Appendix B1

MSHCP Consistency Analysis

Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis

Harvill Trailer Storage Yard Project

Prepared for:

Lake Creek Industrial
Michael Johnson
1302 Brittany Cross Road
Santa Ana, CA 92705
MJ@lakecreekindustrial.com | 786.200.9681

Prepared by:

NOREAS Inc.
Lenny Malo, MS
Biological & Natural Resources Services
16361 Scientific Way
Irvine, CA 92618-4356
lenny.malo@noreasinc.com | 714.458.5695

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1 EXECUTIVE SUMMARY

The proposed Harvill Trailer Storage Yard Project (hereinafter referred to as the "Project") consists of the construction of a 15,000 square foot maintenance building, storage yard with 145 trailer stalls and 38 vehicle parking stalls in Riverside County, California. The Project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), Mead Valley Area Plan - Sub Unit 1 Motte-Rimrock, within Criteria Cell 2529.

The Project limits of work only include 7.56-acres in the southeast corner of Criteria Cell 2529. The lands to be impacted within Criteria Cell 2529 are not located within Public/Quasi-Public Lands, Linkages/Cores, or MSHCP Conserved Lands. The wildlife survey area for the Project extended beyond its 7.56-acre permanent disturbance footprint, and included over 26-acres. According to the Regional Conservation Authority (RCA) MSHCP Information Map, Project limits are within the burrowing owl (*Athene cunicularia*) survey area, but are not within a survey area for criteria area species, narrow endemic plant species, amphibians, or mammals.

As such, in 2012 the MSHCP mapped the vegetation within Project limits as Developed/Disturbed Lands (GISD 2021). In 2021, no burrowing owl were observed within the survey area and three vegetation communities/land cover types were detected within Project limits: Annual Grassland, Non-Native Grassland and Developed/Disturbed. Additionally, no federal- or state-listed flora or fauna were observed within the survey area during the 2021 field surveys. One hundred percent of the Project's disturbance footprint consists of non-native grasses, developed, and disturbed land cover types. The Project limits have very low species richness and diversity and lack the high quality native habitats required to support a population of Bell's sage sparrow, cactus wren, coastal California gnatcatcher, Stephens' kangaroo rat, or long-spined spine flower. This is likely a result of the significant anthropogenic undertakings that have occurred within the Project's disturbance footprint over nearly a quarter of a century (e.g., historical agricultural activities - routine disking, grazing operations, commercial development and local infrastructure upgrades).

Conservation within Criteria Cell 2529 is focused on assembly of coastal sage scrub habitat. The Project's 7.56-acre permanent disturbance footprint includes no coastal sage scrub habitat, nor is it connected and/or adjacent to any coastal sage scrub habitat proposed for conservation within the MSHCP. Furthermore, conservation within Criteria Cell 2529 is focused in the western portion of the Cell, while the Project's disturbance footprint is located within the southeast corner of it. The Project's permanent disturbance footprint includes no suitable habitat for Bell's sage sparrow, cactus wren, coastal California gnatcatcher, Stephens' kangaroo rat, or long-spined spine flower. To that end, the Project's 7.56-acres permanent disturbance footprint impacts no clay soils, coastal California gnatcatchers or Stephens' kangaroo rat populations.

The Project's construction limit is 7.56-acres and consists entirely of Non-Native Grassland. 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 and Relocation Plan will be prepared.

2 INTRODUCTION

The purpose of this Consistency Analysis (Analysis) report is to summarize the biological data for the Harvill Trailer Storage Yard Project and to document its consistency with the goals and objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project consists of the development and construction of a 15,000 square foot maintenance building, storage yard with 145 trailer stalls and 38 vehicle parking stalls in Riverside County, California.

2.1 Project Area

The Project's survey 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) 317-270-013 and 305-090-049. The Project's "survey area" includes all lands to be affected directly and/or indirectly by the Project, and are not merely the immediate lands involved in the action itself.

The Project is located within Sections 13 and 24 of Township 04 South and Range 04 West, and in Sections 18 and 19 of Township 04 South and Range 03 West of the Perris United States Geological Survey 7.5-Minute Topographic Quadrangle Map (USGS 1988). The Project occurs at an approximate elevation of 1,500 feet above mean sea level. Land use in the surrounding vicinity includes commercial, agriculture, residential and industrial endeavors. The Project is located within the MSHCP's Mead Valley Area Plan - Sub Unit 1 Motte-Rimrock, within Criteria Cell 2529 (Figures 3). The lands to be impacted within Criteria Cell 2529 are not located within Public/Quasi-Public Lands, Linkages/Cores, or MSHCP Conserved Lands (Figure 6). The Project's construction limit is 7.56-acres (Figures 7). The survey area consists of Annual Grassland (3.58-acres), Non-Native Grassland (12.06-acres), and Developed (10.70-acres). Representative photos of the survey area are provided in Appendix A. The Project includes no off-site features, or staging areas. The Project does not include any proposed temporary impacts.

2.2 Project Description

The Project consists of the construction of a 15,000 square foot maintenance building, storage yard with 145 trailer stalls and 38 vehicle parking stalls in Riverside County, California. The Project's construction limit is 7.56-acres. The survey area consists of Annual Grassland (3.58-acres), Non-Native Grassland (12.06-acres), and Developed (10.79-acres). The Project includes no off-site features, or staging areas. The Project does not include any proposed temporary impacts. A site plan is included within Appendix B. This Project doesn't include regular weed abatement and fuel modification zones as the entire 7.56-acres disturbance footprint will be permanently impacted.

2.3 Covered Roads

The Project is located on Harvill Avenue, which is a Covered Road identified by the RCA. Therefore, Harvill Avenue may be applicable to MSHCP Covered Operations and Maintenance Activities. Nonetheless, as described the Project does not entail the construction of, or improvements to, Harvill Avenue.

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, referred to within MSHCP Section 7.4.2 Therefore, this section is not applicable.

2.5 General Setting

Three soil types occur within Project limits based on U.S. Department of Agriculture, Natural Resources Conservation Service (USDA-NRCS) Soil Survey data sets (Figure 9):

- Exeter sandy loam, deep, 2-8% slopes;
- Hanford coarse sandy loam, 2-8% slopes; and
- Monserate sandy loam, 0-5% slopes.

Of the above referenced soil types, Exeter sandy loam is classified as hydric, however neither soil type are within Project limits. . Based on the USDA-NRCS Soil Survey data, only the Exeter sandy loam occurs within the southeast corner of the Project. With that said, it is worth noting that with deference to the USDA-NRCS Soil Survey data, it is predominately collected and developed through the use of historic aerial photographic interpretation - with limited ground truthing. Therefore, the data the USDA-NRCS Soil Survey provides does not always represent precise information about the presence - or absence, of a specific soil or land cover within an exact location in 2021. USDA-NRCS Soil Survey data users are often cautioned that due to the limitation of mapping – primarily through aerial photo interpretation, a percentage of unique soil types may have gone unidentified - or misidentified.

The Project occurs at an approximate elevation of 1,500 feet above mean sea level. Land use in the surrounding vicinity includes commercial, agriculture, residential and industrial endeavors. In 2012 the MSHCP mapped the vegetation within Project limits as Developed/Disturbed Lands (GISD 2021) (Figure 8).

In 2021, three vegetation communities/land cover types were detected within Project limits: Annual Grassland, Non-Native Grassland and Developed/Disturbed (Figure 7). One hundred percent of the Project's disturbance footprint consists of non-native grasses, developed, and disturbed land cover types. Project's construction limit is 7.56-acres. The survey area consists of Annual Grassland (3.58-acres), Non-Native Grassland (12.06-acres), and Developed (10.79-acres). To that end, the survey area includes no USFWS-designated critical habitat for plants or wildlife (Figure 11) and the substantive habitat requirements needed to support special status species were not detected within the Project's permanent disturbance footprint. Special-status species known to occur within several miles of the Project, and their potential for occurrence within it, are detailed within Appendix C and Figure 10.

