts

There is no impact to riparian/riverine resources, because no evidence of any soils, plants, topography, flow or other features that meet the definition of 6.1.2 of the MSHCP, were visible within the Project Site.

5.1.4 Mitigation

There is no mitigation for riparian/riverine resources offered, because there is no impact to riparian/riverine resources associated with development of the Project Site.

5.2 Vernal Pools

5.2.1 Methods

Vernal pools are seasonally inundated, ponded areas that only form in regions where specialized soil and climatic conditions exist. During fall and winter rains typical of Mediterranean climates, water collects in shallow depressions where downward percolation of water is prevented by the presence of a hard pan or clay pan layer (duripan) below the soil surface. Later in the spring when rains decrease and the weather warms, the water evaporates, and the pools generally disappear by May. The shallow depressions remain relatively dry until late fall and early winter with the advent of greater precipitation and cooler temperatures.

Vernal pools provide unusual "flood and drought" habitat conditions to which certain plant and wildlife species have specifically adapted - as well as, invertebrate species such as fairy shrimp. One of the factors for determining the suitability of the habitat for fairy shrimp would be demonstrable evidence of seasonal ponding in an area of topographic depression that is not subject to flowing waters. These astatic pools are typically characterized as vernal pools. More specifically, vernal pools are seasonal wetlands that occur in depression areas without a continual source of water. They have wetland indicators of all 3 parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetland indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate hydrophytes and facultative wetlands plant species are normally dominant during the wetter portion of the growing season.

The determination that an area exhibits vernal pool characteristics and the definition of the watershed supporting vernal pool hydrology is made on a case-by-case basis. Such determinations consider the length of time the area exhibits upland and wetland characteristics, and the way the area fits into the overall ecological system as a wetland. The seasonal hydrology of vernal pools provides for a unique environment, which supports plants and invertebrates specifically adapted to a regime of winter inundation, followed by an extended period when the pool soils are dry. The MSHCP lists two general classes of soils known to be associated with special-status plant species; clay soils and Traver-Domino Willow association soils. Without the appropriate soils to create the impermeable restrictive layer, none of the special-status species associated with vernal pools can occur. Methods included a review of recent and historic aerial photographs (2017-2023) of the Project Components and their immediate vicinity, a review of

soils data, and 100% visual coverage pedestrian evaluation. The team also looked for signs of clayey soils, ponding, cracking, mottling, etc.

5.2.2 Existing Conditions and Results

A review of recent and historic aerial photographs of the Project Site and its immediate vicinity did not provide visual evidence of any astatic or vernal pool conditions. Four soil types occur within the Project Site based on USDA-NRCS Soil Survey data (Figure 8):

- Exeter sandy loam, deep, 0 to 2 percent slopes
- Greenfield sandy loam, 0 to 2 percent slopes
- Pachappa fine sandy loam, 0 to 2 percent slopes
- Ramona sandy loam, 0 to 2 percent slopes,

Of the above referenced soil types, none are the appropriate soils to support vernal pools, nor are they known to support seasonal wetlands, or special status invertebrates in Western Riverside County. No ponding was observed within the Project Site and the hydrologic regime associated with it does not support vernal pools, or astatic ponds. From the review of historic aerial photographs, and observations during the field investigations, it is concluded no vernal pools or suitable fairy shrimp habitat occur within the Project's permanent disturbance footprint. Further, no special status plant species associated with vernal pools were observed during the field visits either.

A key feature missing in the Project Site is the presence of topographic lows or depressions that provide the essential topography to retain water for sufficient durations to sustain such habitats. Moreover, the observations in 2023 have revealed that none of the Project Site exhibit wetland characteristics. This includes the absence of inundation locales, lack of evidence of persistent wetness, and no hydrophytic vegetation, which are hallmark indicators of vernal pool or fairy shrimp habitats. Additionally, the prevalent vegetation in the Project Site further supports this conclusion. The Project Site is primarily dominated by non-native grasses. This vegetation profile is inconsistent with what one would expect to find in vernal pool and fairy shrimp habitats, which typically require specific topographic and hydrologic conditions, not observed here.

5.2.3 Impacts

There are no impacts to vernal pools, because none occur within the Project Site. As the soil types within the Project Site do not support the potential for vernal pools, etc.

5.2.4 Mitigation

No mitigation is required because no vernal pools exist within the Project Site.

5.3 Fairy Shrimp

Fairy shrimp can be found in non-vernal pool features such as stock ponds, ephemeral pools, road ruts, human-made depressions, or other depressions that may pond water. No habitat features suitable for fairy shrimp exist within the Project Site. Therefore, evaluations for the

presence of fairy shrimp were not warranted - or required. No further discussion on fairy shrimp is made in this report.

5.4 Riparian Birds

Riparian Birds covered under the MSHCP- such as the Least Bell's vireo (*Vireo bellii pusillus*) [LBVI], Southwestern willow flycatcher (*Empidonax trallii extimus*) [SWWF] and Yellow-billed cuckoo (*Coccyzus americanus*) [YBCU] are typically found only in well-developed riparian habitats. No habitat features suitable for any riparian birds exist within the Project Site. Therefore, evaluations for the presence of riparian birds were not warranted - or required. No further discussion on riparian birds is made in this report.

6 PROTECTION OF NARROW ENDEMIC PLANT SPECIES (SECTION 6.1.3)

The Project is not within a predetermined survey area for Narrow Endemic Plant Species and there is no suitable habitat for Narrow Endemic Plant Species within the Project Site. Therefore, no further discussion is made in this document with deference to Narrow Endemic Plant Species.

7 ADDITIONAL SURVEY NEEDS AND PROCEDURES (SECTION 6.3.2)

The Project Site is not mapped in a criteria survey area for plants, mammals, or amphibians. When a project is located within an MSHCP mapped survey area, surveys must be conducted within suitable habitat for these species, according to accepted protocols.

7.1 MSHCP Criteria Area Sensitive Plant Species

The Project is not within a predetermined survey area for MSHCP Criteria Area Sensitive Plant Species, and there is no suitable habitat for Criteria Area Sensitive Plant Species within the Project Site. Therefore, no further discussion is made in this document with deference to MSHCP Criteria Area Plant Species.

7.2 Burrowing Owl

The Project Site is within a mapped survey area for Burrowing Owl, pursuant to MSHCP Figure 6-4, and a recent review of the RCA MSHCP Information GIS map (Figure 5). The Burrowing Owl is a grassland specialist distributed throughout western North America where it occupies open areas with short vegetation and bare ground within shrub, desert, and grassland environments. Burrowing Owls use a wide variety of arid and semi-arid environments with level to gently sloping areas characterized by open vegetation and bare ground. The western Burrowing Owl, which occurs throughout the western United States including California, rarely digs its own burrows and is instead dependent upon the presence of burrowing mammals (i.e., California ground squirrels [*Otospermophilus beecheyi*], coyotes [*Canis latrans*], and badgers [*Taxidea taxus*]) whose burrows are often used for roosting and nesting.

The presence - or absence, of colonial mammal burrows is often a major factor that limits the Burrowing Owls distribution. Where mammal burrows are scarce, Burrowing Owls have been found occupying manmade cavities, such as buried and non-functioning drainpipes, stand-pipes,

and dry culverts. They also require low growth or open vegetation allowing line-of-sight observation of the surrounding habitat to forage and watch for predators. In California, the Burrowing Owl breeding season extends from the beginning of February through the end of August. Under the MSHCP, Burrowing Owl is considered an adequately conserved covered species, that still requires focused surveys in certain areas as designated in Figure 6-4 of the MSHCP. The survey for Burrowing Owl requires a systematic survey of areas that provide suitable habitat - plus an approximately 500-foot zone of influence on all sides of suitable habitat, to the greatest extent practical.

7.2.1 Methods

A Burrowing Owl habitat suitability assessment and burrow survey was conducted on 07 June 2023 in accordance with the March 29, 2006 Western Riverside County MSHCP Burrowing Owl survey instructions. Since suitable habitat was detected for Burrowing Owls within the study area, four (4) additional survey events were performed. Targeted owl surveys were conducted on 08 and 14 June, and 07 and 28 July 2023. Surveys were performed from approximately 1 hour before sunrise to 2 hours after sunrise, and from approximately 2 hours before sunset to 1 hours after sunset (when weather conditions were conducive to observing owls outside of burrows).

Natural and non-natural substrates were examined for potential burrows. Potential burrows encountered were examined for shape, size, molted feathers, whitewash, cast pellets and/or prey remains. Disturbance characteristics and other animal sign encountered within the study area were recorded. A hand-held, global positioning system (GPS) with sub meter accuracy was used to survey transects that were prepared within a Geographic Information System (GIS) prior to the start of field surveys, to identify study area boundaries, and for other pertinent information. Representative photographs of the study area were taken, and recent aerial photographs were evaluated. Detailed survey methods are provided in Appendix E.

7.2.2 Existing Conditions and Results

Habitat in the vicinity of the Project consists of non-native grasses, developed, and disturbed land cover types. No Burrowing Owls were detected nesting, foraging, or dispersing during pedestrian-based field surveys. Numerous low quality potential burrows were observed within the study area. The burrows detected lacked any evidence of owl tracks, molted feathers, cast pellets, prey remains, egg shell fragments, owl white wash, nest burrow decoration materials, or other items. Detailed field survey results are provided in Appendix E. Burrowing Owls are absent from the Project Site.

7.2.3 Impacts

No impacts can be identified, because no Burrowing Owl or Burrowing Owl sign were observed within the Project Site.

7.2.4 Mitigation

To safeguard there will be no impact to Burrowing Owl, a pre-construction survey is warranted. The suggested mitigation is as follows:

"Prior to issuance of a grading permit, the applicant shall perform a preconstruction survey that shall be conducted within 30 days prior to ground disturbance to avoid direct take of Burrowing Owls. If the results of the survey indicate that no Burrowing Owls are present within the ground disturbance footprint, then the project may move forward with grading - upon Planning Department approval. If Burrowing Owls are found to be present - or nesting within the ground disturbance footprint during the preconstruction survey, then the following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which is defined as March 1 through August 31, with the following exception: From March 1 through March 15 and from August 1 through August 31 exclusion and relocation activities may take place if egg laying or chick rearing is not taking place. This determination must be made by a qualified biologist."

8 INFORMATION ON OTHER SPECIES

8.1 Delhi Sands Flower Loving Fly

The Project Site does not fall within MSHCP mapped Delhi soils.

8.2 Species Not Adequately Conserved

MSHCP Table 9-3 identifies 28 species where requirements must be met for those to be considered not adequately conserved. None of the species listed in the MSHCP Table 9-3 occur on or near the Project Site. Therefore, there is no further action required.

9 GUIDELINES PERTAINING TO THE URBAN/WILDLANDS INTERFACE (SECTION 6.1.4)

The MSHCP Section 6.1.4 Guidelines are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area, where applicable. The Project's permanent impact area is not in proximity to an established Cell Group, Criteria Cell, PQP Land, Linkage/Core, Conserved Land, or RCA Conservation Easement, therefore, the MSHCP guidelines pertaining to Urban/Wildlands Interface for the management of edge factors such as lighting, urban runoff, toxics, and domestic predators do not apply.

10 BEST MANAGEMENT PRACTICES (MSHCP VOLUME I, APPENDIX C)

This section of the report is designed to describe and comment on the necessity of implementation of the BMPs identified in MSHCP Volume 1, Appendix C. The BMPs and their applicability to the Project is identified in Table 2.

Table 2. MSHCP Best Management Practices Applicability (Volume 1, Appendix C)

BMP	Applicable Yes or No	Comment
No. 1 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	No	There are no special status species within - or near the Project Site. The data presented herein suggests that there is no potential for "Take" to federally listed threatened and

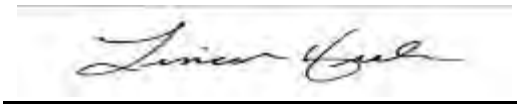
BMP	Applicable Yes or No	Comment
Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the Project, and the access routes to and Project boundaries within which the Project activities must be accomplished.		endangered species as a result of Project implementation.
No. 2 Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.	Yes	The Project will include grading and paving.
No. 3 The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via preexisting access routes to the greatest extent possible.	Yes	The Project Site is 10.27-acres, and is accessible from North Webster Avenue.
No. 4 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.	No	There are no streambed resources on, or near the Project Site
No. 5 Project 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.	Yes	There are no streambed resources on, or near the Project Site
No. 6 Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7.	No	There is no sensitive habitat, riparian or streambed resources on, or near the Project Site.
No. 7 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 offsite. 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.	No	There are no streambed resources on, or near the Project Site
No. 8 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 in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS, and CDFG, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.	Yes	There are no sensitive habitats, riparian or streambed resources on, or near the Project Site.

BMP	Applicable Yes or No	Comment
No. 9 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.		There are no water courses, streambed resources on, or near the Project Site.
No. 10 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 Site		The Project Site consists of developed/disturbed and non-native grasslands.
No. 11 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.	No	Project includes no temporary impacts, and the Project Site consists of developed/disturbed and non-native grasslands.
No. 12 Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.	Yes	The Project Site removes developed/disturbed and non-native grasslands from Riverside County.
No. 13 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).		Standard Measure
No. 14 Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed Project Site 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.	Yes	Standard Measure
No. 15 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.	Yes	Standard Measure

11 CERTIFICATION

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

DATE: June 25, 2024

SIGNED: 

12 REFERENCES

Baldwin, J., D. Goldman, D. Keil, R. Patterson, and T. Rosatti. 2012. The Jepson Manual: Higher Plants of California. Berkeley: University of California Press.

Burt, W. H. and R. P. Grossenheider. 1980. A Field Guide to Mammals: North America; North of Mexico. New York, NY: Houghton Mifflin Company.

CDFW (California Department of Fish and Wildlife). 2023. RareFind. California Department of Fish and Game, Natural Diversity Database (CNDDB). Sacramento, CA: California Department of Fish and Game, Biogeographic Data Branch.

CNPS (California Native Plant Society). 2023. CNPS Electronic Inventory of Rare and Endangered Plants: CNPS.

Dudek. 2003. Final Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Riverside, CA: County of Riverside.

Geographic Information Services Database (GISD). 2023. Transportation and Land Management Agency Geographic Information Services Database.

Elbroch, M. 2003. Mammal Tracks & Sign, A Guide to North American Species. Mechanicsburg, PA: Stackpole Books.

Halfpenny, J.C. 2000. Scats and Tracks of the Desert Southwest, A Field Guide to the Signs of 70 Wildlife Species. Helena, MT: Falcon Publishing, Inc.

Holland, R.F. 1986. Preliminary Descriptions of the Terrestrial Natural Communities of California (California Department of Fish and Game, The Resources Agency, ed), p. 156. Sacramento, CA.

Microsoft Corporation. 2022. Bing Maps Aerial Imagery. Redmond, WA

RCA. 2022. Regional Conservation Authority GIS Data Mapping Tool (RCA 2023, https://www.wrc-rca.org/rcamaps/).

Sawyer, J., T. Keeler-Wolf, and J. Evens. 2009. A Manual of California Vegetation. Sacramento, CA: California Native Plant Society.

Sibley, D.A. 2000. National Audubon Society. The Sibley Guide to Birds. New York, NY: Alfred A. Knopf, Inc.

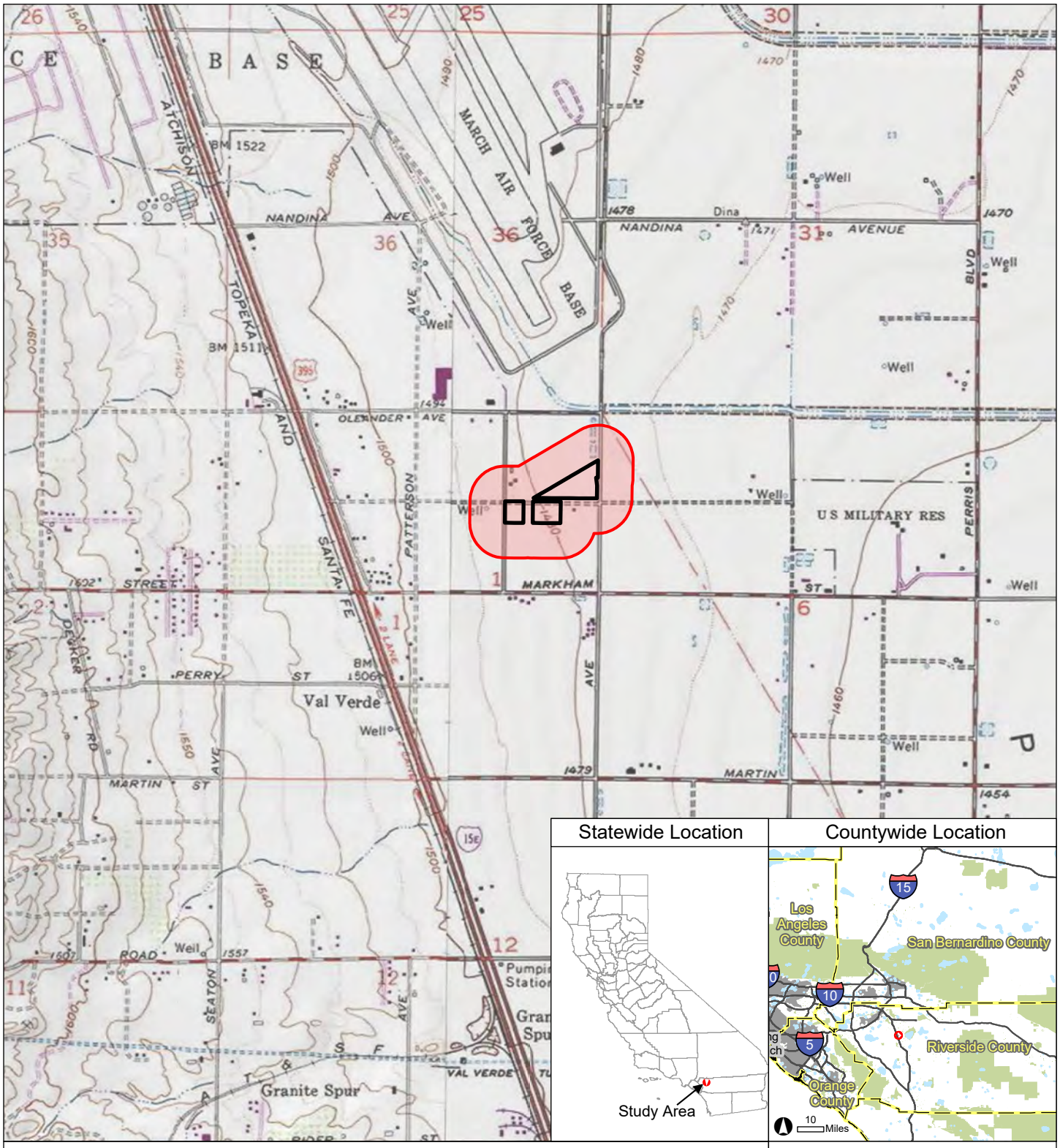
Stebbins, R.C. 2003. A Field Guide to Western Reptiles and Amphibians. New York, NY: Houghton Mifflin.

USGS (United States Geological Service). 1988 7.5-Minute Quadrangle Perris, California.