Common animals detected within the survey area included: western fence lizard (Sceloporus occidentalis), common raven (*Corvus corax*), and California ground squirrel *(Otospermophilus beecheyi*), among others. A complete list of wildlife species detected within and adjacent to the survey area during the 2021 field surveys are provided in Appendix D.

3 RESERVE ASSEMBLY ANALYSIS

The Project is in the Mead Valley Area Plan - Sub Unit 1 Motte-Rimrock, within Criteria Cell 2529. The limits of work include 7.56-acres in the southeast corner of Criteria Cell 2529. Conservation within Criteria Cell 2529 is focused on assembly of coastal sage scrub habitat. Areas conserved within Criteria Cell 2529 are to be connected to coastal sage scrub habitat proposed for conservation in Cell Group B - to the west. Conservation within Criteria Cell 2529 will range from 5%-15% and focus in the western portion of the Cell (Figure 4). The minimum conservation target (5%) within Criteria Cell 2529 is 8.2 acres and the maximum conservation target (15%) within Criteria Cell 2529 is 24.6 acres.

The Mead Valley Area Plan is divided into four Subunits. As stated above, the Project occurs in Subunit 1: Motte-Rimrock. Planning Species within the Subunit include: Bell's sage sparrow; cactus wren; coastal California gnatcatcher; Stephens' kangaroo rat; and long-spined spine flower. Biological Issues and Considerations within the Subunit include: conservation of clay soils supporting long-spined spine flower; conservation of existing populations and Habitat of the coastal California gnatcatcher; and conservation and manage of small key population of Stephens' kangaroo rat.

Criteria Cell 2529 has the land available to exceed the targeted 15% Additional Reserve Lands (ARL) goal by acquiring property in the western portion of the cell (Figure 5). The total acres of potential ARL in Criteria Cell 2529 is 24.8 acres which is 0.2 acres more than the maximum targeted conservation. As depicted in Figure 5, and as recommended within the Mead Valley Area Plan, the western portion of the Criteria Cell 2529 is to be targeted for ARL. As the western portion of Criteria Cell 2529 is connected to coastal sage scrub habitat proposed for conservation in Cell Group B according to aerial photography. The 24.8 acres of potential ARL identified on Figure 5 will not be reduced by the implementation of this Project. Several Habitat Evaluation and Acquisition Negotiation Strategy (HANS) and/or Joint Project Review (JPR) cases exist within Cell 2529[1]. The following are approved HANS/JPR cases within Criteria Cell 2529, 06-04-18-01, 14-08-29-01, 17-09-14-01 and 06-03-24-01. Therefore, even with Project implementation, there is more than adequate ARL available for conservation within Criteria Cell 2529. Planning species within Subunit 1 and their potential to occur within the Project's 7.56-acres permanent disturbance footprint are identified below in Table 1.

[1] HANS/JPR case numbers were provided via email from Tricia A. Campbell [Reserve Management/Monitoring Manager at the RCA/Riverside County Transportation Commission] on 04 August 2021.

Table 1. Occurrence Potential within Project's Physical Ground Disturbance Footprint for Planning Species Associated with Mead Valley Area Plan - Sub Unit 1 Motte-Rimrock

Planning Species	Primary habitat Characteristics	Potential To Occur within Project's Physical Ground Disturbance Footprint
Bell's sage sparrow	Chaparral and sagebrush scrub	Habitat not present. Potential to Occur: None
Cactus wren	Coastal sage scrub, desert scrubs, and Riversidean alluvial fan sage scrub habitats that include patches of cactus	Habitat not present. Potential to Occur: None
Coastal California gnatcatcher	Coastal sage scrub, and Riversidean alluvial fan sage scrub	Habitat not present. Potential to Occur: None
Stephens' kangaroo rat	Grassland and coastal sage scrub	Habitat not present. Potential to Occur: None
Long-spined spine flower	Coastal sage scrub, Chaparral, and Valley grassland	Habitat not present. Potential to Occur: None

The Project's 7.56-acre permanent disturbance footprint includes no coastal sage scrub habitat, nor is it connected and/or adjacent to any coastal sage scrub habitat proposed for conservation within the MSHCP. Furthermore, conservation within Criteria Cell 2529 is focused in the western portion of the Cell, while the Project's disturbance footprint is located within the southeast corner of it. The lands to be impacted within Criteria Cell 2529 by the Project are not located within Public/Quasi-Public Lands, Linkages/Cores, or MSHCP Conserved Lands. According to the Regional Conservation Authority (RCA) MSHCP Information Map, Project limits are within the burrowing owl (*Athene cunicularia*) survey area, but are not within a survey area for criteria area species, narrow endemic plant species, amphibians, or mammals.

The Project limits have very low species richness and diversity. and lack the high quality native habitats required to support a population of Bell's sage sparrow, cactus wren, coastal California gnatcatcher, Stephens' kangaroo rat, or long-spined spine flower. This is likely a result of the significant anthropogenic undertakings that have occurred within the Project's disturbance footprint over nearly a quarter of a century (e.g., historical agricultural activities - routine disking, grazing operations, commercial development and local infrastructure upgrades). The Project's permanent disturbance footprint includes no suitable habitat for Bell's sage sparrow, cactus wren, coastal California gnatcatcher, Stephens' kangaroo rat, or long-spined spine flower. Additionally, the Project's 7.56-acres permanent disturbance footprint impacts no clay soils, coastal California gnatcatchers or Stephens' kangaroo rat populations.

3.1 Public Quasi-Public Lands

The majority of the cities in western Riverside County - as well as the 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

P/QP Lands are a subset of MSHCP Conservation Area lands that known to be in public/private ownership and expected to be managed for open space value and/or in a manner that contributes to the Conservation of Covered Species (including lands contained in existing reserves). The Project's 7.56-acres permanent disturbance footprint is not within, nor is it immediately adjacent to - PQP lands (Figure 6).

3.1.2 Project Impacts to Public Quasi-Public Lands

The Project's 7.56-acres permanent disturbance footprint foot print is located >3,000 feet from any known PQP. The Project will not directly impact any PQP lands because it's disturbance footprint is not located with PQP Lands.

4 VEGETATION MAPPING

Pedestrian-based field surveys involved defining general and dominant land cover types, vegetation types, plant community sizes, habitat types, and species present within communities were performed by NOREAS Inc. (NOREAS). 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 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.

Three vegetation communities/land cover types were observed within the survey area: Annual Grassland, Non-Native Grassland and Developed/Disturbed (Table 2 and Figure 7). Cover types are described in detail below.

- The Annual Grassland vegetation community is characterized by a dominance of native and nonnative grasses and forbs. This type doesn't occur within the Project's permanent disturbance footprint, but it is present within the survey area. Dominant plant species found in this community include fiddleneck (*Amsinckia Intermedia*), wild barley (*Hordeum* ssp.), London rocket (*Sisymbrium Irio*), red-stemmed filaree (*Erodium cicutarium*), ripgut (*Bromus diandrus*), and stinknet (*Oncosiphon piluliferum*).
- The Non-Native Grassland community includes lands that have been subject to ground disturbance in the past (i.e., disked), and areas dominated by non-native species. The dominant species include cheeseweed mallow (*Malva parviflora*), stinknet, red brome (*Bromus rubens*), Shortpod mustard (*Hirschfeldia incana*), London rocket and red-stem stork's bill. The only land cover type within the Project's permanent disturbance footprint, is the Non-Native Grassland.
- Developed/Disturbed cover types and plant communities in the survey area are characterized by significant road ways, structures and other areas of anthropogenic

disturbance (i.e., residences, paved surface streets, dirt/gravel roads, fences, gates, out buildings, remnant ornamental trees, power poles and utility lines). This type doesn't occur within the Project's permanent disturbance footprint. It does include remnant buildings, foundations and location that have been cleared, or otherwise altered by human activities. This type also includes escaped exotic plants, and ruderal vegetation dominated by non-native weeds.