USFWS (United States Fish and Wildlife Service). 2023a. Critical Habitat Portal. USFWS

USFWS (United States Fish and Wildlife Service). 2023b. United States Fish and Wildlife Office. Endangered and Threatened Species List. In: U.S. Department of the Interior, editor. San Bernardino, CA: USFWS.

FIGURES



The Study Area is located in Riverside County on the Perris USGS 7.5-minute quadrangle map; San Bernardino Meridian, Township 4S, Range 4W, in Section 01.
Center coordinates (WGS 1984): 117.247°W 33.853°N

Figure 1. Regional Location

Figure 2. Site Vicinity

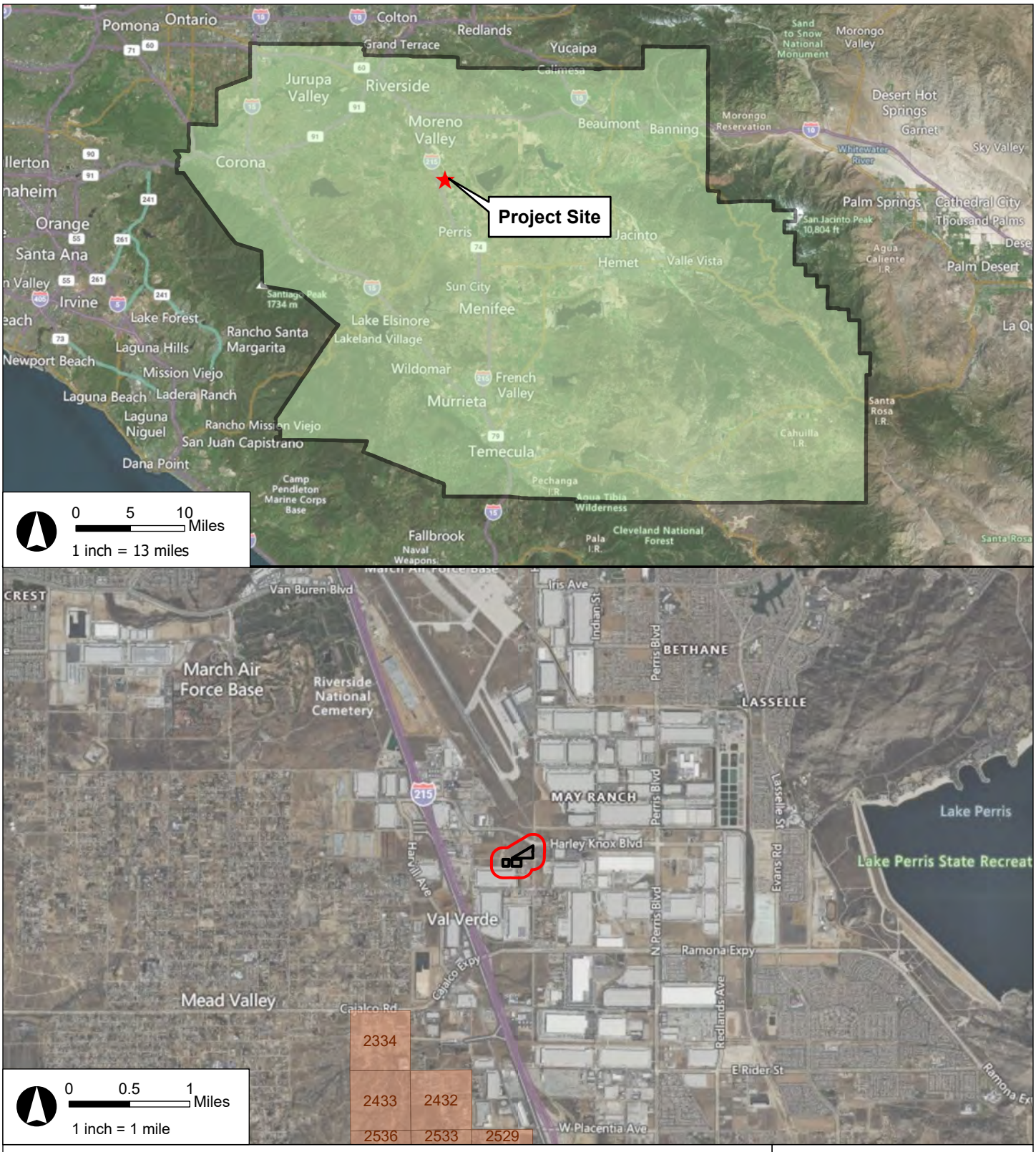


Figure 3. MSHCP Criteria Cells

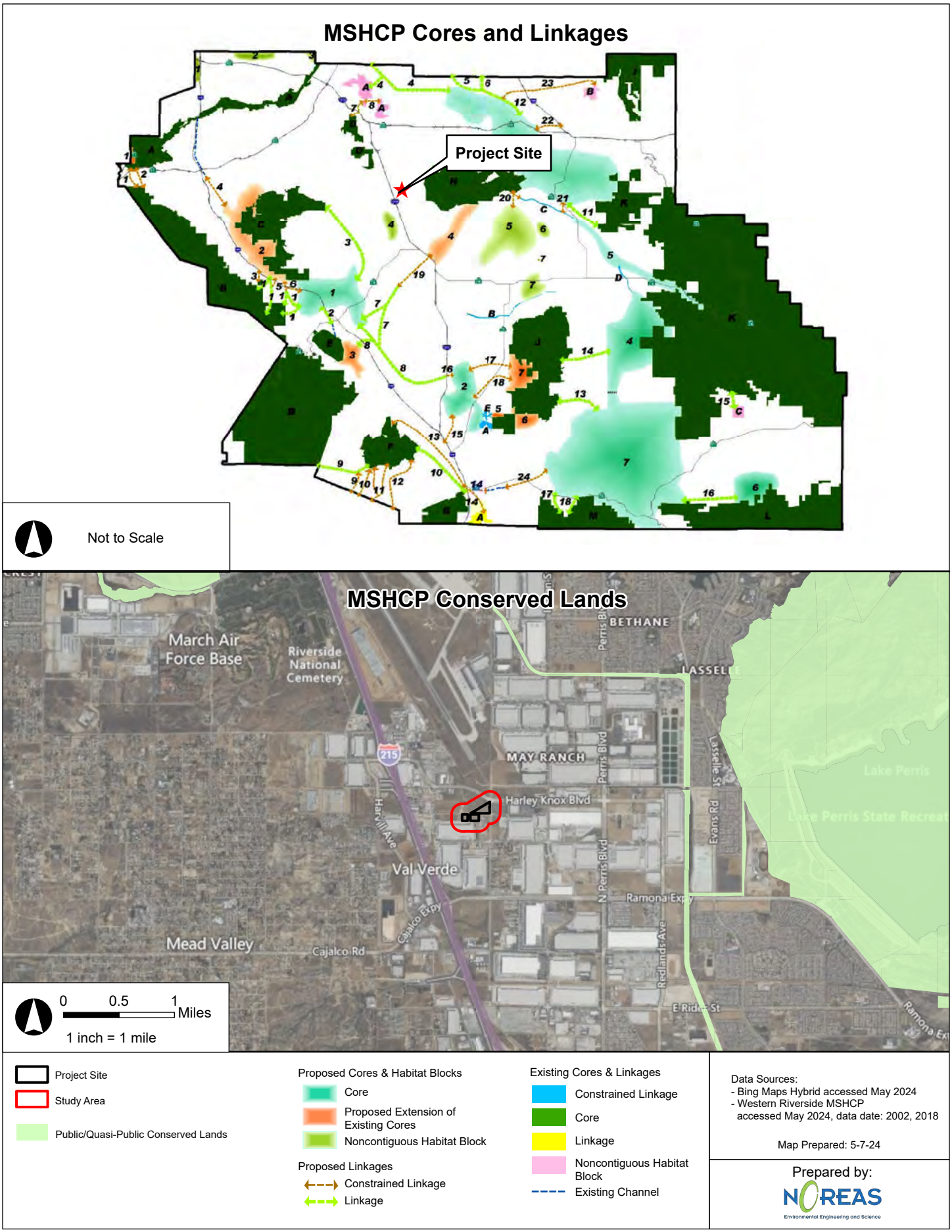


Figure 4. Cores, Linkages, and Conserved Lands

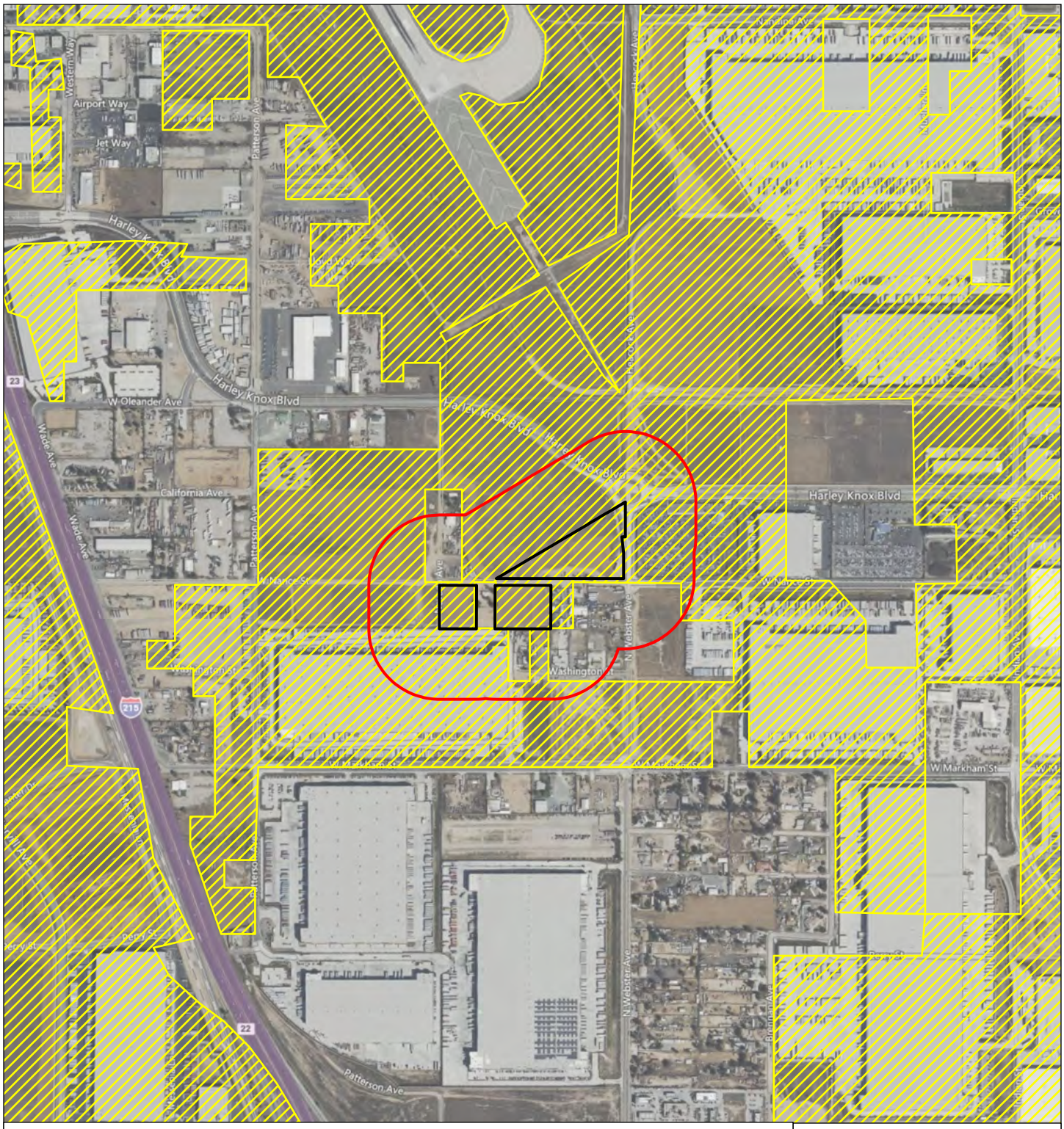


Figure 5. MSHCP Species Survey Areas

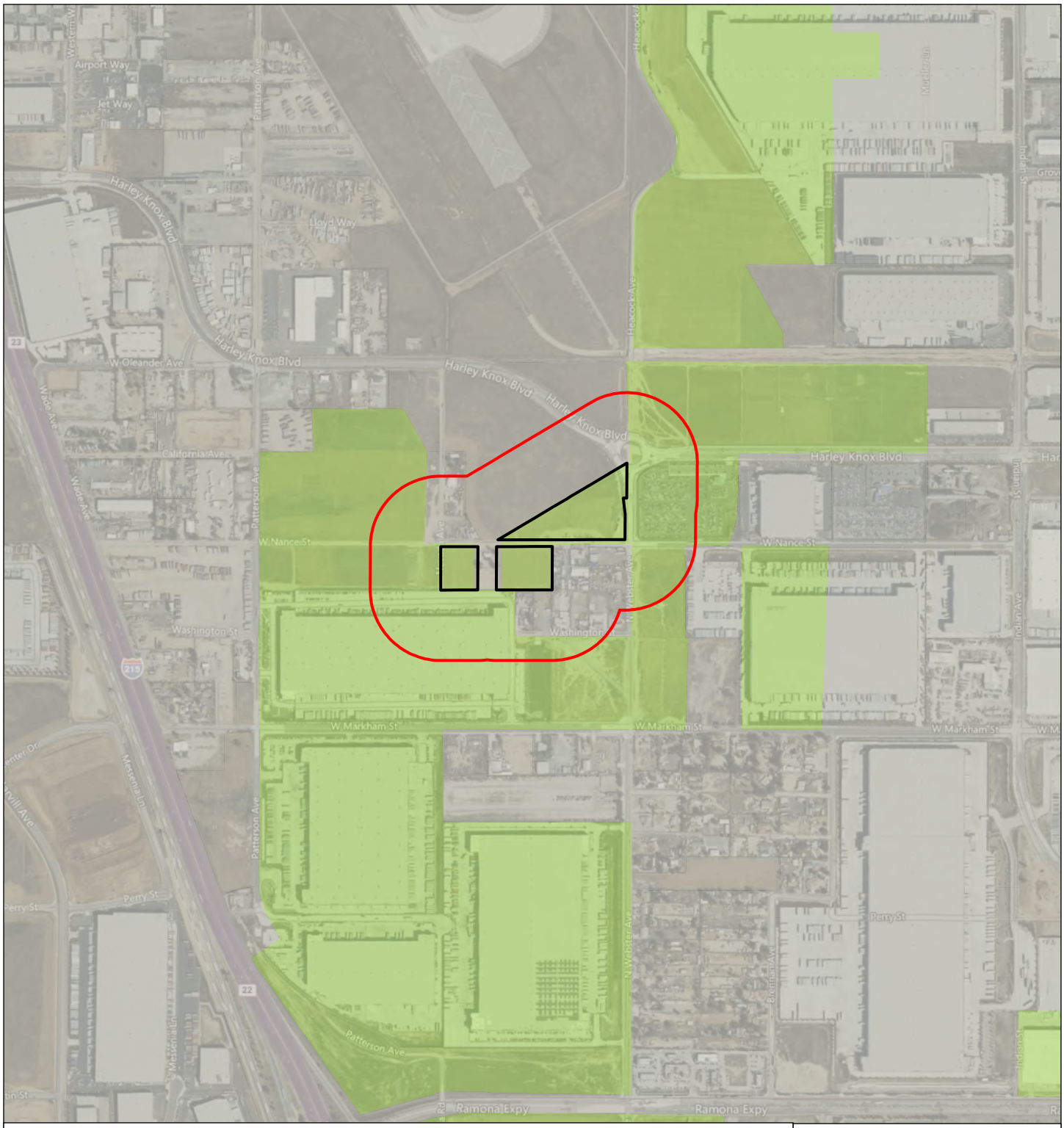


Figure 6. RCA MSHCP Vegetation 2012

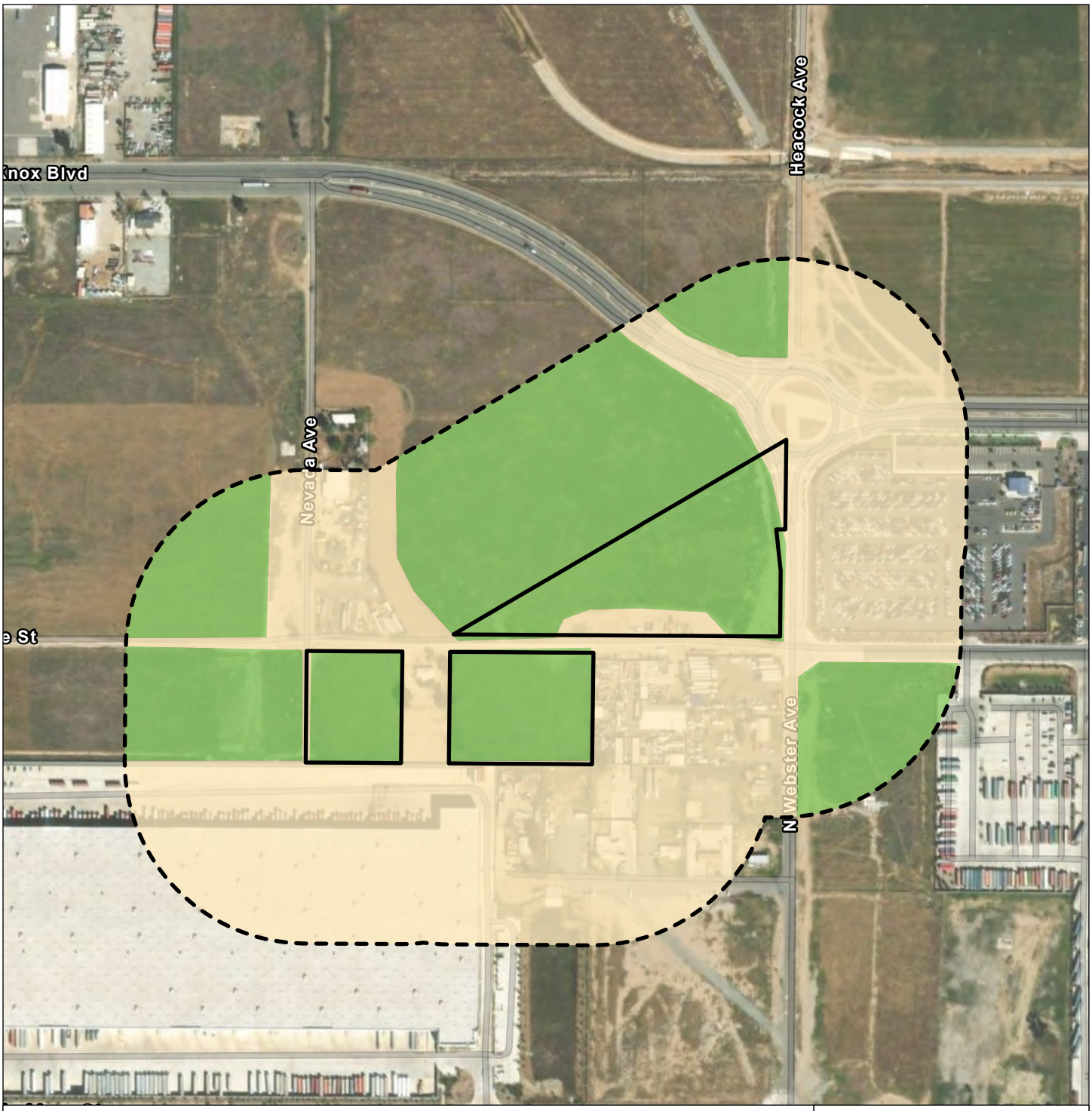


Figure 7. Vegetation Communities and Land Cover Types

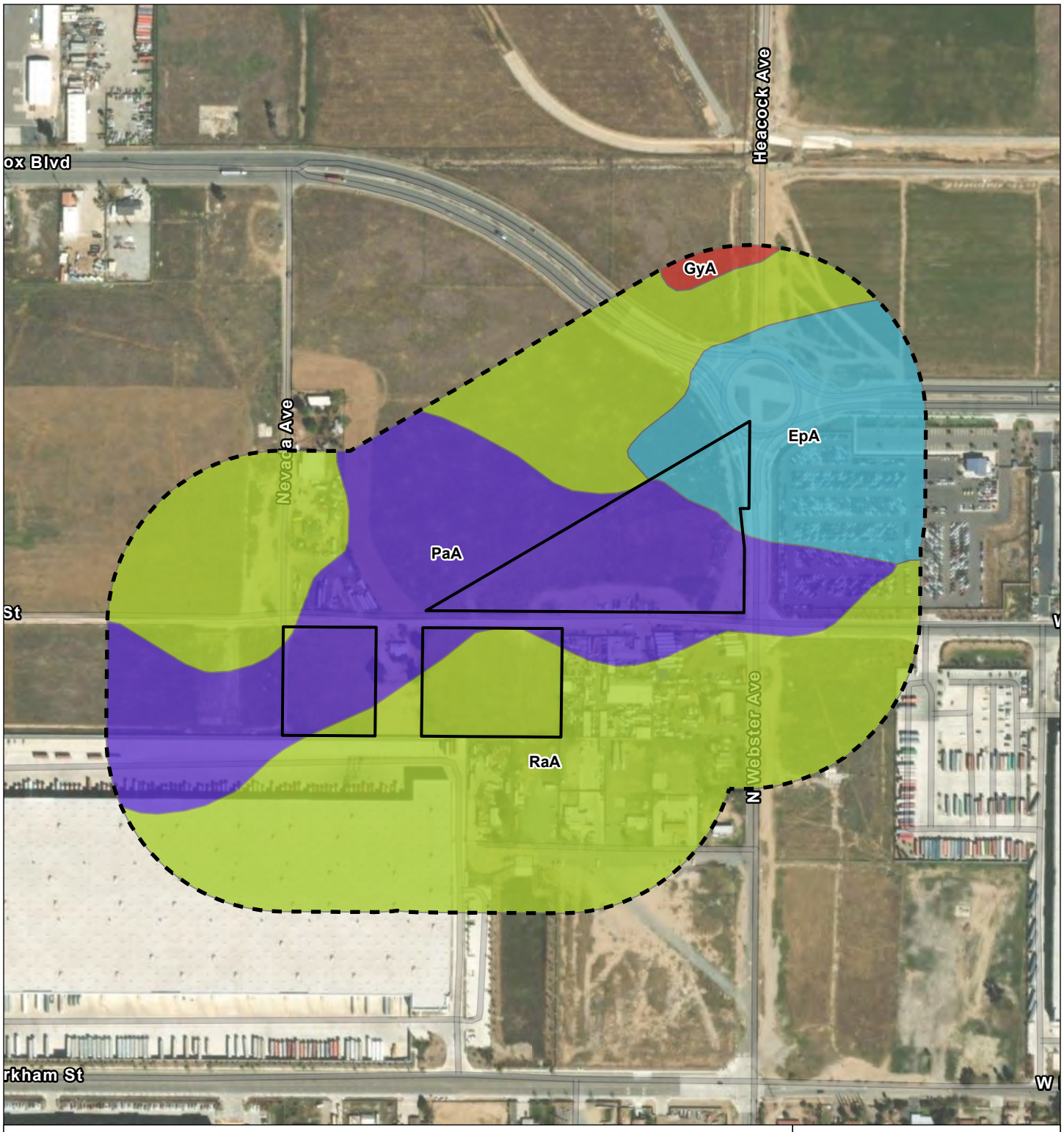


Figure 8. Soils Map

Special-Status Species Occurrences

Map Code	Common Name *(Scientific Name)*	
Plants		
P1	California screw moss	Tortula californica
P2	chaparral ragwort	Senecio aphanactis
P3	chaparral sand-verbena	Abronia villosa var. aurita
P4	Coulter's goldfields	Lasthenia glabrata ssp. coulteri
P5	Davidson's saltscale	Atriplex serenana var. davidsonii
P6	little mousetail	Myosurus minimus ssp. apus
P7	long-spined spineflower	Chorizanthe polygonoides var. longispina
P8	marsh sandwort	Arenaria paludicola
P9	Munz's onion	Allium munzii
P10	Nevin's barberry	Berberis nevinii
P11	Palmer's grapplinghook	Harpagonella palmeri
P12	Parish's brittlescale	Atriplex parishii
P13	Parry's spineflower	Chorizanthe parryi var. parryi
P14	Payson's jewelflower	Caulanthus simulans
P15	Plummer's mariposa-lily	Calochortus plummerae
P16	Robinson's pepper-grass	Lepidium virginicum var. robinsonii
P17	salt marsh bird's-beak	Chloropyron maritimum ssp. maritimum
P18	San Diego ambrosia	Ambrosia pumila
P19	San Jacinto Valley crownscale	Atriplex coronata var. notatior
P20	smooth tarplant	Centromadia pungens ssp. laevis
P21	Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest
P22	Southern Cottonwood Willow Riparian Forest	Southern Cottonwood Willow Riparian Forest
P23	Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland
P24	Southern Willow Scrub	Southern Willow Scrub
P25	spreading navarretia	Navarretia fossalis
P26	thread-leaved brodiaea	Brodiaea filifolia
P27	woven-spored lichen	Texosporium sancti-jacobi
P28	Wright's trichocoronis	Trichocoronis wrightii var. wrightii
Invertebrates		
I1	American bumble bee	Bombus pensylvanicus
I2	Busck's gallmoth	Eugnosta busckana
I3	Crotch's bumble bee	Bombus crotchii
I4	Delhi Sands flower-loving fly	Rhaphiomidas terminatus abdominalis
I5	Desert cuckoo wasp	Ceratochrysis longimala
I6	quino checkerspot butterfly	Euphydryas editha quino
I7	Riverside fairy shrimp	Streptocephalus woottoni
I8	white cuckoo bee	Neolarra alba
Mammals		
M1	American badger	Taxidea taxus
M2	Los Angeles pocket mouse	Perognathus longimembris brevinasus
M3	northwestern San Diego pocket mouse	Chaetodipus fallax fallax
M4	pocketed free-tailed bat	Nyctinomops femorosaccus
M5	San Bernardino kangaroo rat	Dipodomys merriami parvus
M6	San Diego black-tailed jackrabbit	Lepus californicus bennettii
M7	San Diego desert woodrat	Neotoma lepida intermedia
M8	southern grasshopper mouse	Onychomys torridus ramona
M9	Stephens' kangaroo rat	Dipodomys stephensi
M10	western mastiff bat	Eumops perotis californicus
M11	western yellow bat	Lasiurus xanthinus
Birds		
B1	bald eagle	Haliaeetus leucocephalus
B2	Bell's sparrow	Artemisiospiza belli belli
B3	burrowing owl	Athene cunicularia
B4	California black rail	Laterallus jamaicensis coturniculus
B5	California horned lark	Eremophila alpestris actia
B6	coastal California gnatcatcher	Polioptila californica californica
B7	Cooper's hawk	Accipiter cooperii
B8	ferruginous hawk	Buteo regalis
B9	golden eagle	Aquila chrysaetos
B10	Lawrence's goldfinch	Spinus lawrencei
B11	least Bell's vireo	Vireo bellii pusillus
B12	loggerhead shrike	Lanius ludovicianus
B13	long-eared owl	Asio otus
B14	southern California rufous-crowned sparrow	Aimophila ruficeps canescens
B15	tricolored blackbird	Agelaius tricolor
B16	western yellow-billed cuckoo	Coccyzus americanus occidentalis
B17	white-faced ibis	Plegadis chihi
B18	white-tailed kite	Elanus leucurus
B19	yellow-breasted chat	Icteria virens
B20	yellow warbler	Setophaga petechia
Reptiles		
R1	California glossy snake	Arizona elegans occidentalis
R2	coast horned lizard	Phrynosoma blainvillii
R3	coastal whiptail	Aspidoscelis tigris stejnegeri
R4	orange-throated whiptail	Aspidoscelis hyperythra
R5	red-diamond rattlesnake	Crotalus ruber
R6	San Bernardino ringneck snake	Diadophis punctatus modestus
R7	Southern California legless lizard	Anniella stebbinsi
R8	western pond turtle	Emys marmorata
Amphibians		
A1	western spadefoot	Spea hammondii

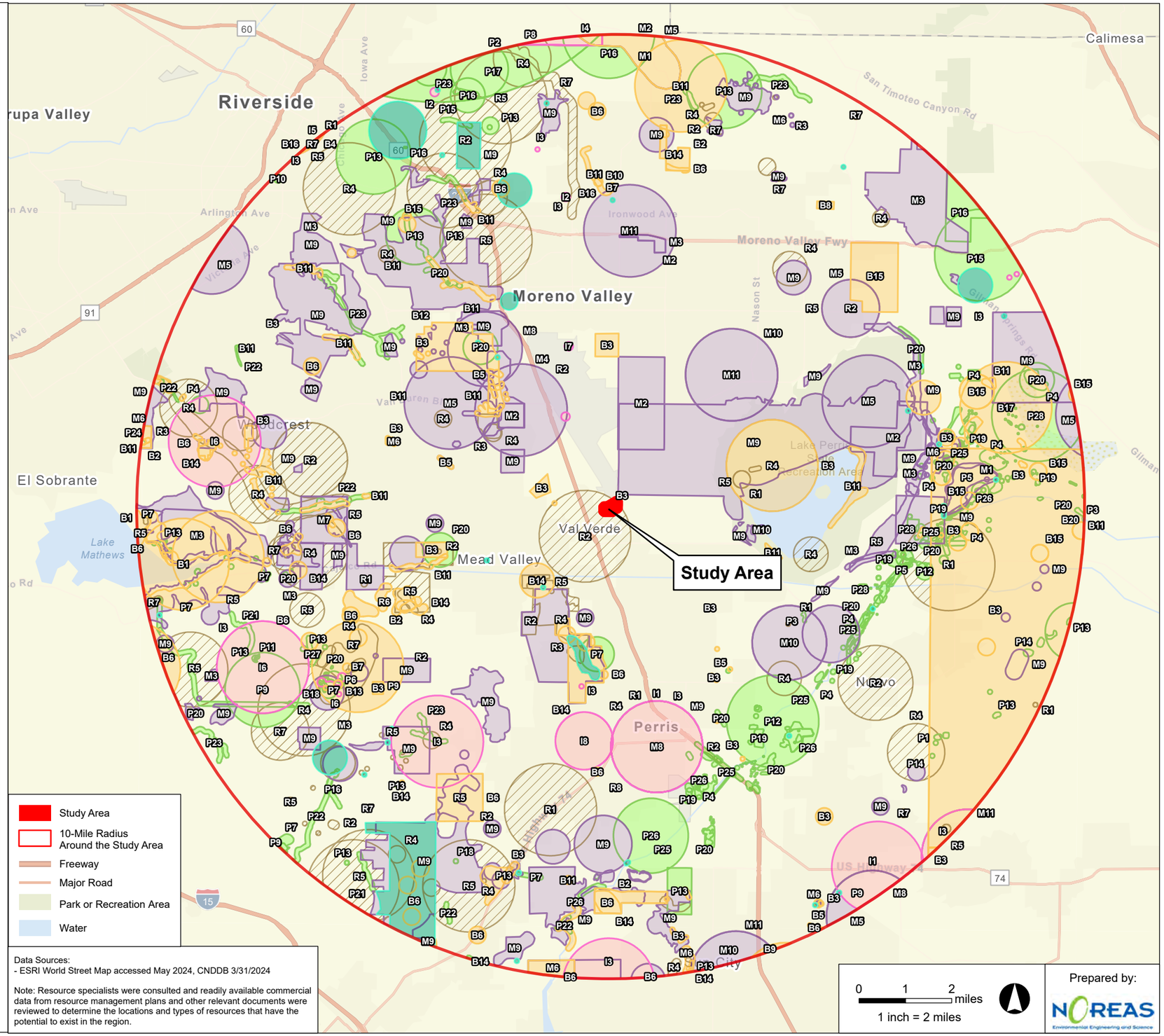
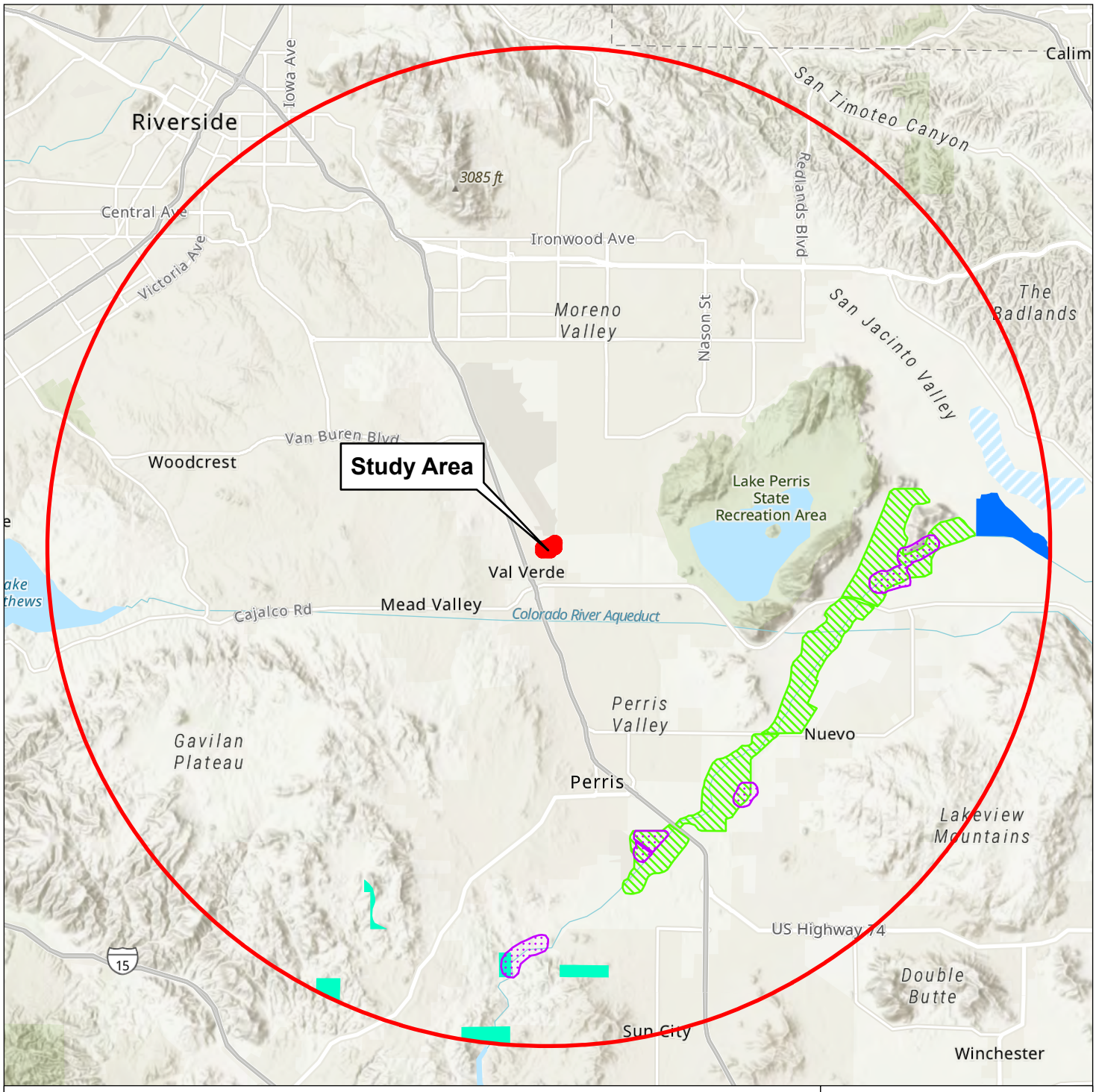


Figure 9. Literature Review



Study Area

10-Mile Radius Around the Study Area

Critical Habitat

Coastal California gnatcatcher *(Polioptila californica californica)*

San Bernardino Merriam's kangaroo rat *(Dipodomys merriami parvus)*

Spreading navarretia *Navarretia fossalis)*

Thread-leaved brodiaea *Brodiaea filifolia)*

0 1.5 3 Miles

1 inch = 3 miles

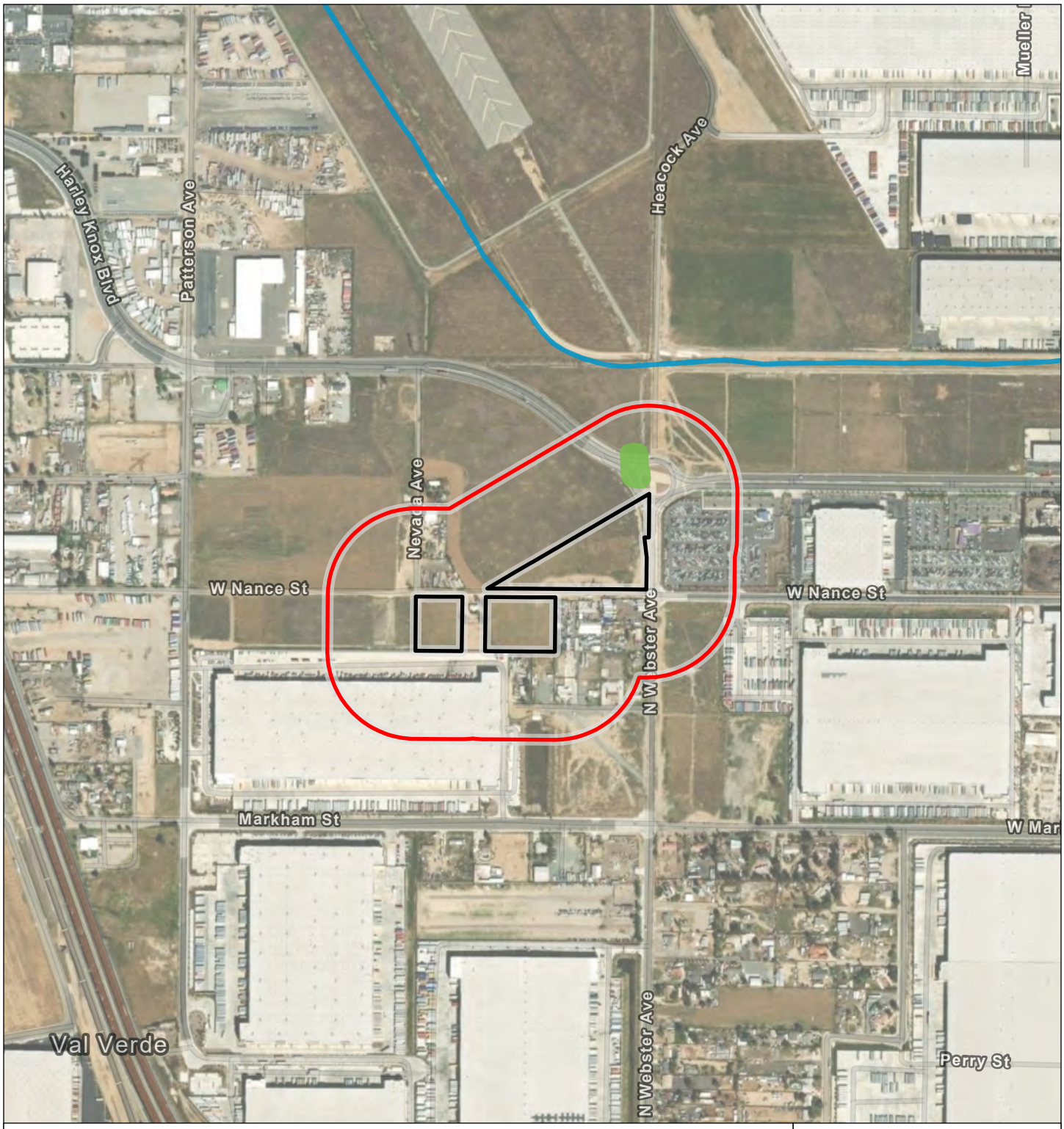
Data Sources:
- ESRI World Topographic Map accessed Mar 2024
- US Fish and Wildlife Service Critical Habitat accessed Mar 2024