Table 2. Vegetation Community/Land Cover Types

Vegetation Community/ Land Cover Type	Survey Area Acres	Project Site Acres	Permanent Impact Acres	Permanent Impact Acres Inside Criteria Cell	Permanent Impact Acres Outside Criteria Cell
Annual Grassland	3.58	0.00	0.00	0.00	0.00
Non-Native Grassland	12.06	7.56	7.56	6.72	0.84
Developed/ Disturbed	10.79	0.00	0.00	0.00	0.00
Total	**26.43**	**7.56**	**7.56**	**6.72**	**0.84**

In general terms, the plants observed in the survey area included a range of native and non-native species common to disturbed habitats, ornamental areas, and fallow agricultural lands. Commonly-occurring species included: red brome (*Bromus rubens*), black mustard (*Brassica nigra*) and Eucalyptus (*Eucalyptus* sp.), among others. Please note that in 2012, the MSHCP mapped the vegetation within the Project's permanent disturbance footprint as Developed/Disturbed Lands (GISD 2021; Figure 8). A comprehensive list of plant species observed during the 2021 surveys is presented in Appendix E.

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

According to Section 6.1.2 of the MSHCP:

> "**Riparian/Riverine Areas** are 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."
>
> "**Vernal pools** are seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation and hydrology) during the wetter portion of the growing season but normally lack wetlands 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, while upland species (annuals) may be dominant during the drier portion of the growing season. The determination that an area exhibits vernal pool characteristics, and the definition of the watershed supporting vernal pool hydrology, must be made on a case-by-case basis. Such determinations should consider the length of the time the area exhibits upland and wetland characteristics and the manner in which the area fits into the overall ecological system as a wetland. Evidence concerning the persistence of an area's wetness can be obtained from its history, vegetation, soils, and drainage characteristics, uses to which it has been subjected, and weather and hydrologic records."

"**Fairy Shrimp**. For Riverside, vernal pool and Santa Rosa fairy shrimp, mapping of stock ponds, ephemeral pools and other features shall also be undertaken as determined appropriate by a qualified biologist.

"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."

5.1 Riparian/Riverine

As defined under Section 6.1.2 of the MSHCP, Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, riparian/riverine areas are areas dominated by trees, shrubs, persistent emergent plants, or emergent mosses and lichens which occur close to or are dependent upon nearby freshwater, or areas with freshwater flowing during all or a portion of the year. Conservation of these areas is intended to protect habitat that is essential to several listed or special-status water-dependent fish, amphibian, avian, and plant species. This assessment is independent from considerations given to Waters of the United States (WoUS) and Waters of the State (WoS), under the Clean Water Act (CWA), the California Porter-Cologne Water Quality Control Act, and California Department of Fish and Wildlife (CDFW) jurisdictional streambed under the California Fish and Game Code (FGC).

5.1.1 Methods

The Project was evaluated via field surveys on 18, 19 and 24 March and 01, 07 and 14, April 2021 for the presence of riverine/riparian and vernal pool areas, and jurisdictional waters (i.e. WoUS as regulated by the United States Army Corps of Engineers (USACE) and Regional Water Quality Control Board (RWQCB), and/or streambed and associated riparian habitat as regulated by the CDFW. Aerial photography was reviewed prior to conducting the field investigation. The aerials were used to locate and inspect potential natural drainage features, ponded areas, or water bodies that may be considered riparian/riverine habitat and/or fall under the jurisdiction of the USACE, RWQCB, or CDFW. In general, surface drainage features indicated as blue-line streams on United States Geological Survey (USGS) maps that are observed - or expected to

exhibit evidence of flow, are considered potential riparian/riverine habitat and are also subject to State and Federal regulatory authorities.

The methods used to delineate the non-wetland WoUS at the Ordinary High Water Mark (OHWM) in variable, ephemeral, intermittent, or perennial non-wetland waters followed guidance described in A Field Guide to the Identification of the Ordinary High Water Mark in the Arid West Region of the Western United States (Lichvar and McColley 2008) and the Updated Datasheet for the Identification of the Ordinary High Water Mark in the Arid West Region of the Western United States ("Updated Datasheet", Curtis and Lichvar 2010).

Evaluation of FGC Section 1600 Streambed Waters followed guidance in the Mapping Episodic Stream Activity (MESA) protocols [MESA Field Guide], pursuant to which CDFW claims jurisdiction beyond traditional stream banks and the outer edge of riparian. Under MESA, the term stream is defined broadly to include "a body of water that flows perennially or episodically and that is defined by the area in which water currently flows, or has flowed, over a given course during the historic regime [i.e., 'circa 1800 to the present'], and here the width of its course can reasonably be identified by physical or biological indicators."

The methods used to determine any riparian/riverine or vernal pool areas were based on the above techniques as well as soils evaluations and vegetation classifications. This is because an area may be characterized as riparian based on its vegetative composition, but not meet the criteria of being federal or state jurisdictional water.

5.1.2 Existing Conditions and Results

According to the USGS and the United Sates Fish and Wildlife Service (USFWS) National Wetland Inventory: there are no current or historical drainages on, or adjacent to, or even near the Project's permanent disturbance footprint; and no evidence of such was observed during the field evaluations of the survey area (Figure 12). No hydric vegetation, hydric soils, signs of surface flow, and/or wetland hydrology are present in, adjacent to, or near any portion of the Project's permanent disturbance footprint. Therefore, no riparian/riverine areas occur within Project limits.

5.1.3 Impacts

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

5.1.4 Mitigation

There is no mitigation for riparian/riverine resources because there is no impact to riparian/riverine resources within the Project's permanent disturbance footprint.

5.2 Vernal Pools

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.

5.2.1 Methods

Methods included a review of recent and historic aerial photographs (2000-2021) of the Project's permanent disturbance footprint and its immediate vicinity, a review of soils data, and 100 percent visual coverage pedestrian evaluation of the survey area. The team 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 survey area and its immediate vicinity did not provide visual evidence of an astatic or vernal pool conditions – on, or in the vicinity of the Project's permanent disturbance footprint. No ponding was observed within the survey area. The hydrologic regime associated with the Project's permanent disturbance footprint 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.

5.2.3 Impacts

There are no impacts to vernal pools because none occur within the Project's permanent disturbance footprint, and the soil types within the survey area do not support the potential for vernal pools.

5.2.4 Mitigation

No mitigation is required because no vernal pools exist within the Project's permanent disturbance footprint.

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's permanent disturbance footprint. 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 found only in well-developed riparian habitat. No habitat features suitable for any riparian birds exist within the Project's permanent disturbance footprint. 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 MSHCP identifies the potential presence for several endemic plant species. The MSHCP states that in general, habitat suitability assessments may be undertaken year-round, with few exceptions. Species found in vernal pools and associated habitats include the following Narrow Endemic Plant Species: San Diego ambrosia (*Ambrosia pumila*), spreading navarretia (*Navarretia fossalis*), California Orcutt grass (*Orcuttia californica*), and Wright's trichocoronis (*Trichocoronis wrightii var. wrightii*). Species found in vernal pools and associated habitats include the following Criteria Area Survey plant species: San Jacinto Valley crownscale (*Atriplex coronator var. notatior*), Parish's brittlescale (*Atriplex parishii*), Davidson's saltscale (*Atriplex serenana var. davidsonii*), thread-leaved brodiaea (*Brodiaea filifolia*), Coulter's goldfields (*Lasthenia glabrata ssp. coulteri*), little mousetail (*Myosurus minimus*), and prostrate navarretia (*Navarretia prostrata*) (MSHCP, Section 6.1.3). The Project's permanent disturbance footprint does not fall within a Narrow Endemic Plant Species Survey Area (NEPSSA) and no further discussion is made in this document.