Map Prepared: 3-12-24

Prepared by:

NOREAS
Environmental Engineering and Science

Figure 10. Critical Habitat



Project Site

Study Area

USA Wetlands

Marsh, Swamp, Bog, Prairie

River

0 400 800 Feet

1 inch = 800 feet

Data Sources:
- ESRI World Imagery accessed May 2024, imagery date: 2/26/2022
- US Fish and Wildlife Service National Wetland Inventory accessed May 2024

Map Prepared: 5-3-24

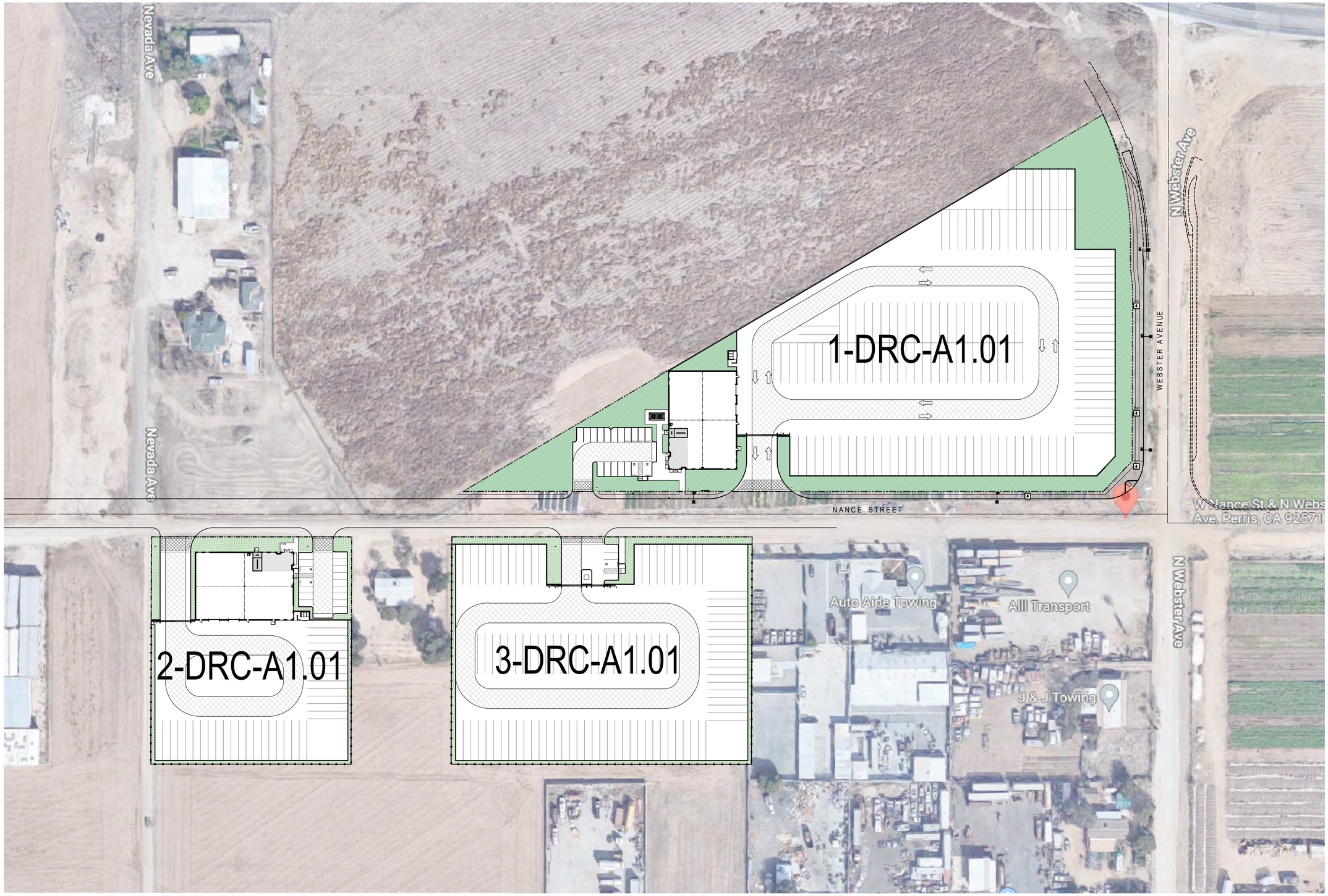
Prepared by:

NOREAS
Environmental Engineering and Science

Figure 11. National Wetland Inventory

APPENDICES

Appendix A Site Plan



SITE PLAN

TRUE NORTH

SCALE 1" = 35'-0"

1

SKH

4590 MACARTHUR BLVD. SUITE 500
NEWPORT BEACH CA 92660
PROJECT MANAGER: STEVE HONG
714 - 822 - 1171, STEVE@SKHARCHITECT.COM

LICENSED ARCHITECT
STEVE K. HONG
NO. C-33677
REN. 12-31-22
STATE OF CALIFORNIA

CONSULTANTS

CIVIL ENGINEER
THIENES ENGINEERING
14349 FIRESTONE BLVD
LA MIRADA CA 90638
714-521-4811
DANE@THIENESENG.COM
ATTN: DANE DYSTHE

LANDSCAPE ARCHITECT
EMERALD DESIGN
305 N. HARBOR BLVD SUITE 222
FULLERTON CA 92832
714-680-0417
CHARLES@EMERALDLADESIGN.COM
ATTN: CHARLES LAMB

P E R R I S
T R A I L E R
Y A R D

NW CORNER OF NANCE AVENUE AND WEBSTER AVENUE

LAKE CREEK INDUSTRIAL LLC

1302 BRITTANY CROSS ROAD
SANTA ANA CA 92705

No.	ISSUANCE	DATE

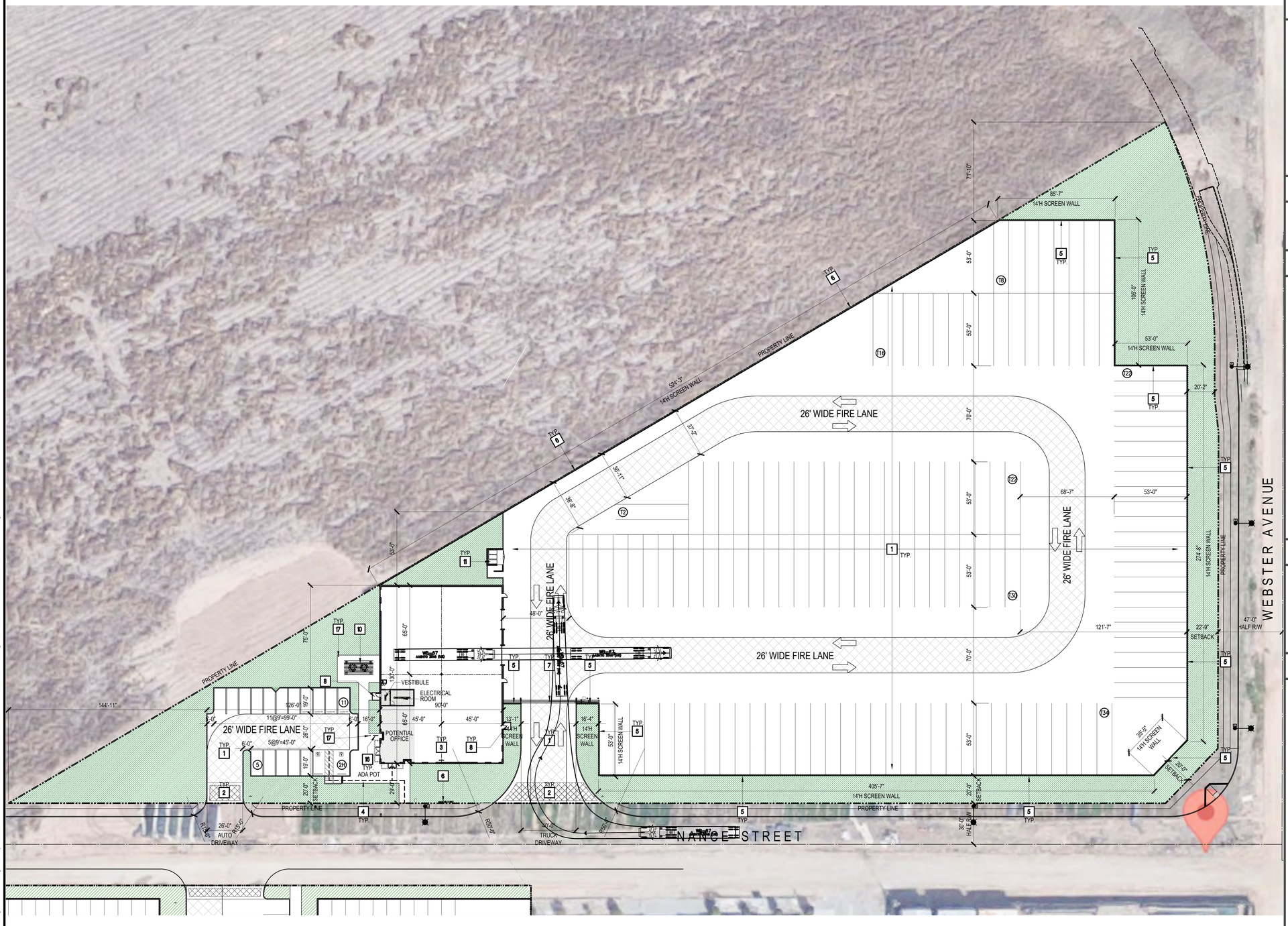
JOB No.
22-184

DRAWN STEVE HONG
CHECKED STEVE HONG

SHEET TITLE
ARCHITECTURAL
OVERALL SITE PLAN

SHEET NUMBER
DRC-A1.00

Plot Date: 1/13/2023 2:19:28 PM Last Save By: steve Login: Steve Hong L:\Projects\Lakecreek\22-184 Lakecreek Perris, Nance And Webster\03 - Design\04 - Entitlements And CD\DRC-A1.00.dwg



SITE PLAN

TRUE NORTH

SCALE 1" = 30'-0"

1

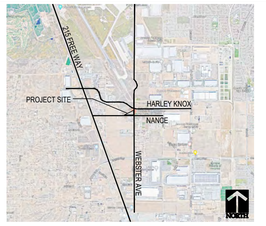
APPLICANT/OWNER

LAKECREEK INDUSTRIAL INC.
1302 BRITTANY CROSS ROAD
SANTA ANA CA 92705
789-200-9681
MJ@LAKECREEKINDUSTRIAL.COM

PROJECT ADDRESS / APN

TBD
APN: 314-153-058, 060, 062, 066, 070, 082; 314-160-013, 014, 016, 017, 018

VICINITY MAP



PROJECT DESCRIPTION

NEW CONSTRUCTION FOR (2) 11,700 SF MECHANICAL SERVICE BUILDING, TYPE III-B, F-1/B OCCUPANCY WITH FIRE SPRINKLER SYSTEM. PROPOSED SITE IMPROVEMENTS CONSIST OF CONCRETE TILT SCREEN WALL, TRASH ENCLOSURE, SITE LIGHTING STANDARDS, WROUGHT IRON FENCE AND HARDSCAPE/LANDSCAPE IMPROVEMENTS PER CITY STANDARDS.

PROJECT DATA

Perris

SITE AREA		225,576	SF
		5.18	Acres
BUILDING AREA			
AREA	MECH BAY	9,900	SF
	OFFICE	1,800	SF
AREA TOTAL		11,700	SF
PROJECT FACT			
	COVERAGE/FAR		5%
	FAR MAX ALLOWED		75%
ZONING			
APN		314-153-058, 060, 062, 066, 070, 082	
ZONE ORDINANCE			GI
MAX BUILDING HEIGHT			50'
SET BACK			
	FRONT	20'	
	SIDE/REAR	0'	
PARKING REQ			
	AUTO PARKING	9'X19'	
	Office included	1/300 SF	6
	MECH BAY	5 PER SERVICE BAY	10
	TOTAL		16
PROJECT PROVIDED			
PARKING PROVIDED			
	AUTO PARKING		
	STANDARD	9'X19'	12
	CLEAN AIR/ EV	9'X19' (2022 CBC)	4
	ADA PARKING	9', 12' X 19'	2
	TOTAL		18
	TRAILER PARKING	11'x53'	133
LANDSCAPE			
	REQUIRED		12%
	PROVIDED		19%

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINES UNLESS NOTED OTHERWISE.
2. ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH A SMART AUTOMATIC IRRIGATION SYSTEM.
3. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SITE DRAINAGE, TOPOGRAPHY AND UTILITIES.
4. FOR PAVING SECTIONS, CONCRETE CURBS, SWALES AND GUTTERS SEE CIVIL DRAWINGS.
5. PROPERTY LINE ARE REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR HORIZONTAL CONTROL.
6. LANDSCAPE AREAS SHALL BE DELINEATED WITH A MIN. 6" CONCRETE CURB.

KEYNOTES

1. SITE PAVING WITH HEAVY BROOM FINISH. SEE CIVIL FOR PAVEMENT THICKNESS.
2. DECORATIVE PAVEMENT AT ENTRY - COLORED CONCRETE W/ SAW CUT PATTERN.
3. PRIMARY BUILDING.
4. PEDESTRIAN CONCRETE WALKWAY WITH MEDIUM BROOM FINISH.
5. CONCRETE SCREEN WALL 14'H FT WITH 6' LANDSCAPE BERM WITH DECORATIVE PILASTER @ 100' O.C. AND @ CORNERS
6. FIRE DEPARTMENT CONNECTION
7. 8'H BLACK PAINTED VEHICULAR ROLLING GATE WITH KNOX PAD LOCK. MANUALLY OPERATED. PROVIDE CONDUITS FOR FUTURE OPERATOR.
8. 5'-6" X 6' X 4" THICK CONCRETE LANDING PAD AT ALL EXTERIOR MANDOORS WITH MEDIUM BROOM FINISH.
9. FUTURE MONUMENT SIGN WITH ELEC. CONDUITS.
10. EMPLOYEE BREAK AREA, TENANT FURNISHED UNLESS NOTED OTHERWISE.
11. TRASH ENCLOSURE.
12. 8'H WI FENCE.
13. 8'X14' B.I.G. ENTERPRISE PRE-FABRICATED GUARDHOUSE.
14. APPROXIMATE LOCATION OF ELEC. TRANSFORMER WITH BOLLARD PROTECTION AND LANDSCAPE SCREENING.
15. NOT USED.
16. SHORT TERM - BICYCLE RACK 8% OF PARKING STALL.
17. DESIGNATED SMOKING AREA - 25' AWAY FROM ANY ENTRY.

LEGEND

- STANDARD PARKING STALL 9' X 19'
- CLEAN AIR, VANPOOL / EV 9' X19'
- ADA PARKING VAN 12' X 19' OR STANDARD 9' X 19' WITH 5' CLR AISLE
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL. MAX 5% SLOPE AND MAX 2% CROSS SLOPE WITH 48" MIN. CLEAR, UNLESS NOTED OTHERWISE WITH ADA ACCESSIBLE RAMP
- LANDSCAPE, SEE LANDSCAPE DRAWINGS

SKH
4590 MACARTHUR BLVD. SUITE 500
NEWPORT BEACH CA 92660
PROJECT MANAGER: STEVE HONG
714 - 822 - 1171, STEVE@SKHARCHITECT.COM

LICENSED ARCHITECT
STEVE K. HONG
NO. C-31577
REN 12-31-22
STATE OF CALIFORNIA

CONSULTANTS

CIVIL ENGINEER
THIENES ENGINEERING
14349 FIRESTONE BLVD
LA MIRADA CA 90638
714-521-4811
DANE@THIENESENG.COM
ATTN: DANE DYSTHE

LANDSCAPE ARCHITECT
EMERALD DESIGN
305 N. HARBOR BLVD SUITE 222
FULLERTON CA 92832
714-680-0417
CHARLES@EMERALDLADESIGN.COM
ATTN: CHARLES LAMB