7 ADDITIONAL SURVEY NEEDS AND PROCEDURES (SECTION 6.3.2)

The Project's permanent disturbance footprint is not mapped in a Criteria survey area for plants, mammals or amphibians. It is however, mapped in a Criteria survey area for burrowing owl. Surveys must be conducted within suitable habitat for this species according to accepted

protocols. 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 all areas that provide suitable habitat plus an approximately 500 feet zone of influence on all sides of suitable habitat, where applicable.

7.1 Burrowing Owl

The Project's permanent disturbance footprint is within a mapped survey area for burrowing owl, in accordance with MSHCP Figure 6-4, and a recent review of the RCA MSHCP Information GIS map. 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, 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 presence or absence of burrowing owls. 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 all areas that provide suitable habitat plus an approximately 500 feet zone of influence on all sides of suitable habitat, where applicable.

7.1.1 Methods

A burrowing owl habitat suitability assessment was conducted in accordance with the March 29, 2006 Western Riverside County MSHCP burrowing owl survey instructions. If suitable habitat is present, this protocol requires four (4) surveys between April 15 and July 15 with the first site survey counting as one survey period. 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 survey area were recorded. A hand-held, global positioning system (GPS) unit with sub meter accuracy was used to survey transects that were prepared within a Geographic Information System prior to the start of field surveys, to identify survey area boundaries, and for other pertinent information. Representative photographs of the survey area were taken, and recent aerial photographs were evaluated of the Project's permanent disturbance footprint and surrounding area. Detailed field survey methods are provided in Appendix F.

7.1.2 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 in 2021. Numerous low quality potential burrows were observed within the survey 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 F. Burrowing owl are absent from the Project's permanent disturbance footprint.

7.1.3 Impacts

No impacts can be identified, in that no burrowing owl or burrowing owl sign was observed within Project's permanent disturbance footprint.

7.1.4 Mitigation

To safeguard there will be no impact to burrowing owl, a pre-construction survey is required. 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 on-site, then the project may move forward with grading, upon Planning Department approval. If burrowing owls are found to be present or nesting on-site 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 it is proven to the Lead Agency and/or appropriate agencies (if any) that 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's permanent disturbance footprint does not fall within the Delhi soils mapped within the MSHCP baseline data.

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's permanent disturbance footprint. 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 is located within Criteria Cell 2529, therefore, the MSHCP guidelines pertaining to Urban/Wildlands Interface for the management of edge factors such as lighting, urban runoff, toxics, and domestic predators applies.

Effect criteria include the following:

Drainage

Requirement - Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. Measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

Toxics

Requirement - Land uses in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in Project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

Noise

Noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

Invasive Plant Species

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in

Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

Barriers
Land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

Grading/Land Development
Manufactured slopes associated with development shall not extend into the MSHCP Conservation Area.

10 BEST MANAGEMENT PRACTICES (VOLUME I, APPENDIX C)

This section of the report is designed to describe and comment as to the necessity of implementation of the BMPs identified in Volume 1, Appendix C. The BMPs and their applicability to the Project is identified in Table 3.

Table 3. 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 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.	No	There are no special status species within or near the Project's permanent disturbance footprint
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.

BMP	Applicable Yes or No	Comment
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's permanent disturbance footprint is < 7.56-acres, and is accessible from both Harvill Avenue and Orange 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's permanent disturbance footprint
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.	No	There are no streambed resources on or near the Project's permanent disturbance footprint
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 are no riparian or streambed resources on or near the Project's permanent disturbance footprint
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's permanent disturbance footprint
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	No	There are no riparian or streambed resources on or near the Project's permanent disturbance footprint

BMP	Applicable Yes or No	Comment
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.		
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.	No	There are no streambed resources on or near the Project's permanent disturbance footprint
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 footprint.	No (But available as needed)	Project's permanent disturbance footprint consists of non-native grasses, developed, and disturbed land cover types.
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 its permanent disturbance footprint consists of non-native grasses, developed, and disturbed land cover types.
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	Project's permanent disturbance footprint removes non-native grasses, developed, and disturbed land cover types 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).	Yes	Standard Measure
No. 14 – Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project	Yes	Standard Measure

BMP	Applicable Yes or No	Comment
footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.		
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: October 20, 2021

SIGNED: 

Lenny Malo

12 REFERENCES

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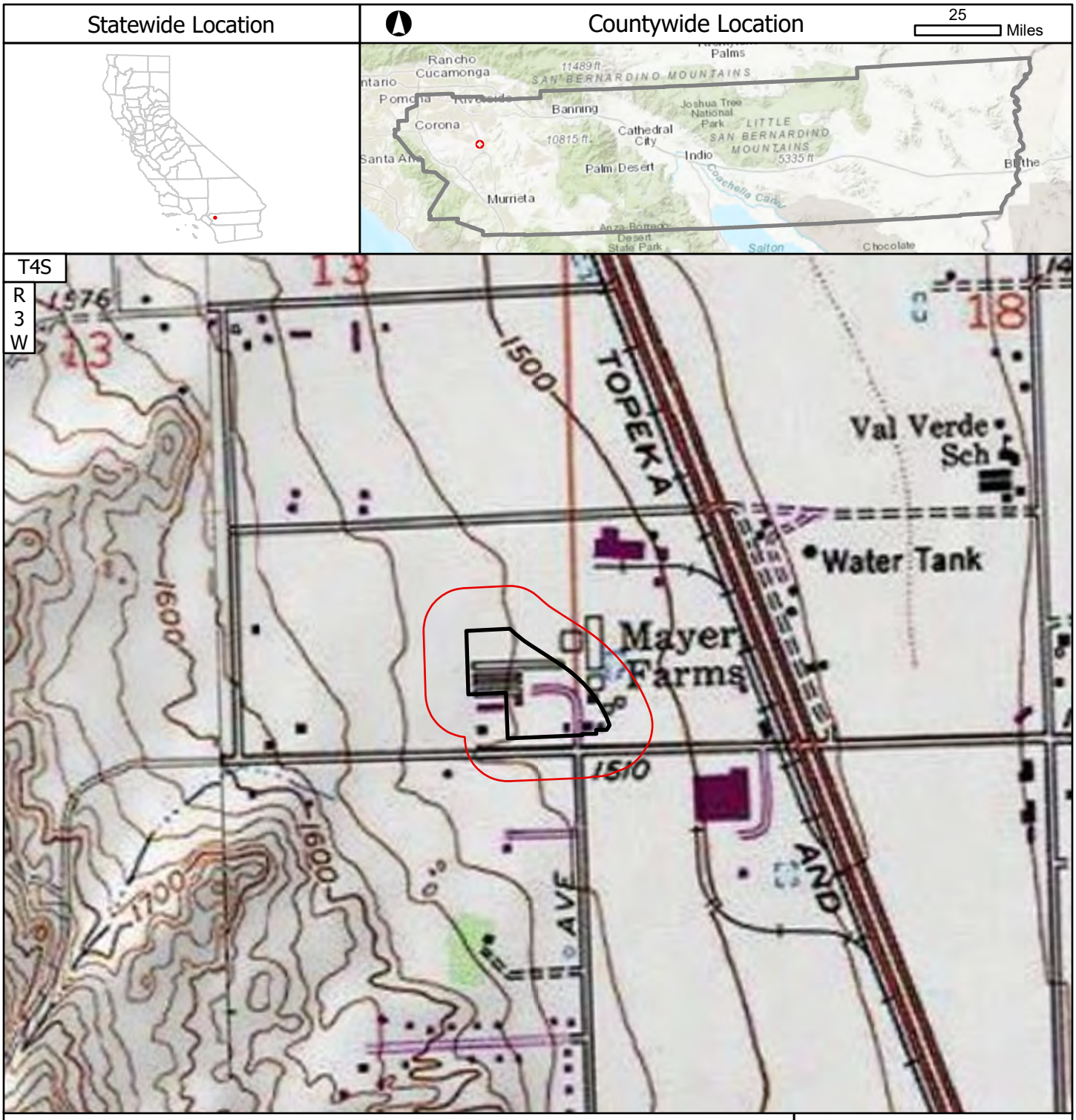
FIGURES



Data Sources:
-ESRI US Topo Maps accessed Mar 2021
-ESRI World Topo Map accessed Mar 2021
-California County Boundary GIS from California Open Data Portal data.ca.gov
Map Prepared: 3-24-2021

The Study Area is located at in the Mead Valley Census Designated Place (CDP) in the County of Riverside on the Perris USGS 7.5-minute quadrangle map in Sections 13 and 24 of Township 04 South and Range 04 West, and in Sections 18 and 19 of Township 04 South and Range 03 West.

Center coordinates are: Latitude 33.2124N, Longitude -117.2658W

Prepared by:
NOREAS
Environmental Engineering and Science

Figure 1. Regional Location

Study Area (26.43-acres)

Project Site (7.56-acres)

0 210 420 Feet

1 inch = 417 feet

Data Sources:
-BING Basemap accessed Mar 2021

Map Prepared: 3-24-2021

Prepared by:

NOREAS
Environmental Engineering and Science

Figure 2. Site Vicinity

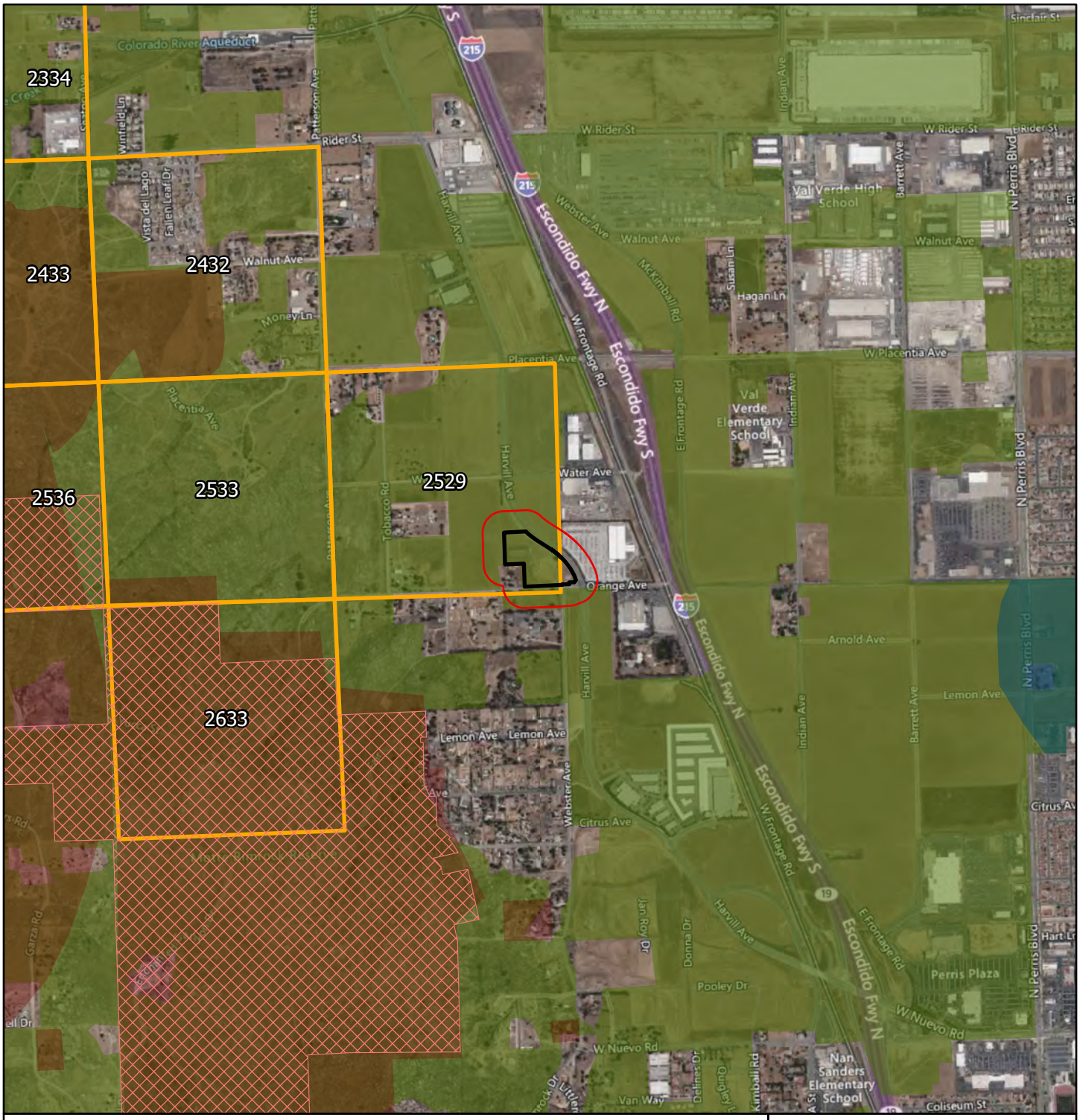


Figure 3. MSHCP Criteria Cells

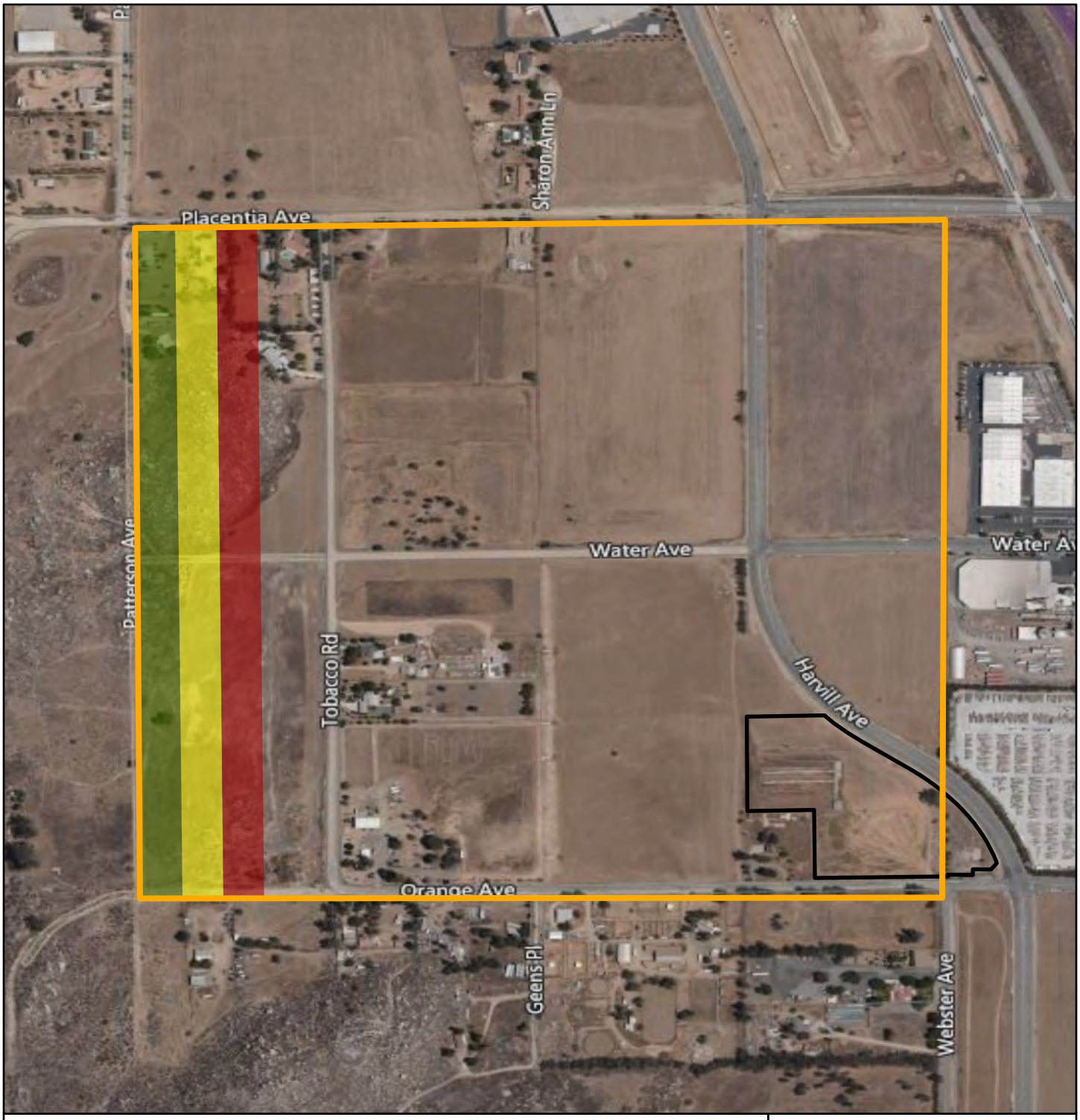


Figure 4. MSHCP Criteria Cell 2529 Targeted Conservation Range

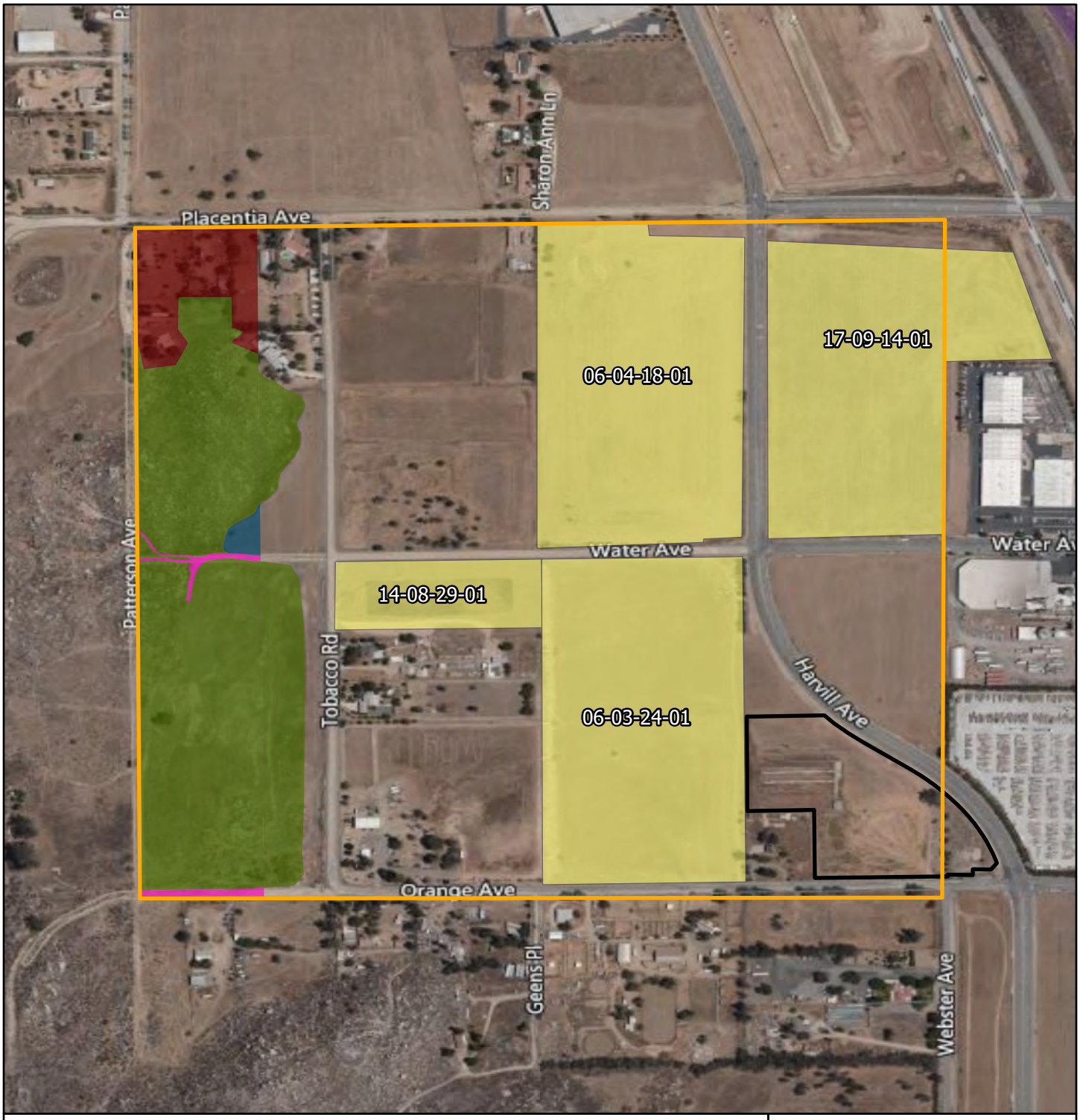


Figure 5. MSHCP Criteria Cell 2529 Reserve Assembly Analysis

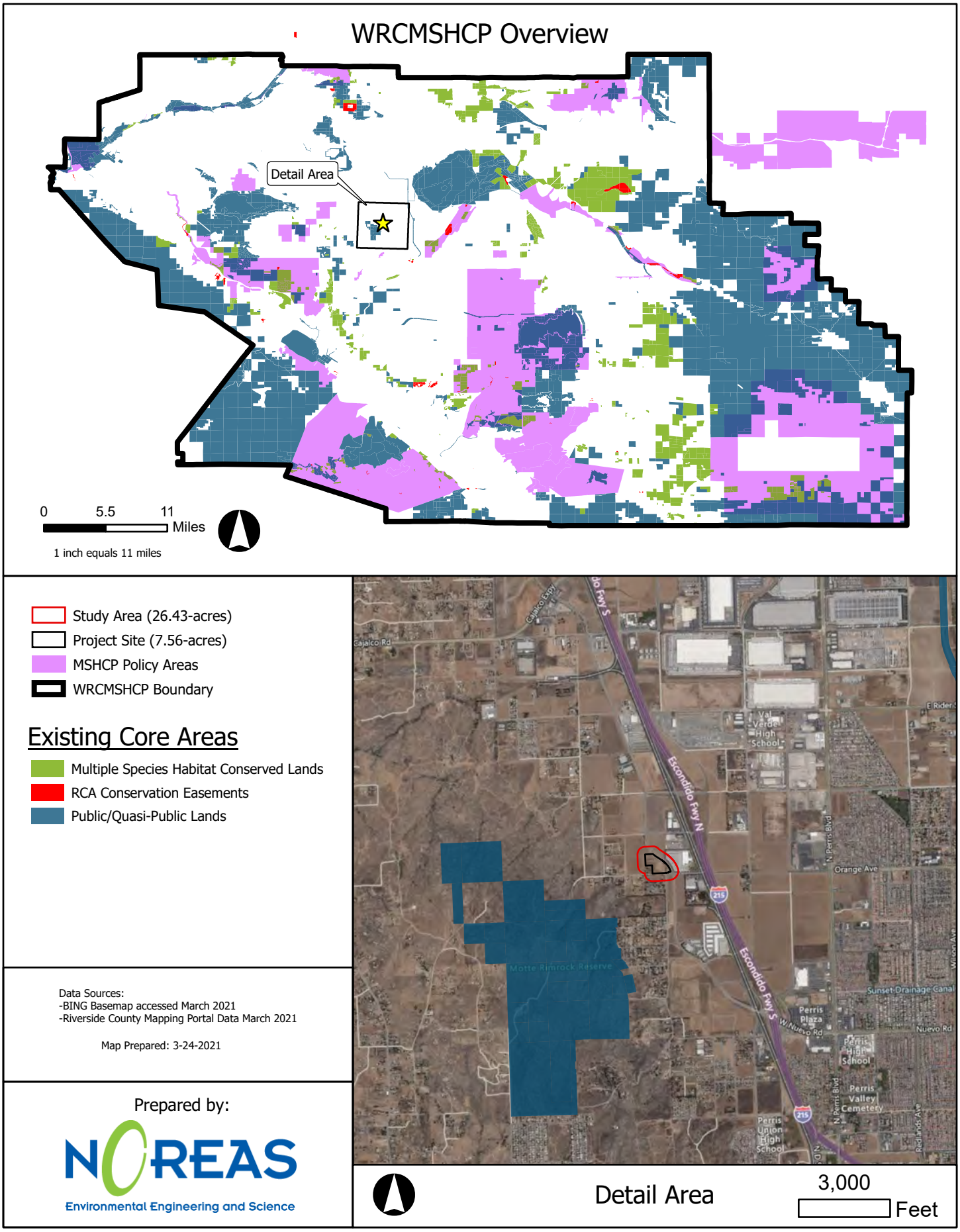


Figure 6. MSHCP Core Areas and Conserved Lands

Study Area (26.43-acres)
Project Site (7.56-acres)

Vegetation Communities and Land Cover Types
Annual Grassland (3.58-acres)
Non-Native Grassland (12.06-acres)
Developed (10.79-acres)

0 100 200 Feet
1 inch = 197 feet

Data Sources:
-BING Aerial Images accessed April 2021

Map Prepared: 4-13-2021

Prepared by:
NOREAS
Environmental Engineering and Science

Figure 7. Vegetation Communities and Land Cover Types

Project Site (7.56-acres)

Study Area (26.43-acres)

RCA MSHCP Vegetation 2012

Agricultural Land

Coastal Sage Scrub

Developed/Disturbed Land

0 210 420 Feet

1 inch = 417 feet

Data Sources:
-BING Basemap accessed March 2021
-Riverside County Mapping Portal Data March 2021

Map Prepared: 3-24-2021

Prepared by:

NOREAS
Environmental Engineering and Science

Figure 8. RCA MSHCP Vegetation 2012

Special-Status Species Occurrences

Plants	
P1	California screw moss (*Tortula californica*)
P2	chaparral sand-verbena (*Abronia villosa* var. *aurita*)
P3	Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*)