PERRIS TRAILER YARD

NW CORNER OF NANCE AVENUE AND WEBSTER AVENUE

LAKE CREEK INDUSTRIAL LLC

1302 BRITTANY CROSS ROAD
SANTA ANA CA 92705

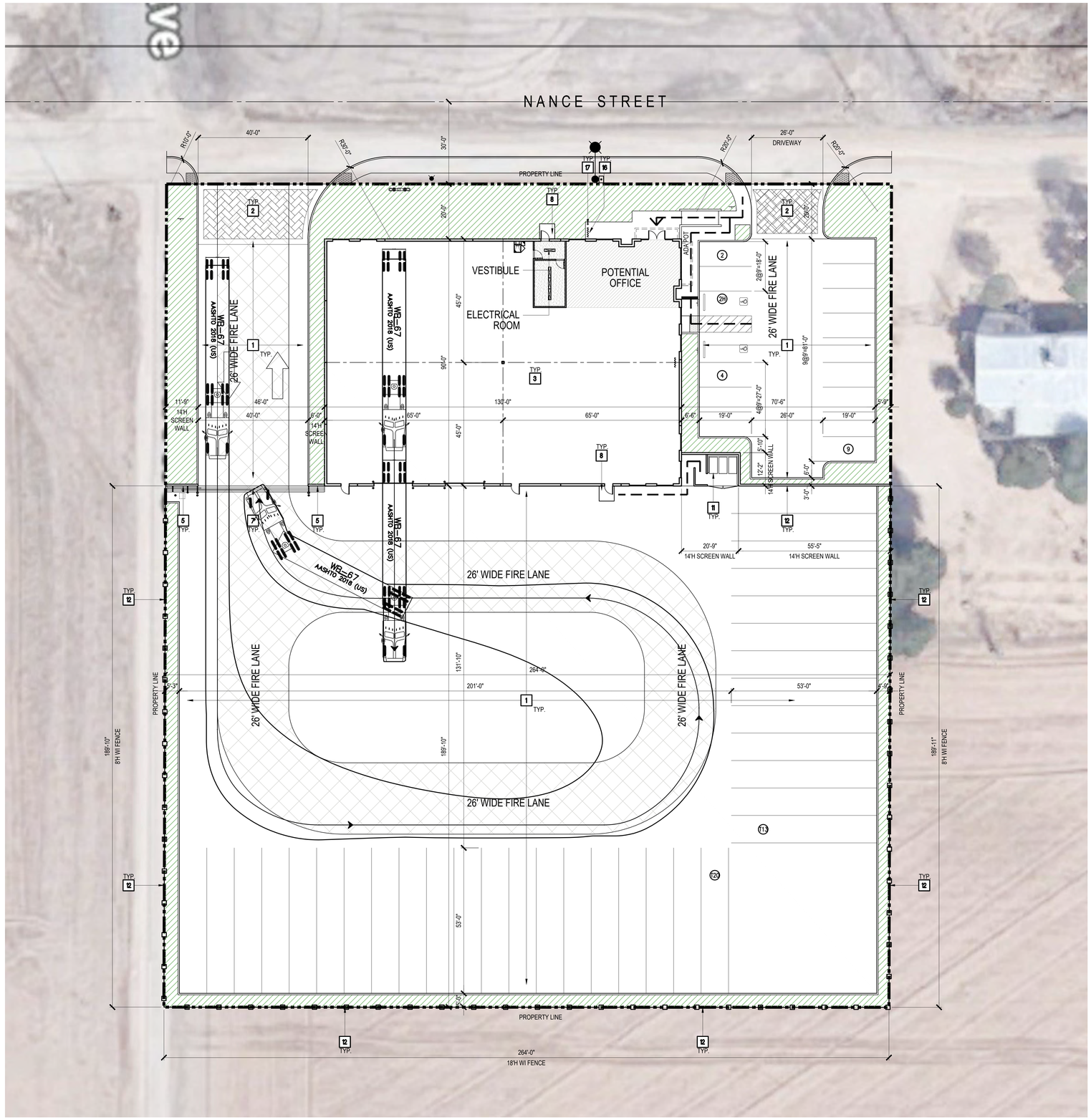
No.	ISSUANCE	DATE

JOB No.
22-184
DRAWN STEVE HONG
CHECKED STEVE HONG

SHEET TITLE
ARCHITECTURAL
OVERALL SITE PLAN

SHEET NUMBER
1-DRC-A1.01

Plot Date: 1/13/2023 1:52:12 PM Last Save By: steve Login: Steve Hong L:\Projects\Lakecreek\22-184 Lakecreek Perris, Nance And Webster\03 - Design\04 - Entitlements And CD\1-DRC-A1.01.dwg



OVERALL SITE PLAN

TRUE NORTH

SCALE 1/16" = 1'-0"

1

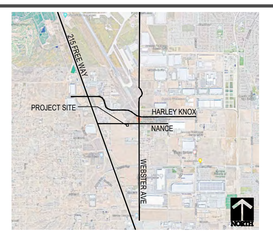
APPLICANT/OWNER

LAKECREEK INDUSTRIAL INC.
1302 BRITTANY CROSS ROAD
SANTA ANA CA 92705
789-200-9681
MJ@LAKECREEKINDUSTRIAL.COM

PROJECT ADDRESS / APN

TBD
APN: 314-153-058, 060, 062, 066, 070, 082; 314-160-013, 014, 016, 017, 018

VICINITY MAP



PROJECT DESCRIPTION

NEW CONSTRUCTION FOR (2) 11,700 SF MECHANICAL SERVICE BUILDING, TYPE III-B, F-1/B OCCUPANCY WITH FIRE SPRINKLER SYSTEM. PROPOSED SITE IMPROVEMENTS CONSIST OF CONCRETE TILT SCREEN WALL, TRASH ENCLOSURE, SITE LIGHTING STANDARDS, WROUGHT IRON FENCE AND HARDSCAPE/LANDSCAPE IMPROVEMENTS PER CITY STANDARDS.

PROJECT DATA

Perris

SITE AREA		79,156	SF
		1.82	Acres
BUILDING AREA			
AREA	MECH BAY	9,900	SF
	OFFICE	1,800	SF
AREA TOTAL		11,700	SF
PROJECT FACT			
	COVERAGE/FAR		15%
	FAR MAX ALLOWED		75%
ZONING			
APN			314-160-013, 014
ZONE ORDINANCE			GI
MAX BUILDING HEIGHT			50'
SET BACK			
	FRONT	20'	
	SIDE/REAR	0'	
PARKING REQ			
	AUTO PARKING	9'X19'	
	Office included	1/300 SF	6
	MECH BAY	5 PER SERVICE BAY	10
	TOTAL		16
PROJECT PROVIDED			
PARKING PROVIDED			
	AUTO PARKING		
	STANDARD	9'X19'	10
	CLEAN AIR/ EV	9'X19' (2022 CBC)	4
	ADA PARKING	9', 12' X 19'	2
	TOTAL		16
	TRAILER PARKING	10'x53'	33
LANDSCAPE			
	REQUIRED		12%
	PROVIDED		13%

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINES UNLESS NOTED OTHERWISE.
2. ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH A SMART AUTOMATIC IRRIGATION SYSTEM.
3. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SITE DRAINAGE, TOPOGRAPHY AND UTILITIES.
4. FOR PAVING SECTIONS, CONCRETE CURBS, SWALES AND GUTTERS SEE CIVIL DRAWINGS.
5. PROPERTY LINE ARE REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR HORIZONTAL CONTROL.
6. LANDSCAPE AREAS SHALL BE DELINEATED WITH A MIN. 6" CONCRETE CURB.

KEYNOTES

1. SITE PAVING WITH HEAVY BROOM FINISH. SEE CIVIL FOR PAVEMENT THICKNESS.
2. DECORATIVE PAVEMENT AT ENTRY - COLORED CONCRETE W/ SAW CUT PATTERN.
3. PRIMARY BUILDING.
4. PEDESTRIAN CONCRETE WALKWAY WITH MEDIUM BROOM FINISH.
5. CONCRETE SCREEN WALL 14'H FT WITH 6' LANDSCAPE BERM WITH DECORATIVE PILASTER @ 100' O.C. AND @ CORNERS
6. FIRE DEPARTMENT CONNECTION
7. 8'H BLACK PAINTED VEHICULAR ROLLING GATE WITH KNOX PAD LOCK. MANUALLY OPERATED. PROVIDE CONDUITS FOR FUTURE OPERATOR.
8. 5'-6" X 6' X 4" THICK CONCRETE LANDING PAD AT ALL EXTERIOR MANDOORS WITH MEDIUM BROOM FINISH.
9. FUTURE MONUMENT SIGN WITH ELEC. CONDUITS.
10. EMPLOYEE BREAK AREA, TENANT FURNISHED UNLESS NOTED OTHERWISE.
11. TRASH ENCLOSURE.
12. 8'H WI FENCE.
13. 8'X14' B.I.G. ENTERPRISE PRE-FABRICATED GUARDHOUSE.
14. APPROXIMATE LOCATION OF ELEC. TRANSFORMER WITH BOLLARD PROTECTION AND LANDSCAPE SCREENING.
15. NOT USED.
16. SHORT TERM - BICYCLE RACK 8% OF PARKING STALL.
17. DESIGNATED SMOKING AREA - 25' AWAY FROM ANY ENTRY.

LEGEND

- STANDARD PARKING STALL 9' X 19'
- CLEAN AIR, VANPOOL / EV 9' X19'
- ADA PARKING VAN 12' X 19' OR STANDARD 9' X 19' WITH 5' CLR AISLE
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL. MAX 5% SLOPE AND MAX 2% CROSS SLOPE WITH 48" MIN. CLEAR, UNLESS NOTED OTHERWISE WITH ADA ACCESSIBLE RAMP
- LANDSCAPE, SEE LANDSCAPE DRAWINGS

SKH
4590 MACARTHUR BLVD. SUITE 500
NEWPORT BEACH CA 92660
PROJECT MANAGER: STEVE HONG
714 - 822 - 1171, STEVE@SKHARCHITECT.COM

LICENSED ARCHITECT — STEVE K. HONG — NO. C-33677 REN. 12/31/22 — STATE OF CALIFORNIA

CONSULTANTS

CIVIL ENGINEER
THIENES ENGINEERING
14349 FIRESTONE BLVD
LA MIRADA CA 90638
714-521-4811
DANE@THIENESENG.COM
ATTN: DANE DYSTHE

LANDSCAPE ARCHITECT
EMERALD DESIGN
305 N. HARBOR BLVD SUITE 222
FULLERTON CA 92832
714-680-0417
CHARLES@EMERALDLADESIGN.COM
ATTN: CHARLES LAMB

P E R R I S
T R A I L E R
Y A R D

NW CORNER OF NANCE AVENUE AND WEBSTER AVENUE

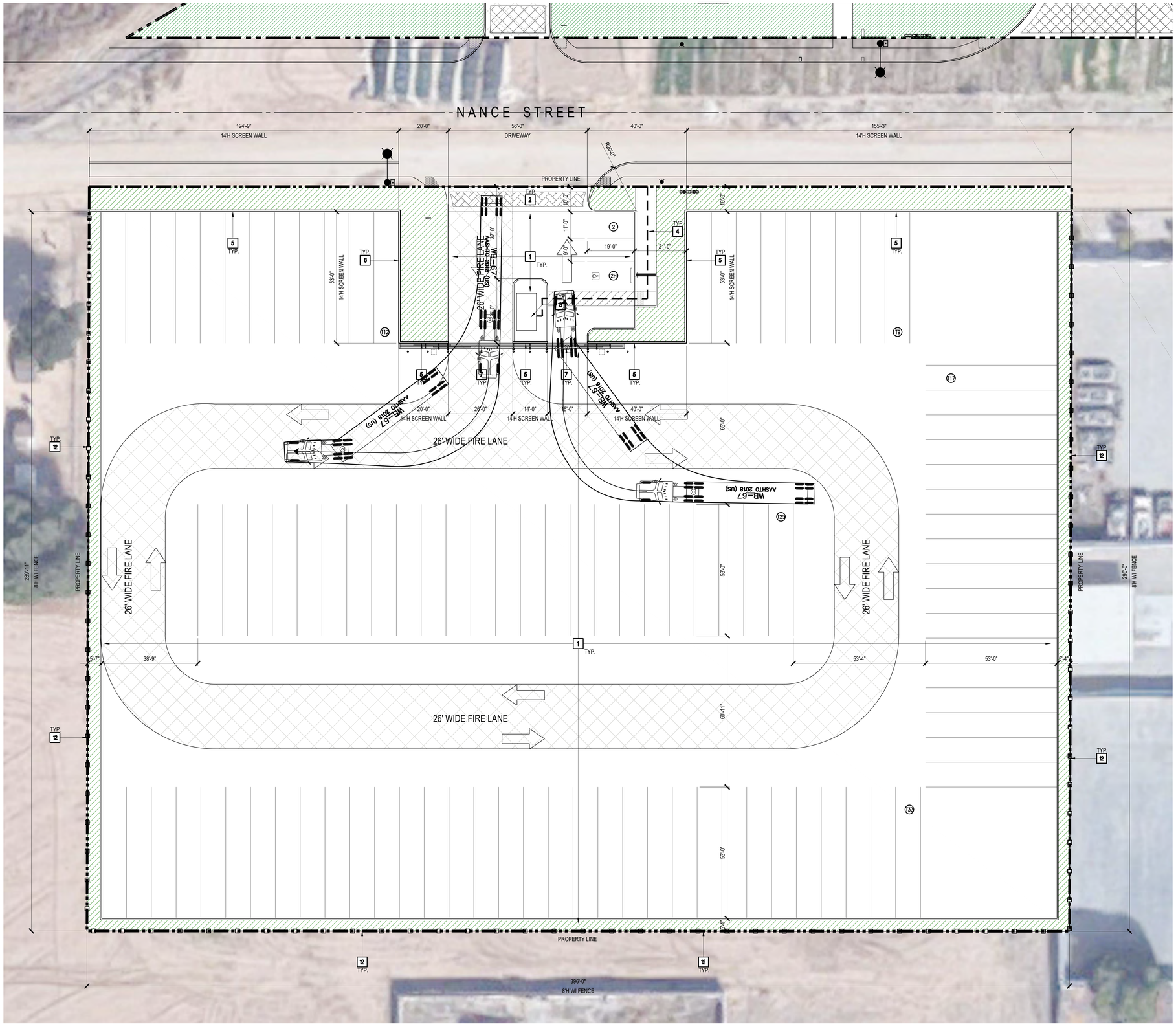
LAKE CREEK INDUSTRIAL LLC

1302 BRITTANY CROSS ROAD
SANTA ANA CA 92705

No.	ISSUANCE	DATE

JOB No. 22-184
DRAWN STEVE HONG
CHECKED STEVE HONG
SHEET TITLE
ARCHITECTURAL
OVERALL SITE PLAN
SHEET NUMBER
2-DRC-A1.01

Plot Date: 1/19/2023 7:59:26 AM Last Save By: steve Login: Steve Hong L:\Projects\Lakecreek\22-184 Lakecreek Perris, Nance And Webster\03 - Design\04 - Entitlements And CD\2-DRC-A1.01.dwg



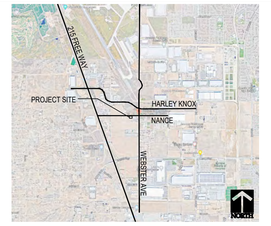
APPLICANT/OWNER

LAKECREEK INDUSTRIAL INC.
1302 BRITTANY CROSS ROAD
SANTA ANA CA 92705
789-200-9681
MJ@LAKECREEKINDUSTRIAL.COM

PROJECT ADDRESS / APN

TBD
APN: 314-153-058, 060, 062, 066, 070, 082; 314-160-013, 014, 016, 017, 018

VICINITY MAP



PROJECT DESCRIPTION

NEW CONSTRUCTION FOR (2) 11,700 SF MECHANICAL SERVICE BUILDING, TYPE III-B, F-1/B OCCUPANCY WITH FIRE SPRINKLER SYSTEM. PROPOSED SITE IMPROVEMENTS CONSIST OF CONCRETE TILT SCREEN WALL, TRASH ENCLOSURE, SITE LIGHTING STANDARDS, WROUGHT IRON FENCE AND HARDSCAPE/LANDSCAPE IMPROVEMENTS PER CITY STANDARDS.

PROJECT DATA

Perris

SITE AREA		118,781	SF
		2.73	Acres
BUILDING AREA			
NONE			
PROJECT FACT			
	COVERAGE/FAR		0%
	FAR MAX ALLOWED		75%
ZONING			
APN			314-160-016,017,018
ZONE ORDINANCE			GI
MAX BUILDING HEIGHT			50'
SET BACK			
	FRONT	20'	
	SIDE/REAR	0'	
PARKING REQ			
	NONE		
PROJECT PROVIDED			
PARKING PROVIDED			
	AUTO PARKING		
	STANDARD	9'X19'	3
	EV	9'X19'	0
	ADA PARKING	12' X 19'	1
	TOTAL		**4**
	TRAILER PARKING	10'x53'	96
LANDSCAPE			
	REQUIRED		12%
	PROVIDED		13%

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINES UNLESS NOTED OTHERWISE.
2. ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH A SMART AUTOMATIC IRRIGATION SYSTEM.
3. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SITE DRAINAGE, TOPOGRAPHY AND UTILITIES.
4. FOR PAVING SECTIONS, CONCRETE CURBS, SWALES AND GUTTERS SEE CIVIL DRAWINGS.
5. PROPERTY LINE ARE REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR HORIZONTAL CONTROL.
6. LANDSCAPE AREAS SHALL BE DELINEATED WITH A MIN. 6" CONCRETE CURB.

KEYNOTES

1. SITE PAVING WITH HEAVY BROOM FINISH. SEE CIVIL FOR PAVEMENT THICKNESS.
2. DECORATIVE PAVEMENT AT ENTRY - COLORED CONCRETE W/ SAW CUT PATTERN.
3. PRIMARY BUILDING.
4. PEDESTRIAN CONCRETE WALKWAY WITH MEDIUM BROOM FINISH.
5. CONCRETE SCREEN WALL 14'H FT WITH 6' LANDSCAPE BERM WITH DECORATIVE PILASTER @ 100' O.C. AND @ CORNERS
6. FIRE DEPARTMENT CONNECTION
7. 8'H BLACK PAINTED VEHICULAR ROLLING GATE WITH KNOX PAD LOCK. MANUALLY OPERATED. PROVIDE CONDUITS FOR FUTURE OPERATOR.
8. 5'-6" X 6' X 4" THICK CONCRETE LANDING PAD AT ALL EXTERIOR MANDOORS WITH MEDIUM BROOM FINISH.
9. FUTURE MONUMENT SIGN WITH ELEC. CONDUITS.
10. EMPLOYEE BREAK AREA, TENANT FURNISHED UNLESS NOTED OTHERWISE.
11. TRASH ENCLOSURE.
12. 8'H WI FENCE.
13. 8'X14' B.I.G. ENTERPRISE PRE-FABRICATED GUARDHOUSE.
14. APPROXIMATE LOCATION OF ELEC. TRANSFORMER WITH BOLLARD PROTECTION AND LANDSCAPE SCREENING.
15. NOT USED.
16. SHORT TERM - BICYCLE RACK 8% OF PARKING STALL.
17. DESIGNATED SMOKING AREA - 25' AWAY FROM ANY ENTRY.