P4	Davidson's saltscale (*Atriplex serenana* var. *davidsonii*)
P5	little mousetail (*Myosurus minimus* ssp. *apus*)
P6	long-spined spineflower (*Chorizanthe polygonoides* var. *longispina*)
P7	many-stemmed dudleya (*Dudleya multicaulis*)
P8	Palmer's grapplinghook (*Harpagonella palmeri*)
P9	Parish's brittlescale (*Atriplex parishii*)
P10	Parry's spineflower (*Chorizanthe parryi* var. *parryi*)
P11	Payson's jewelflower (*Caulanthus simulans*)
P12	Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*)
P13	San Diego ambrosia (*Ambrosia pumila*)
P14	San Jacinto Valley crownscale (*Atriplex coronata* var. *notatior*)
P15	smooth tarplant (*Centromadia pungens* ssp. *laevis*)
P16	spreading navarretia (*Navarretia fossalis*)
P17	Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*)
P18	woven-spored lichen (*Texosporium sancti -jacobi*)
P19	California Orcutt grass (*Orcuttia californica*)
P20	Munz's onion (*Allium munzii*)
P21	thread-leaved brodiaea (*Brodiaea filifolia*)
Invertebrates	
I1	Icenogle's socalchemmis spider (*Socalchemmis icenoglei*)
I2	Riverside fairy shrimp (*Streptocephalus wootoni*)
I3	Crotch bumble bee (*Bombus crotchii*)
I4	quino checkerspot butterfly (*Euphydryas editha quino*)
I5	white cuckoo bee (*Neolarra alba*)
Reptiles	
R1	California glossy snake (*Arizona elegans occidentalis*)
R2	coast horned lizard (*Phrynosoma blainvillii*)
R3	coast patch-nosed snake (*Salvadora hexalepis virgultea*)
R4	coastal whiptail (*Aspidoscelis tigris stejnegeri*)
R5	orange-throated whiptail (*Aspidoscelis hyperythra*)
R6	red-diamond rattlesnake (*Crotalus ruber*)
R7	San Bernardino ringneck snake (*Diadophis punctatus modestus*)
R8	Southern California legless lizard (*Anniella stebbinsi*)
R9	western pond turtle (*Emys marmorata*)