LEGEND

- STANDARD PARKING STALL 9' X 19'
- CLEAN AIR, VANPOOL / EV 9' X19'
- ADA PARKING VAN 12' X 19' OR STANDARD 9' X 19' WITH 5' CLR AISLE
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL. MAX 5% SLOPE AND MAX 2% CROSS SLOPE WITH 48" MIN. CLEAR, UNLESS NOTED OTHERWISE WITH ADA ACCESSIBLE RAMP
- LANDSCAPE, SEE LANDSCAPE DRAWINGS

SKH
4590 MACARTHUR BLVD. SUITE 500
NEWPORT BEACH CA 92660
PROJECT MANAGER: STEVE HONG
714 - 822 - 1171, STEVE@SKHARCHITECT.COM

LICENSED ARCHITECT
STEVE K. HONG
NO. C-33677
REN 12/31/22
STATE OF CALIFORNIA

CONSULTANTS

CIVIL ENGINEER
THIENES ENGINEERING
14349 FIRESTONE BLVD
LA MIRADA CA 90638
714-521-4811
DANE@THIENESENG.COM
ATTN: DANE DYSTHE

LANDSCAPE ARCHITECT
EMERALD DESIGN
305 N. HARBOR BLVD SUITE 222
FULLERTON CA 92832
714-680-0417
CHARLES@EMERALDLADESIGN.COM
ATTN: CHARLES LAMB

P E R R I S
T R A I L E R
Y A R D

NW CORNER OF NANCE AVENUE AND WEBSTER AVENUE

LAKE CREEK INDUSTRIAL LLC

1302 BRITTANY CROSS ROAD
SANTA ANA CA 92705

No.	ISSUANCE	DATE

JOB No.
22-184

DRAWN STEVE HONG
CHECKED STEVE HONG

SHEET TITLE
ARCHITECTURAL
OVERALL SITE PLAN

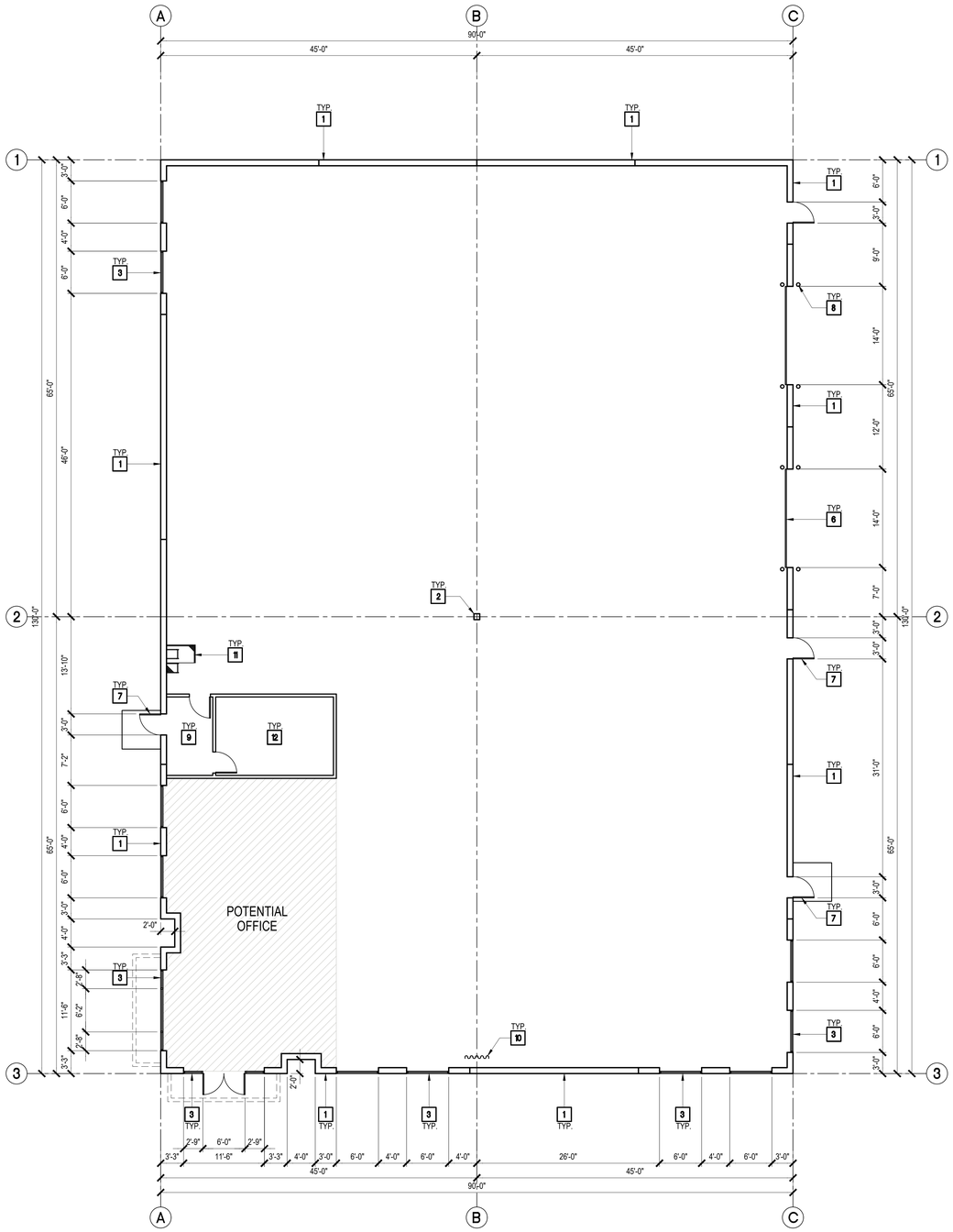
SHEET NUMBER
3-DRC-A1.01

OVERALL SITE PLAN

TRUE NORTH

SCALE 1/16" = 1'-0"

1



GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR SLAB ON GRADE FINISH FLOOR ELEVATION ANY DIRECTION OF SLOPE IF ANY.
2. SLOPE POUR STRIP ¼" TO EXTERIOR AT ALL MAN DOORS AND DOCK DOORS. SEE STRUCTURAL DRAWINGS FOR POUR STRIP LOCATIONS.
3. ALL DIMENSIONS ARE TO FACE OF CONCRETE PANEL WALL, GRID LINE OR FACE OF STUD UNLESS NOTED OTHERWISE.
4. REFER TO CIVIL DRAWINGS FOR POINT CONNECTION TO OFF-SITE UTILITIES AND CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
5. CONTRACTOR TO PROTECT AND KEEP FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS TO PREVENT OIL SPILLS.
6. CONCRETE SLAB TO HAVE STEEL FLOAT TROWEL BURNISHED FINISH.
7. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES SHALL BE FILLED WITH APPROVED 2 PART EPOXY COMPOUND TO MATCH CONCRETE COLOR.
8. PROVIDE MM-EP-90 AT CONTROL/EXPANSION JOINTS AT THE SPEEDBAY ONLY.

PAINT NOTES

1. INTERIOR CONCRETE WALL: SINGLE COAT OF ACRYLIC PAINT ON INTERIOR WALLS. SHERWIN WILLIAMS, "SNOWBOUND" SW 7004 - FLAT SHEEN.
2. ALL STRUCTURAL STEEL MEMBER INCLUDING COLUMNS, LEDGERS, JOISTS, GIRDERS SHALL RECEIVE LIGHT GRAY SHOP PRIMER. ANY FIELD WELDS SHALL BE TOUCHED UP TO MATCH SHOP PRIMER.
3. STRUCTURAL COLUMNS SHALL, SHALL RECEIVE A COAT OF OSHA YELLOW SAFETY WARNING COLOR, PAINT UP TO 12' ABOVE FINISH FLOOR.
4. ARCHITECTURAL COATINGS REQUIRE USE OF HVLP SPRAYING EQUIPMENT OR MINIMUM TRANSFER RATE OF AT LEAST 50% OR MANUAL APPLICATION TECHNIQUE.
5. PAINT SHALL BE OF "SUPER COMPLIANT" LOW VOC PER SCAQMD RULE 1113.

KEYNOTES

1. CONCRETE TILT UP PANEL.
2. STRUCTURAL STEEL BUILDING COLUMN
3. STOREFRONT SYSTEM AND GLAZING SEE ELEVATION FOR SPECIFICATION
4. NOT USED.
5. NOT USED.
6. 14'X16' X 24 GA OVER HEAD ROLL UP DOOR, COUNTER BALANCED WITH 24" X 6"VISION PANEL STANDARD GRADE WITH WHITE FACTORY FINISH.
7. 3'X7' HOLLOW METAL DOOR AND FRAME.
8. PROTECTIVE BOLLARD
9. VESTIBULE.
10. LONG TERM INTERIOR BICYCLE RACK
11. ROOF ACCESS LADDER
12. ELECTRICAL ROOM

SKH

4590 MACARTHUR BLVD. SUITE 500
NEWPORT BEACH CA 92660
PROJECT MANAGER: STEVE HONG
714 - 822 - 1171, STEVE@SKHARCHITECT.COM

LICENSED ARCHITECT
STEVE K. HONG
NO. C-33677
REN 12-31-22
STATE OF CALIFORNIA

CONSULTANTS

CIVIL ENGINEER
THIENES ENGINEERING
14349 FIRESTONE BLVD
LA MIRADA CA 90638
714-521-4811
DANE@THIENESENG.COM
ATTN: DANE DYSTHE

LANDSCAPE ARCHITECT
EMERALD DESIGN
305 N. HARBOR BLVD SUITE 222
FULLERTON CA 92832
714-680-0417
CHARLES@EMERALDLADESIGN.COM
ATTN: CHARLES LAMB

PERRIS TRAILER YARD

NW CORNER OF NANCE AVENUE AND WEBSTER AVENUE

LAKE CREEK INDUSTRIAL LLC

1302 BRITTANY CROSS ROAD
SANTA ANA CA 92705

No.	ISSUANCE	DATE

JOB No.
22-184

DRAWN STEVE HONG
CHECKED STEVE HONG

SHEET TITLE
ARCHITECTURAL
OVERALL FLOOR PLAN

SHEET NUMBER
DRC-A2.01

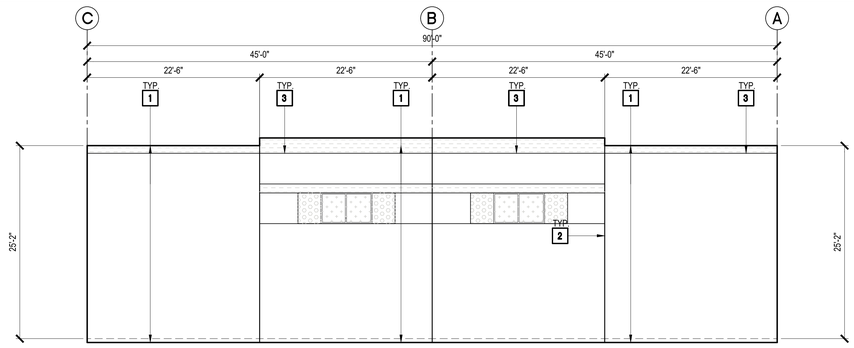
OVERALL FLOOR PLAN

TRUE NORTH

SCALE 1/8" = 1'-0"

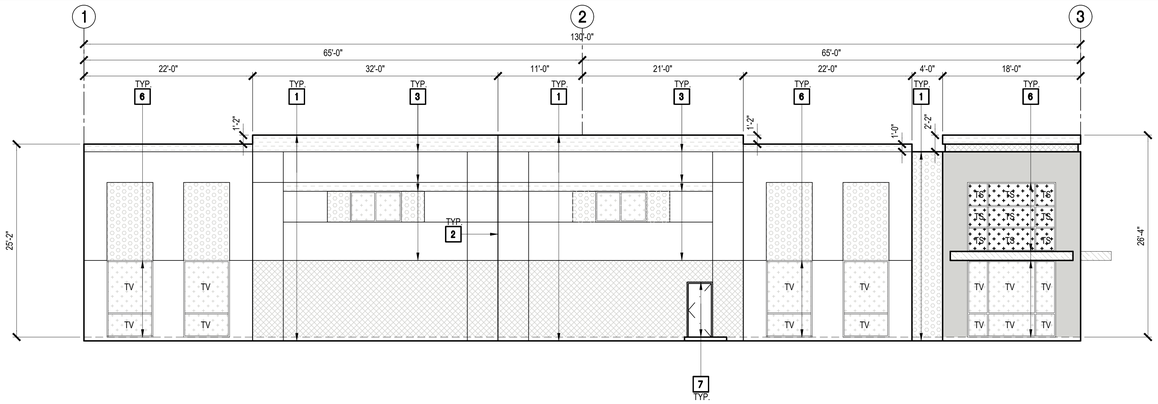
1

Plot Date: 1/13/2023 1:30:01 PM Last Save By: steve Login: Steve Hong L:\Projects\Lakecreek\22-184 Lakecreek Perris, Nance And Webster\03 - Design\04 - Entitlements And CD\1-DRC-A2.01.dwg



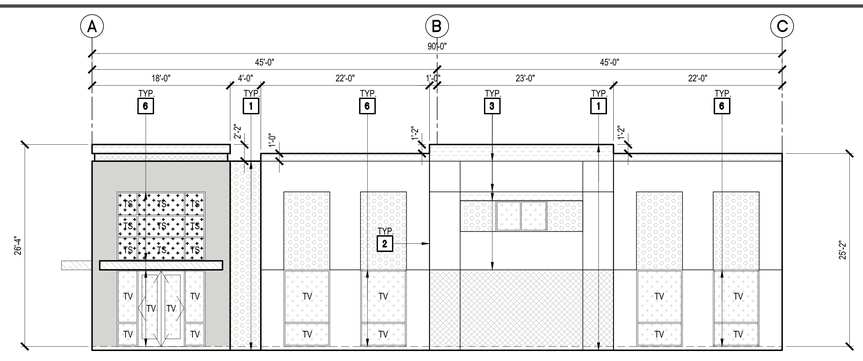
NORTH ELEVATION

SCALE 1/8" = 1'-0" | 1



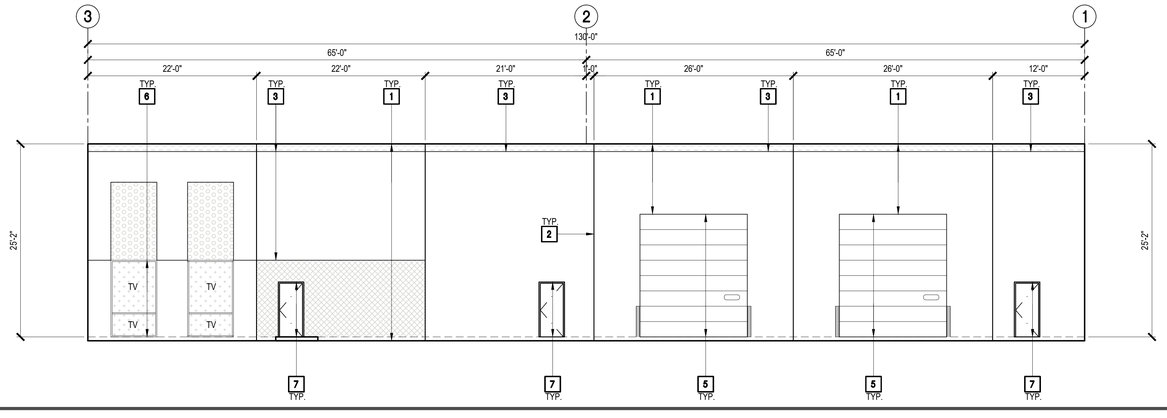
WEST ELEVATION

SCALE 1/8" = 1'-0" | 2



SOUTH ELEVATION

SCALE 1/8" = 1'-0" | 3



EAST ELEVATION

SCALE 1/8" = 1'-0" | 4

GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST WIND EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
4. CONTRACTOR SHALL FULL PAINT ONE CONCRETE PANEL WITH SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINT REMAINDER OF BUILDING.
5. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
6. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH BY PROVIDING A MINIMUM ¾" DIAMETER HOLE ON THE CORNER.
7. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
8. FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED ON.
9. WATER BLAST EXTERIOR FACE OF BUILDING WALLS PRIOR TO PAINT.
10. ALL CONCRETE PANEL JOINTS SHALL BE CLEARED OF DEBRIS BY PRESSURING WASHING THE CAVITY AND GRIND ANY SHARP EDGES PRIOR TO APPLY PANEL CAULK JOINT.
11. ALL EXTERIOR DOORS AND LOUVERS SHALL BE FABRICATED AND WEATHER STRIPPED TO WITHSTAND WIND EXPOSURE "C"
12. CONTRACTOR TO PROVIDE MOCK UP PAINT FOR OWNER AND ARCHITECT'S APPROVAL PRIOR TO COMMENCING THE WORK.

KEYNOTES

1. CONCRETE TILT UP WALL, SEE PAINT AND FINISH LEGEND BELOW
2. CONCRETE PANEL JOINT
3. PAINTED CONCRETE REVEAL.
4. 9' X 10' OVER HEAD DOCK HIGH DOOR
5. 14' X 16' OVER HEAD GRADE LEVEL DOOR
6. ALUMINUM STOREFRONT GLAZING SYSTEM. SEE GLAZING LEGEND
7. 3'X7' HOLLOW METAL DOOR AND FRAME.
8. 4'X8' PAINTED METAL LOUVER
9. ROOF DRAIN

GLAZING LEGEND

BLUE TEMPERED VISION GLASS

BLUE TEMPERED CONCRETE BACKED SPANDREL GLASS

OFFICE / POTENTIAL OFFICE AREAS:
VITROGLAZING, VISTACOOL (2) PACIFICA + SOLARBAN 60 (3)
VLT: 26, SHGC: 0.17, U VALUE: 0.29
1" INSULATED UNIT WITH ¼" AIRSPACE AND (2) ¼" UNITS

WAREHOUSE GLAZING AREA:
SINGLE PANE ¼" VITROGLAZING VISTALCOOL PACIFICA.

COLOR / FINISH LEGEND

PAINTED CONCRETE SHERWIN-WILLIAMS SW 7005 PURE WHITE

PAINTED CONCRETE SHERWIN-WILLIAMS SW 7071 GRAY SCREEN

PAINTED CONCRETE SHERWIN-WILLIAMS SW 7067 CITYSCAPE

PAINTED CONCRETE SHERWIN-WILLIAMS SW 7005 CYBERSPACE

ACM TRIM: REYNBOND COLORWAELD 500XL NIGHTFALL METALLIC

STONE: EL DORADO STONE GLACIER

SKH

4590 MACARTHUR BLVD. SUITE 500
NEWPORT BEACH CA 92660
PROJECT MANAGER: STEVE HONG
714 - 822 - 1171, STEVE@SKHARCHITECT.COM

LICENSED ARCHITECT
STEVE K. HONG
NO. C-33677
REN 12/31/22
STATE OF CALIFORNIA

CONSULTANTS

CIVIL ENGINEER
THIENES ENGINEERING
14349 FIRESTONE BLVD
LA MIRADA CA 90638
714-521-4811
DANE@THIENESENG.COM
ATTN: DANE DYSTHE

LANDSCAPE ARCHITECT
EMERALD DESIGN
305 N. HARBOR BLVD SUITE 222
FULLERTON CA 92832
714-680-0417
CHARLES@EMERALDLADESIGN.COM
ATTN: CHARLES LAMB

PERRIS TRAILER YARD

NW CORNER OF NANCE AVENUE AND WEBSTER AVENUE

LAKE CREEK INDUSTRIAL LLC

1302 BRITTANY CROSS ROAD
SANTA ANA CA 92705

No.	ISSUANCE	DATE

JOB No.
22-184

DRAWN STEVE HONG | CHECKED STEVE HONG

SHEET TITLE
ARCHITECTURAL
ELEVATIONS

SHEET NUMBER
DRC-A3.01

Appendix B Plant Species Observed Within the Study Area

Scientific Name	***Common Name***
Amaranthaceae (Amaranth family)	
*Amaranthus albus**	Tumbleweed
*Chenopodium album**	Goosefoot
Arecaceae (Palm family)	
*Syagrus romanzoffiana**	nQueem palm
Asteraceae (Aster family)	
Anthemis cotula*	Mayweed
Centaurea melitensis*	Maltese star-thistle
Erigeron canadensis	Canadian horseweed
Helianthus annuus	Sunflower
Heterotheca grandiflora	Telegraphweed
Lactuca serriola*	Prickly lettuce
Matricaria discoidea*	Pineapple weed
Oncosiphon piluliferum*	Stinknet
Silybum marianum*	Milk thistle
Boraginaceae (Forget-me-not family)	
Amsinckia intermedia	Fiddleneck
Brassicaceae (Mustard family)	
Brassica nigra*	Black mustard
Hirschfeldia incana*	Shortpod mustard
Sisymbrium irio *	London rocket
Chenopodiaceae (Goosefoot family)	
*Salsola tragus**	Prickly Russian thistle
Euphorbiaceae (Spurge family)	
*Ricinus communis**	Caster bean
Geraniaceae (Geranium family)	
Erodium cicutarium*	Redstem stork's bill
Fabaceae (Pea family)	
*Melilotus indicus**	Sourclover
*Hordeum murinum**	Mouse barley
*Medicago polymorpha**	Bur clover
Malvaceae (Mallow family)	
Malva parviflora*	Cheese mallow
Meliaceae (Mahogany family)	
Melia azedarach*	Chinaberry tree

Montiaceae (Montia family)	
Calandrinia menziesii	Red maids
Pinaceae (Pine family)	
Pinus sp.*	Pine tree
Poaceae (Grass family)	
Avena barbata*	Slender oats
Bromus diandrus *	Ripgut brome
Bromus madritensis subsp. Rubens *	Red brome
Cynodon dactylon*	Bermuda grass
Hordeum marinum*	Mediterranean barley
Festuca perennis*	Italian ryegrass
Schismus barbatus*	Schismus
Rutaceae (Citrus family) Rutaceae	
Citrus sp.	Orange tree
Solanaceae (Nightshade family)	
Datura sp*	Jimsonweed
Nicotiana glauca*	Tree tobacco
Tamaricaceae (Tamarix family)	
Tamarix ramosissima*	Salt cedar

Nomenclature follows the Jepson Manual, Second Edition (Baldwin et al 2012).

* = naturalized, non- native plant species.

Appendix C Wildlife Species Observed Within the Study Area

Scientific Name	Common Name
Birds	
Buteo jamaicensis	Red-Tailed hawk
Cathartes aura	Turkey vulture
Corvus corax	Common Raven
Calypte anna	Anna's hummingbird
Corvus brachyrhynchos	American crow
Sturnus vulgaris	European Starling
Carpodacus mexicanus	House Finch
Charadrius vociferus	Killdeer
Hirundo rustica	Barn swallow
Icterus cucullatus	Hooded oriole
Columba livia	Rock Pigeon
Euphagus cyanocephalus	Brewer's Blackbird
Zonotrichia leucophrys	White-crowned sparrow
Mimus polyglottos	Northern mockingbird
Sayornis saya	Say's phoebe
Passer domesticus	House Sparrow
Sayornis nigricans	Black phoebe
Streptopelia decaocto	Eurasian collared dove
Tyrannus vociferans	Cassin's kingbird
Quiscalus quiscula	Common Grackle
Zenaida macroura	Mourning Dove
Mammals	
Otospermophilus beecheyi	California ground squirrel
Reptiles	
Uta stansburiana	Common Side-blotched Lizard

Appendix D Special-Status Species and Their Potential to Occur Within the Project Site

Potential for occurrence	Common name (Scientific name)	Federal listing status	State listing status	CNPS list	Number of records within 10 miles	Year(s) sighted
A	Coast horned lizard *(Phrynosoma blainvillii)*	None	None	-	19	1929-2008
HP	Burrowing owl *(Athene cunicularia)*	None	None	-	59	1980-2017
A	Stephens' kangaroo rat *(Dipodomys stephensi)*	Threatened	Threatened	-	83	1923-2011
A	Los Angeles pocket mouse *(Perognathus longimembris brevinasus)*	None	None	-	7	1916-2016
A	Southern California rufous-crowned sparrow *(Aimophila ruficeps canescens)*	None	None	-	12	1992-2011
A	Pocketed free-tailed bat *(Nyctinomops femorosaccus)*	None	None	-	1	1985-1985
A	Orange-throated whiptail *(Aspidoscelis hyperythra)*	None	None	-	34	1918-XXXX
A	Red-diamond rattlesnake *(Crotalus ruber)*	None	None	-	32	1923-XXXX
A	Riverside fairy shrimp *(Streptocephalus woottoni)*	Endangered	None	-	2	2009-2009
A	Western spadefoot *(Spea hammondii)*	Proposed Threatened	None	-	37	1958-2023
A	California glossy snake *(Arizona elegans occidentalis)*	None	None	-	9	1929-2016
A	Coastal California gnatcatcher *(Polioptila californica californica)*	Threatened	None	-	35	1928-2008
A	Western mastiff bat *(Eumops perotis californicus)*	None	None	-	4	1957-1992
A	Western yellow bat *(Lasiurus xanthinus)*	None	None	-	4	1981-1992
A	Long-spined spineflower *(Chorizanthe polygonoides var. longispina)*	None	None	1B.2	11	1980-2015
A	Coastal whiptail *(Aspidoscelis tigris stejnegeri)*	None	None	-	5	1993-2007
A	Least Bell's vireo *(Vireo bellii pusillus)*	Endangered	Endangered	-	30	1920-2014
A	San Bernardino kangaroo rat *(Dipodomys merriami parvus)*	Endangered	Endangered	-	7	1908-2015
A	loggerhead shrike *(Lanius ludovicianus)*	None	None	-	1	1994-1994

Potential for occurrence	Common name (Scientific name)	Federal listing status	State listing status	CNPS list	Number of records within 10 miles	Year(s) sighted
A	Smooth tarplant *(Centromadia pungens ssp. laevis)*	None	None	1B.1	33	1969-XXXX
A	California horned lark *(Eremophila alpestris actia)*	None	None	-	5	1992-2015
A	San Bernardino ringneck snake *(Diadophis punctatus modestus)*	None	None	-	1	2000-2000
A	Southern grasshopper mouse *(Onychomys torridus ramona)*	None	None	-	3	1908-1932
A	Crotch's bumble bee *(Bombus crotchii)*	None	Candidate Endangered	-	12	1938-2020
A	American bumble bee *(Bombus pensylvanicus)*	None	None	-	2	1946-1946
A	Western pond turtle *(Emys marmorata)*	Proposed Threatened	None	-	1	1987-1987
A	White cuckoo bee *(Neolarra alba)*	None	None	-	1	1938-1938
A	Bell's sparrow *(Artemisiospiza belli belli)*	None	None	-	4	1999-2002
A	Northwestern San Diego pocket mouse *(Chaetodipus fallax fallax)*	None	None	-	15	1992-2017
A	Chaparral sand-verbena *(Abronia villosa var. aurita)*	None	None	1B.1	2	2004-2014
A	San Diego black-tailed jackrabbit *(Lepus californicus bennettii)*	None	None	-	12	1998-2015
A	Parish's brittlescale *(Atriplex parishii)*	None	None	1B.1	2	1999-XXXX
A	Southern Cottonwood Willow Riparian Forest	None	None	-	7	1980-1980
A	San Jacinto Valley crownscale *(Atriplex coronata var. notatior)*	Endangered	None	1B.1	12	2000-2015
A	Southern California legless lizard *(Anniella stebbinsi)*	None	None	-	19	1897-2018
A	Cooper's hawk *(Accipiter cooperii)*	None	None	-	2	1983-2001
A	Spreading navarretia *(Navarretia fossalis)*	Threatened	None	1B.1	11	1995-2020
A	Wright's trichocoronis *(Trichocoronis wrightii var. wrightii)*	None	None	2B.1	4	1937-2011
A	Coulter's goldfields *(Lasthenia glabrata ssp. coulteri)*	None	None	1B.1	18	1989-2017

Potential for occurrence	Common name (Scientific name)	Federal listing status	State listing status	CNPS list	Number of records within 10 miles	Year(s) sighted
A	San Diego desert woodrat *(Neotoma lepida intermedia)*	None	None	-	1	1999-1999
A	Southern Sycamore Alder Riparian Woodland	None	None	-	11	1980-1985
A	Thread-leaved brodiaea *(Brodiaea filifolia)*	Threatened	Endangered	1B.1	8	2000-2017
A	Munz's onion *(Allium munzii)*	Endangered	Threatened	1B.1	5	1897-2012
A	Davidson's saltscale *(Atriplex serenana var. davidsonii)*	None	None	1B.2	7	1991-2013
A	Long-eared owl *(Asio otus)*	None	None	-	2	1983-1983
A	Tricolored blackbird *(Agelaius tricolor)*	None	Threatened	-	12	2011-2015
A	Parry's spineflower *(Chorizanthe parryi var. parryi)*	None	None	1B.1	15	1917-2012
A	Robinson's pepper-grass *(Lepidium virginicum var. robinsonii)*	None	None	4.3	7	1952-2004
A	Busck's gallmoth *(Eugnosta busckana)*	None	None	-	2	2021-2023
A	Quino checkerspot butterfly *(Euphydryas editha quino)*	Endangered	None	-	4	1945-1998
A	American badger *(Taxidea taxus)*	None	None	-	3	1908-1990
A	Little mousetail *(Myosurus minimus ssp. apus)*	None	None	3.1	1	1981-1981
A	Palmer's grapplinghook *(Harpagonella palmeri)*	None	None	4.2	3	1986-1990
A	Lawrence's goldfinch *(Spinus lawrencei)*	None	None	-	1	2001-2001
A	Western yellow-billed cuckoo *(Coccyzus americanus occidentalis)*	Threatened	Endangered	-	2	1894-2001
A	Yellow-breasted chat *(Icteria virens)*	None	None	-	1	2001-2001
A	Southern Coast Live Oak Riparian Forest	None	None	-	3	1980-1980
A	Woven-spored lichen *(Texosporium sancti-jacobi)*	None	None	3	1	2002-2002
A	White-tailed kite *(Elanus leucurus)*	None	None	-	1	1983-1983
A	Bald eagle *(Haliaeetus leucocephalus)*	Delisted	Endangered	-	5	1975-1981
A	White-faced ibis *(Plegadis chihi)*	None	None	-	1	1993-1993
A	Ferruginous hawk *(Buteo regalis)*	None	None	-	1	2005-2005
A	San Diego ambrosia *(Ambrosia pumila)*	Endangered	None	1B.1	1	2009-2009
A	Payson's jewelflower *(Caulanthus simulans)*	None	None	4.2	5	1982-1982
A	Plummer's mariposa-lily *(Calochortus plummerae)*	None	None	4.2	3	1989-2003

Potential for occurrence	Common name (Scientific name)	Federal listing status	State listing status	CNPS list	Number of records within 10 miles	Year(s) sighted
A	California screw moss *(Tortula californica)*	None	None	1B.2	1	2012-2012
A	Marsh sandwort *(Arenaria paludicola)*	Endangered	Endangered	1B.1	1	1899-1899
A	Salt marsh bird's-beak *(Chloropyron maritimum ssp. maritimum)*	Endangered	Endangered	1B.2	1	1888-1888
A	Chaparral ragwort *(Senecio aphanactis)*	None	None	2B.2	1	2004-2004
A	Delhi Sands flower-loving fly *(Rhaphiomidas terminatus abdominalis)*	Endangered	None	-	20	1990-2013
A	Nevin's barberry *(Berberis nevinii)*	Endangered	Endangered	1B.1	1	1999-1999
A	Golden eagle *(Aquila chrysaetos)*	None	None	-	1	1974-1974
A	Southern Willow Scrub	None	None	-	1	1980-1980
A	California black rail *(Laterallus jamaicensis coturniculus)*	None	Threatened	-	1	1892-1892
A	Desert cuckoo wasp *(Ceratochrysis longimala)*	None	None	-	1	1915-1915
A	Yellow warbler *(Setophaga petechia)*	None	None	-	1	2014-2014

CNPS List Definitions

List 1A: Plants presumed extinct in California

List 1B.1: Plants rare, threatened, or endangered in California and elsewhere; seriously threatened in California

List 1B.2: Plants rare, threatened, or endangered in California and elsewhere, fairly threatened in California

List 1B.3: Plants rare, threatened, or endangered in California and elsewhere, not very threatened in California

List 2.1: Plants rare, threatened, or endangered in California, but more common elsewhere; seriously threatened in California

List 2.2: Plants rare, threatened, or endangered in California, but more common elsewhere; fairly threatened in California

Potential for Occurrence Definitions

Absent [A] – Species distribution is restricted by substantive habitat requirements, which do not occur – or are negligible within the Project Site, and no further survey or study is obligatory to determine likely presence or absence of this species.

Habitat Present [HP] – Species distribution is restricted by substantive habitat requirements, which occur within the Project Site, and further survey or study may be necessary to determine likely presence or absence of species.

Present [P] – Species or species sign were observed within the Project's permanent disturbance footprint, or historically has been documented within the Project Site

Critical Habitat [CH] – The Project Site is located within a USFWS-designated critical habitat unit

.

Appendix E Burrowing Owl Survey Report

Nance Street Trailer Storage & Maintenance Yard Project

June 2024

BURROWING OWL SURVEY

Perris United States Geological Survey
7.5-MinuteTopographic Quadrangle Map

Prepared By

16361 Scientific Way, Irvine, CA 92618
(949) 467-9100

TABLE OF CONTENTS

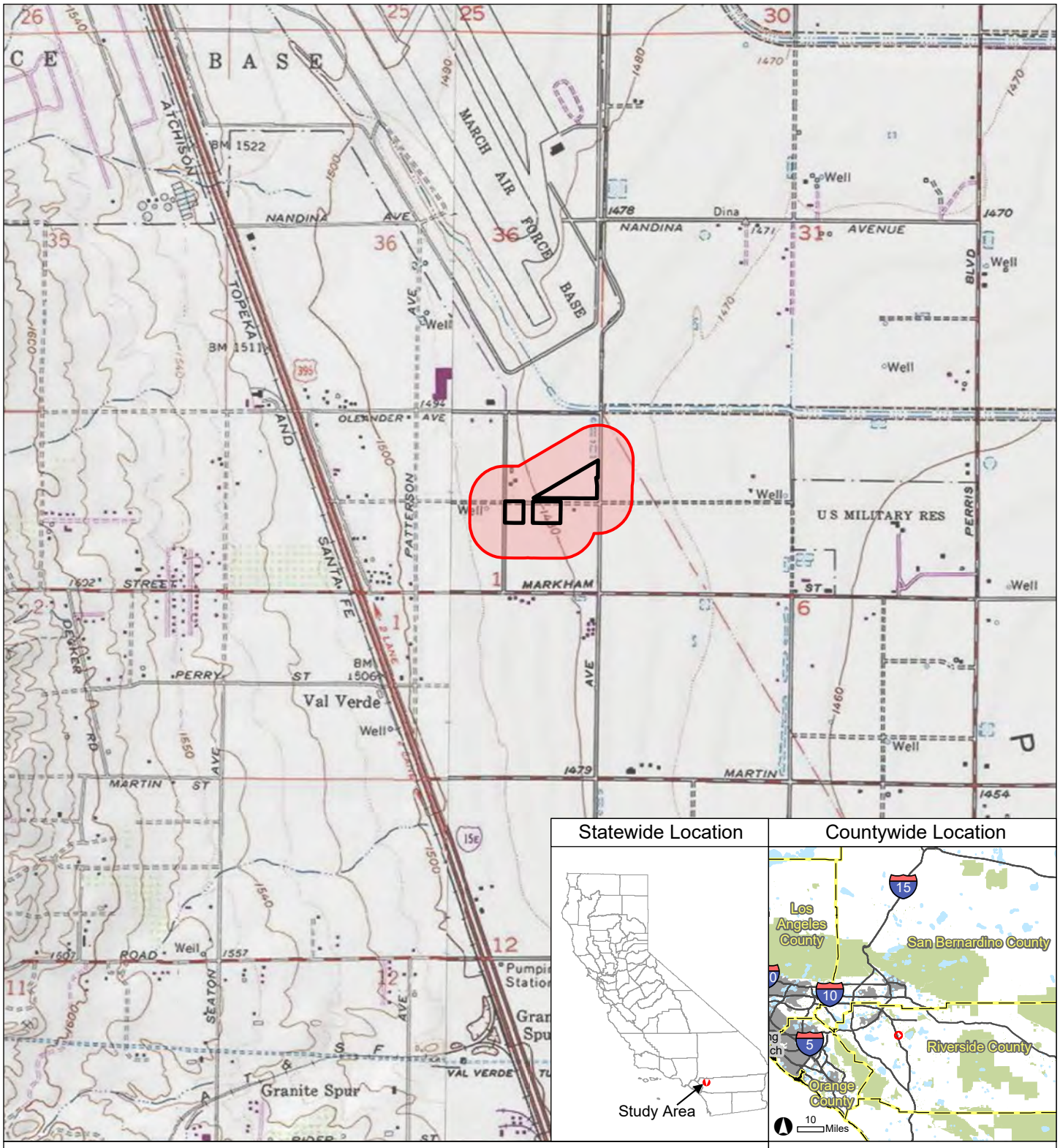
1.0 SUMMARY / INTRODUCTION

Lake Creek Industrial (LCI) is proposing to develop the Nance Street Trailer Storage & Maintenance Yard Project (hereafter referred to as the Project). The Project is located South of Harley Knox Boulevard, and west of North Webster Avenue in Riverside County, California This report provides the methods, assumptions, and results of focused surveys for Burrowing Owl (*Athene cunicularia*). The Project is located within Township 04 South and Range 04 West, within Section 01, of the Perris United States Geological Survey (USGS) 7.5-Minute Topographic Quadrangle Map (USGS 1984).

The Project occurs at an approximate elevation of 1,600 ft. above mean sea level (msl). Land use in the vicinity of the Project includes commercial, agriculture, and industrial endeavors. Agricultural activities were historically operated within the Project's proposed ground disturbance footprint (Project Site). There is also evidence of recent disking, and trash from illegal dumping throughout the Project Site.

For the purposes of this report, the "study area" includes the Project Site, plus a 500-foot buffer where practical (Figures 1 and 2). The Project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), Mead Valley Area Plan. According to the Regional Conservation Authority (RCA) MSHCP Information Map, the Project Site is also within a predetermined survey area for the Burrowing Owl.

No Burrowing Owls were detected nesting, foraging, or dispersing within the study area during any of the 2023 survey events. Numerous low quality potential burrows and burrow complexes were detected (Figure 3). The burrows observed lacked evidence of owl sign (i.e., tracks, molted feathers, cast pellets, prey remains, egg shell fragments, owl white wash, and nest burrow decoration materials). The lack of Burrowing Owl within the study area is likely a result of the depauperate landscape, and the presence of owl predators. Although the Project has the potential to impact lands that could be utilized by Burrowing Owl as habitat – under the appropriate suite of environmental conditions, surveys for the species are negative. Therefore, there is no presumption that Project implementation would result in the loss of individual Burrowing Owls, or that it would adversely affect local or regional populations of them.



The Study Area is located in Riverside County on the Perris USGS 7.5-minute quadrangle map; San Bernardino Meridian, Township 4S, Range 4W, in Section 01.
Center coordinates (WGS 1984): 117.247°W 33.853°N

Figure 1. Regional Location

Figure 2. Site Vicinity

2.0 BURROWING OWL BACKGROUND

The Burrowing Owl has been designated by the California Department of Fish and Wildlife (CDFW) as a species of special concern. "State Species of Special Concern" status applies to animals not listed for protection under the federal Endangered Species Act or the California Endangered Species Act. The designation denotes that a species is declining at a rate that could result in State listing or that a species has historically occurred in low numbers and known threats to their persistence currently exist. The designation is intended to result in "special consideration" for these animals during the environmental review and discretionary permitting processes. In addition, the designation is also intended to focus research and management attention on poorly-known, potentially at-risk species, by stimulating the collection of additional information on their biology, distribution and status.