Birds	
B1	bald eagle (*Haliaeetus leucocephalus*)
B2	Bell's sage sparrow (*Artemisiospiza belli belli*)
B3	burrowing owl (*Athene cunicularia*)
B4	California horned lark (*Eremophila alpestris actia*)
B5	coastal California gnatcatcher (*Polioptila californica californica*)
B6	Cooper's hawk (*Accipiter cooperii*)
B7	ferruginous hawk (*Buteo regalis*)
B8	golden eagle (*Aquila chrysaetos*)
B9	Lawrence's goldfinch (*Spinus lawrencei*)
B10	least Bell's vireo (*Vireo bellii pusillus*)
B11	loggerhead shrike (*Lanius ludovicianus*)
B12	long-eared owl (*Asio otus*)
B13	southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*)
B14	tricolored blackbird (*Agelaius tricolor*)
B15	western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)
B16	white-faced ibis (*Plegadis chihi*)
B17	white-tailed kite (*Elanus leucurus*)
B18	yellow-breasted chat (*Icteria virens*)
Mammals	
M1	American badger (*Taxidea taxus*)
M2	Dulzura pocket mouse (*Chaetodipus californicus femoralis*)
M3	Los Angeles pocket mouse (*Perognathus longimembris brevinasus*)
M4	northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*)
M5	pocketed free-tailed bat (*Nyctinomops femorosaccus*)
M6	San Bernardino kangaroo rat (*Dipodomys merriami parvus*)
M7	San Diego black-tailed jackrabbit (*Lepus californicus bennettii*)
M8	San Diego desert woodrat (*Neotoma lepida intermedia*)
M9	southern grasshopper mouse (*Onychomys torridus ramona*)
M10	Stephens' kangaroo rat (*Dipodomys stephensi*)
M11	western mastiff bat (*Eumops perotis californicus*)
M12	western yellow bat (*Lasiurus xanthinus*)
Amphibians	
A1	western spadefoot (*Spea hammondii*)

Study Area (26.43-acres)
5-mile buffer
10-mile buffer

Project Site

Data Sources:
-ESRI World Topographic Basemap accessed April 2021
-CNDDB 03/02/2021