Burrowing Owls prefer open, dry annual or perennial grasslands, agricultural and rangelands, deserts, and scrublands characterized by low-growing vegetation. Burrowing Owls also prefer areas inhabited by small mammals as they predominately depend on mammal burrows (particularly ground squirrels) for subterranean nesting. Owls can be found at elevations ranging from 200 ft. below sea level to 9,000 ft. above (CDFG 1995). Burrowing Owls commonly perch on fence posts or on mounds outside their burrows. Northern populations of Burrowing Owls are usually migratory, while more southern populations may move short distances or not at all (Haug et al. 1993, Botelho 1996). Little is known about the winter ranges of migratory populations, although migratory Burrowing Owls are believed to mix with resident populations in California during the winter months (Coulombe 1971, Haug et al. 1993).

Burrowing Owls tend to be resident where food sources are stable and available year-round (Rosenberg et al. 1998). Typically, they disperse or migrate south in areas when food becomes seasonally scarce. Burrowing Owls tend to be opportunistic feeders. Large arthropods, mainly beetles and grasshoppers, comprise a substantial portion of their diet (Rosenberg et al. 1998). Small mammals, especially mice, rats, gophers, and ground squirrels, are also important food items. Other prey animals include reptiles and amphibians, scorpions, young cottontail rabbits, bats, and birds such as sparrows and Horned Larks. Consumption of insects increases during the breeding season. Burrowing Owls hover while hunting; after catching their prey they return to perches on fence posts or the ground. Burrowing Owls are primarily active at dusk and dawn, but, if necessary, will hunt at any time of day (CBOC 1993, CDFG 1995; Rosenberg et al. 1998).

The breeding season for Burrowing Owls is March to late August; the season tends to last later in the northern part of the range (CBOC 1993, CDFG 1995, Klute et al. 2003). Clutch size (number of birds hatched at the same time) ranges from 1 to 12 and averages about 7 (Ehrlich 1988). The incubation period is 28–30 days (Ehrlich 1988). The female performs all the incubation and brooding (sitting on eggs to hatch them by the warmth of the body) and is believed to remain continually in the burrow while the male does all the hunting (Rosenberg et al. 1998). The young fledge (take their first flight out of the nest) at 44 days but remain near the burrow and join the adults in foraging flights at dusk (Ehrlich 1988). The maximum life span recorded for a banded bird in the wild is approximately 8.5 years (Rosenberg et al. 1998).

In resident populations, nest site fidelity is common, with many adults nesting each year in their previous year's burrow; young from the previous year often establish nest sites near (<900 ft) their natal sites (Trulio 1997,Rosenberg et al. 1998). Burrowing Owls in migratory populations also often nest in the same burrow, particularly if the previous year's breeding was successful (Belthoff and King 1997). Other birds in the same population may move to burrows near their previous year's burrow. The species is threatened primarily by loss, degradation, and fragmentation of habitat, although they do readily inhabit

anthropogenic landscapes such as agricultural fields, golf courses, and airport grasslands (Korfanta et al. 2005).

3.0 METHODS

Prior to beginning field surveys, resource specialists were consulted and available information (i.e., resource management plans and relevant documents) was reviewed to determine the locations and types of resources that have the potential to exist within - and adjacent to, the study area. Resources were evaluated within several miles of the Project. The materials reviewed included, but were not limited to, the following:

- U.S. Fish and Wildlife Service (USFWS) Critical Habitat Mapper and File Data (USFWS 2023a);
- USFWS Carlsbad Field Office Species List for Riverside County (USFWS 2023b);
- California Natural Diversity Database maintained by the CDFW (CDFW 2023);
- 1993 California Burrowing Owl Consortium (CBOC) Burrowing Owl Survey Protocol and Mitigation Guidelines;
- 2012 California Department of Fish and Game (CDFG) Staff Report on Burrowing Owl Mitigation;
- Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP 2003); and
- Aerial Photographs (Microsoft Corporation 2023).

A Burrowing Owl habitat suitability assessment and burrow survey, were conducted on 07 June 2023, in accordance with the *29 March 2006 Western Riverside County MSHCP Burrowing Owl Survey Instructions*. Natural and non-natural substrates were examined for potential burrow sites. All potential burrows encountered were examined for shape, size, molted feathers, whitewash, cast pellets and/or prey remains. Disturbance characteristics and all other animal sign encountered within the study area were documented to the greatest extent practical as well.

Since suitable habitat was detected for Burrowing Owl within the study area, four (4) additional surveys were performed (details are presented within *TABLE NO. 1 - SUMMARY OF SURVEY CONDITIONS FOR SURVEYS*). A hand-held, global positioning system (GPS) unit with sub meter accuracy was used to survey predetermined transects that were prepared within a Geographic Information System (Figure 3). Survey transects were spaced at appropriate intervals to allow for complete visual coverage of the Project Site and study area. Where necessary, transect spacing was reduced or expanded in the field - to account for differences in terrain, vegetation density, visibility and access considerations (i.e., private property). Where access was limited, observations were made from the nearest appropriate vantage points by means of public rights-of-way with the use of binoculars, and spotting scopes. The presence of a species was based on direct observations of individual(s), sign, and/or vocalization. Avian scientific nomenclature and common names follows Sibley (2000).

Field surveys were conducted when weather conditions were conducive to observing birds. Surveys were not performed during rain, extreme temperatures, high winds (> 25 miles per hour), or dense fog. Targeted owl surveys were conducted on 08 and 14 June, and 07 and 28 July 2023. Surveys were performed from approximately 1 hour before sunrise to 2 hours after sunrise, when weather conditions were conducive to observing owls outside of burrows.

4.0 BURROWING OWL SURVEY RESULTS

The majority of the study area consists of heavily disturbed ruderal vegetation with no substantial native stands of vegetation. Agricultural activities were historically operated within the Project Site. There is also evidence of recent disking, and trash from illegal dumping throughout the Project's proposed disturbance footprint.

No Burrowing Owls were detected nesting, foraging, or dispersing within the study area during the 2023 survey events. Nonetheless, potential burrows and burrow complexes – albeit low quality, were detected (Figure 3). The burrows observed lacked evidence of owl tracks, molted feathers, cast pellets, prey remains, egg shell fragments, owl white wash, or nest burrow decoration materials. The presence of several burrows and burrow complexes >11 cm in diameter (height and width), and >150 cm in depth warranted recording and reporting; even though the aforementioned burrows lacked owl sign or owls. Survey conditions during the field events are presented in Table No. 1.

TABLE NO. 1 - SUMMARY OF SURVEY CONDITIONS FOR SURVEYS

Survey Dates	Surveyors	Survey Type	Time[1] Start/End	Temperature °Fahrenheit Start/End	Wind Speed (MPH)	Start/End Cloud Cover (%)	Date of last precipitation prior to survey
6/07/23	Lincoln Hulse	Burrow Survey	0730 - 1600	58/72	0-05	100/100	5/31/23
6/08/23	Lincoln Hulse	Crepuscular BUOW (Morning) Survey 1)	0500-1130	59/63	0-05	100/50	5/31/23
6/14/23	Lincoln Hulse	Crepuscular BUOW (Morning) Survey 2)	0515-1130	55/64	0-05	75/25	5/31/23
7/07/23	Jill Coumoutso	Crepuscular BUOW (Morning) Survey 3)	0515-1130	57/75	0-10	Clear/Clear	5/31/23
7/28/23	Jill Coumoutso	Crepuscular BUOW (Morning) Survey 4)	0515-1100	70/87	0-05	Clear/Clear	5/31/23
BUOW = Burrowing Owl **MPH = Miles Per Hour**							

The lack of Burrowing Owls within the study area is likely a result of the depauperate landscape, and the presence of owl predators (e.g., Red-Tailed Hawk [*Buteo jamaicensis*] and Cooper's hawk [*Accipiter cooperii*]). Although the Project has potential to impact lands that could be utilized by Burrowing Owl as habitat – under the appropriate suite of environmental conditions, surveys for the species are negative.

[1] While targeted owl surveys were limited to the hours before sunrise and after sunrise; the start and end times presented within this table detail all time spent within the study area on any given day - which include setup, reporting and demobilization activities.

Therefore, there is no presumption that Project implementation would result in the loss of individual Burrowing Owl, or that it would adversely affect local or regional populations of them.

Representative photographs of the study area are provided below, and wildlife detected during the surveys are provided within Table No. 2.

	**Photograph 1.** Facing Northwest.
	**Photograph 2.** Facing East.

	**Photograph 3.** Facing South.
	**Photograph 4.** Potential Burrow

TABLE NO. 2 – WILDLIFE DETECTED DURING FIELD SURVEYS

Scientific Name	Common Name
Birds	
Accipiter cooperii	Cooper's hawk
Buteo jamaicensis	Red-Tailed hawk
Cathartes aura	Turkey vulture
Corvus corax	Common Raven
Calypte anna	Anna's hummingbird
Corvus brachyrhynchos	American crow
Sturnus vulgaris	European Starling
Carpodacus mexicanus	House Finch
Charadrius vociferus	Killdeer
Hirundo rustica	Barn swallow
Icterus cucullatus	Hooded oriole
Columba livia	Rock Pigeon
Euphagus cyanocephalus	Brewer's Blackbird
Zonotrichia leucophrys	White-crowned sparrow
Mimus polyglottos	Northern mockingbird
Sayornis saya	Say's phoebe
Passer domesticus	House Sparrow
Sayornis nigricans	Black phoebe
Streptopelia decaocto	Eurasian collared dove
Tyrannus vociferans	Cassin's kingbird
Quiscalus quiscula	Common Grackle
Zenaida macroura	Mourning Dove
Mammals	
Otospermophilus beecheyi	California ground squirrel
Reptiles	
Uta stansburiana	Common Side-blotched Lizard

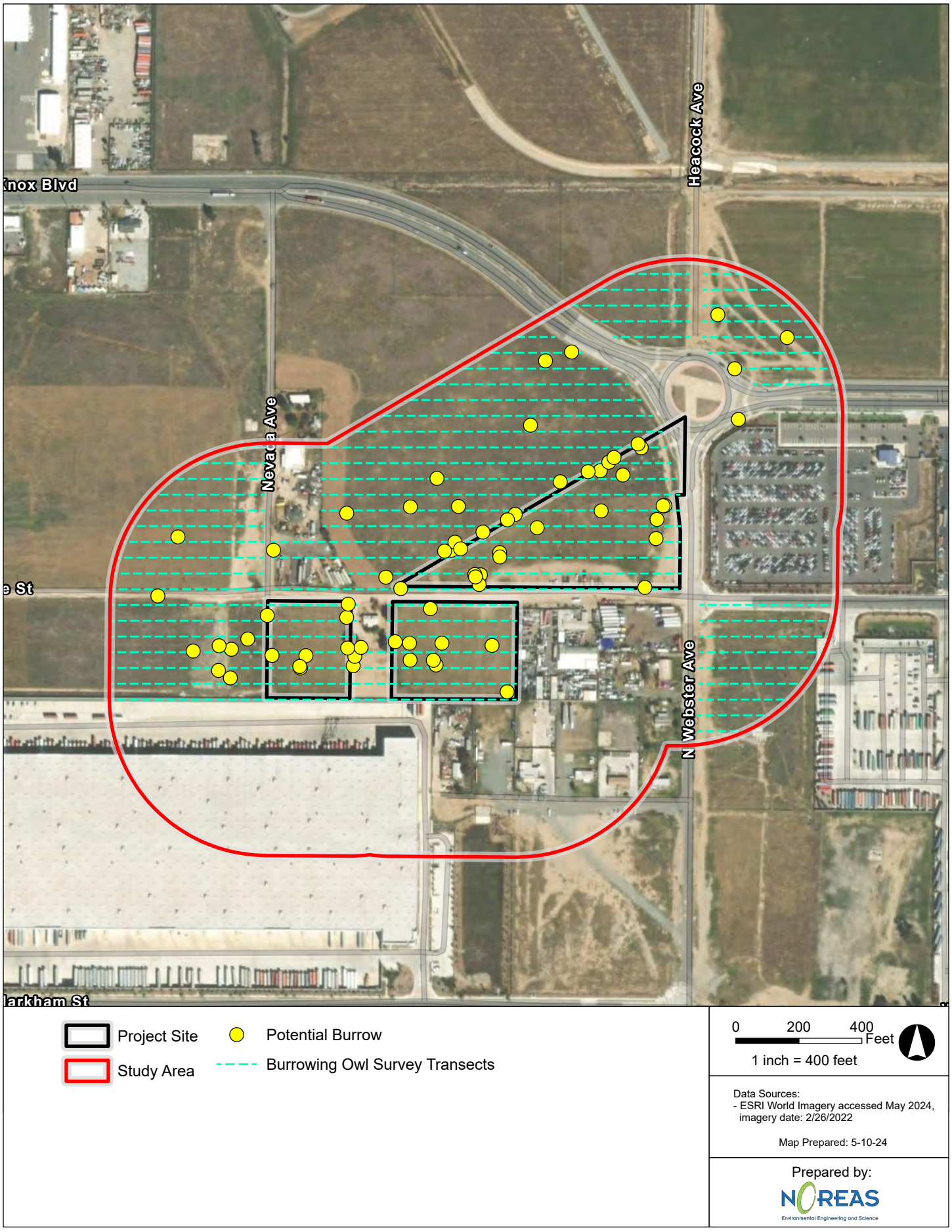


Figure 3. Burrowing Owl Potential Burrows

5.0 RECOMMENDED MEASURES TO AVOID AND MINIMIZED IMPACTS TO NESTING BIRDS

The following measures are recommended as a means of avoiding and minimizing adverse impacts to nesting birds that have the potential to occur within the Project Site, and on adjacent lands:

- Due to the presence of potentially suitable Burrowing Owl habitat within the Project Site, a 30-day pre-construction survey for owls is warranted prior to initial ground-disturbing activities (including vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging, grading, etc.). This is an MSHCP requirement, as it safeguards that no owls have colonized the Project 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 shall immediately inform the RCA and the appropriate wildlife agencies, to coordinate regarding the need for a Project specific Burrowing Owl Protection, Management and/or Relocation Plan.

    - If ground-disturbing activities occur, but the Project Site is left undisturbed for more than 30 days, a pre-construction survey will again be warranted to safeguard that Burrowing Owl has not colonized the Project Site since it was last disturbed. If Burrowing Owl is found, the same coordination described above is necessary

- In order to comply with Section 10 of the Migratory Bird Treaty Act and relevant sections of the California Fish and Game Code, any vegetation clearing within the Project Site should take place outside of the typical avian nesting season (e.g., March 15th until September 1st) – to the maximum extent practical. If work needs to take place between March 15th and September 1st, a pre-activity survey for nesting birds would be warranted prior to the onset of Project activities. To the maximum extent practicable, a buffer zone from occupied nests should be maintained during physical ground disturbing activities. Once nesting has ended, the buffer may be removed.

- Limits of grading and Project activities shall be clearly delineated with temporary construction staking, flagging, or similar materials.

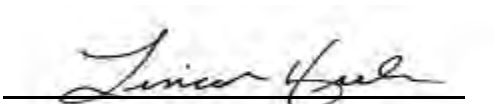
- To avoid attracting predators and nuisance species, the Project Site shall be clear of debris, where possible. All food-related trash items shall be enclosed in sealed containers and regularly removed from the Project.

6.0 CERTIFICATION

The services performed and documented in this report have been conducted in a manner consistent with the level of care and skill ordinarily exercised by other professional consultants under similar circumstances. No other representations are either expressed or implied and no warranty or guarantee is included or intended in this report. Opinions relating to presence, absence, or potential for occurrence of biological resources are based on limited data and actual conditions may vary from those encountered at the times and locations where the data were obtained despite due professional care.

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

DATE: June 25, 2024

SIGNED: 

Lincoln Hulse

7.0 REFERENCES

Belthoff, J. R., and R. A. King. 1997. Between-year movements and nest burrow use by burrowing owls in southwestern Idaho. Technical Report No. 97-3. Idaho Bureau of Land Management.

Botelho, E. S. 1996. Behavioral ecology and parental care of breeding western burrowing owls (*Speotyto cunicularia hupugaea*) in southern New Mexico, USA. Dissertation, New Mexico State University, Las Cruces.

California Burrowing Owl Consortium (CBOC). 1993. Burrowing Owl Survey Protocol and Mitigation Guidelines. San Francisco CA

California Department of Fish and Game (CDFG). 1995. Staff Report on Burrowing Owl Mitigation. Sacramento CA

_____. 2012. Staff Report on Burrowing Owl Mitigation. Sacramento CA

California Department of Fish and Wildlife (CDFW). 2023. RareFind California Department of Fish and Game Natural Diversity Database (CNDDB) Perris USGS 7.5-Minute Quadrangles. Sacramento, CA: California Department of Fish and Game, Biogeographic Data Branch.

Coulombe, H. N. 1971. Behavior and population ecology of the burrowing owl, *Speotyto cunicularia*, in the Imperial Valley of California. Condor 73:162–176.

County of Riverside. 2003. Final Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Riverside, CA: County of Riverside.

County of Riverside. 2006. Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan Area (E.P. Department, ed), p. 4. Riverside, CA: County of Riverside.

Ehrlich, P. R. 1988. The Birders Handbook: Natural History of North American Birds. Simon and Schuster Inc. New York

Haug, E. A., B. A. Millsap, and M. S. Martell. 1993. The burrowing owl (*Speotyto cunicularia*). In A. Poole and F. Gill (eds.), The Birds of North America, No. 61. Philadelphia, PA: The Academy of Natural Sciences and Washington, DC: The American Ornithologists' Union.

Klute, D. S., L. W. Ayers, M. T. Green, W. H. Howe, S. L. Jones, J. A. Shaffer, S. R. Sheffield, and T. S. Zimmerman. 2003. Status Assessment and Conservation Plan for the Western Burrowing Owl in the United States. U.S. Department of Interior, Fish and Wildlife Service, Biological Technical Publication FWS/BTP-R6001-2003, Washington, D.C.

Korfanta, N.M., D.B. McDonald, and T.C. Glenn. 2005. Burrowing owl (*Athene cunicularia*) population genetics: A comparison of North American forms and migratory habits. *Auk* 122(2): 464-478.

Microsoft Corporation. 2023. Bing Maps Aerial Imagery. Redmond, WA.

Rosenberg, D. K., J. Gervaia, H. Ober, and D. DeSante. 1998. An adaptive management plan for the burrowing owl population at Naval Air Station Lemoore, Lemoore, California.

Sibley, D.A. 2000. The Sibley Guide to Birds. Random House Press, New York, New York. 201 pp.

Trulio, L. 1997. Burrowing owl demography and habitat use at two urban sites in Santa Clara County, California. Journal of Raptor Research 9:84–89.

United States Fish and Wildlife Service (USFWS). 2023. Critical Habitat Portal. USFWS

United States Geological Service (USGS). 1988. 7.5-Minute Quadrangle Perris, California.

Appendix F Photographic Log

	**Photograph 1.** Facing West.
	**Photograph 2.** Facing North.

	**Photograph 3.** Facing South.
	**Photograph 4.** Facing South.

Appendix G Project GIS Files (provided separately)