Map Prepared: 4-15-2020

0 1 2 Miles
1 inch = 12,377 feet

Prepared by:
NOREAS
Environmental Engineering and Science

Figure 10. Literature Review

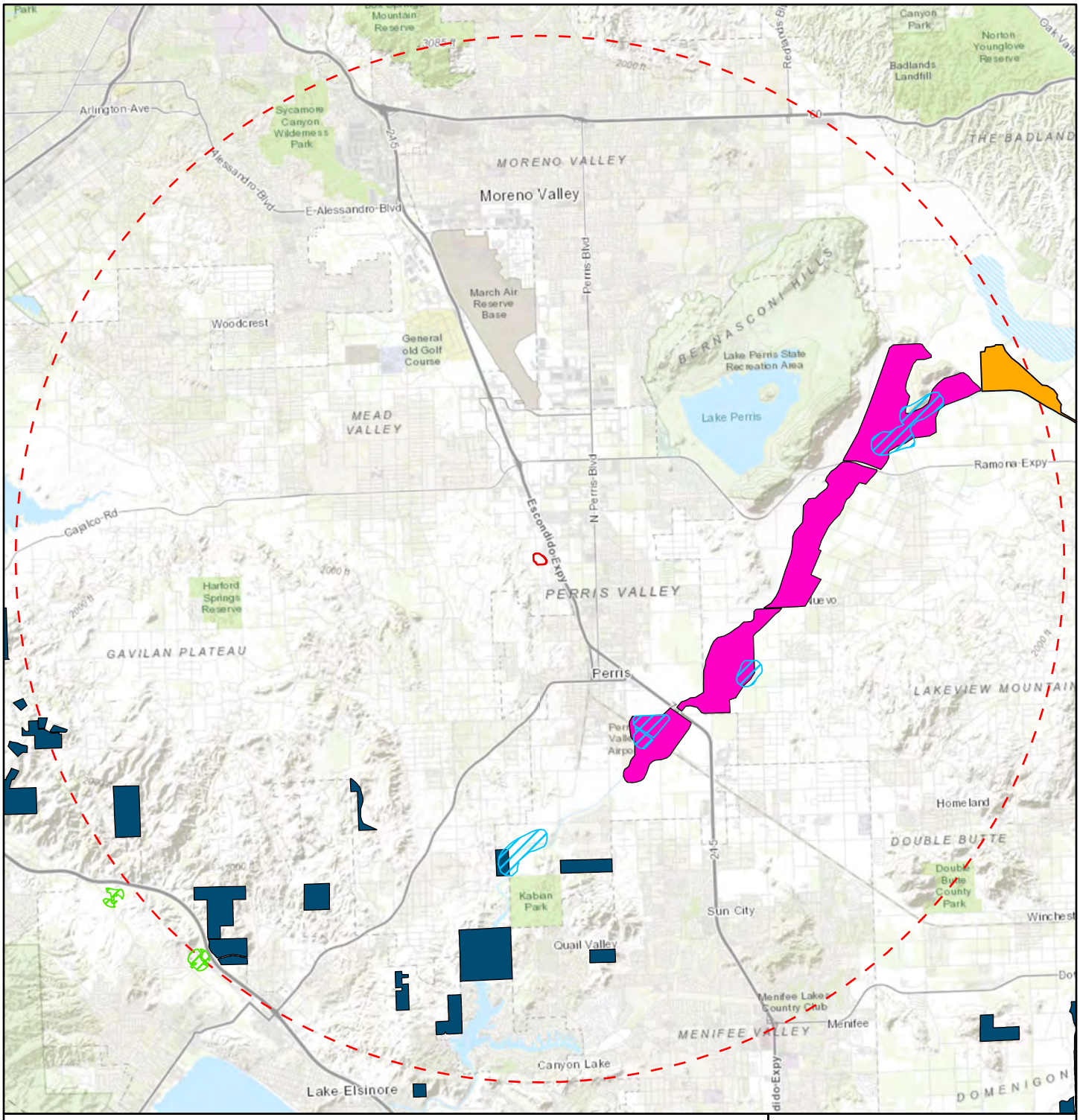


Figure 11. Critical Habitat

Study Area (26.43-acres)

Project Site (7.56-acres)

NWI - Riverine

0 250 500 Feet

1 inch = 500 feet

Data Sources:
-BING Aerial Images accessed April 2021

Map Prepared: 4-13-2021

Prepared by:
NOREAS
Environmental Engineering and Science

Figure 12. National Wetlands Inventory

APPENDICES

Appendix A Site Plan

LAKE CREEK INDUSTRIAL, LLC
RIVERSIDE, CA

PROJECT TEAM

OWNER
LAKE CREEK INDUSTRIAL, LLC
1302 BRITTANY CROSS ROAD
SANTA ANA, CA 92705
ATTN.: MICHAEL JOHNSON
PHONE: 786-200-9681

APPLICANT
LAKE CREEK INDUSTRIAL, LLC
1302 BRITTANY CROSS ROAD
SANTA ANA, CA 92705
ATTN.: MICHAEL JOHNSON
PHONE: 786-200-9681

GENERAL CONTRACTOR/PREPARER
LORD CONSTRUCTORS
1920 WEST 11th STREET
UPLAND, CA 91786
PHONE: (909) 946-6729
FAX: (909) 946-3626

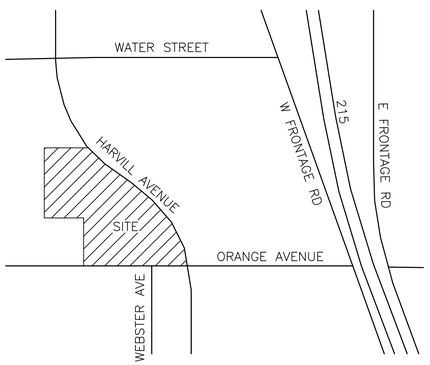
PROJECT ENGINEER OF RECORD
JEFFERY C. VAN DAM
P.O. Box 1769
UPLAND, CA 91785
PHONE: 909-931-5070
FAX: 909-931-5072

BUILDING CODES

THE GOVERNING CODES FOR THIS PROJECT W/ LOCAL AMENDMENTS ARE THE:

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA ENERGY CODE (T 24-6)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA GREEN BUILDING CODE (CGBC)

VICINITY MAP



LEGAL DESCRIPTION

PROPERTY LOCATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 3 WEST SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INCLUDED WITHIN THE LAND DESCRIBED IN PARCEL 17-F OF THE CERTAIN FINAL ORDER OF CONDEMNATION, SUPERIOR COURT CASE NO. 216641, A CERTIFIED COPY OF WHICH RECORDED AUGUST 30, 1996 AS INSTRUMENT NO. 329575 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED THEREIN AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 17-B OF SAID FINAL ORDER OF CONDEMNATION, BEING THE INTERSECTION OF THE SOUTHERLY LINE OF THE LAND DESCRIBED IN DEED TO NEW DAVIDSON BRICK COMPANY, INC., RECORDED MAY 27, 1986 AS INSTRUMENT NO. 121792 OF SAID OFFICIAL RECORDS, ALSO BEING THE NORTHERLY LINE OF ORANGE AVENUE AS DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE RECORDED NOVEMBER 13, 1963 AS INSTRUMENT NO. 120347 OF SAID OFFICIAL RECORDS, WITH THE WESTERLY LINE OF PARCEL 17-A OF SAID FINAL ORDER OF CONDEMNATION; THENCE NORTH 88° 31' 23" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 98.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 88° 31' 23" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 82.26 FEET TO THE SOUTHWEST CORNER OF SAID LAND DESCRIBED IN DEED TO NEW DAVIDSON BRICK COMPANY; THENCE NORTH 00° 30' 51" EAST ALONG THE WESTERLY LINE OF SAID LAND DESCRIBED IN SAID DEED A DISTANCE OF 327.24 FEET, TO THE WESTERLY LINE OF PARCEL 17-A OF SAID FINAL ORDER OF CONDEMNATION; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE OF PARCEL 17-A ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY , HAVING A RADIUS OF 756.00 FEET, THROUGH AN ANGLE OF 24° 31' 30", AN ARC LENGTH OF 323.60 FEET (THE INITIAL RADIAL LINE BEARS NORTH 47° 14' 53" EAST) TO THE MOST NORTHERLY CORNER OF PARCEL 17-D OF SAID FINAL ORDER OF CONDEMNATION; THENCE SOUTH 36° 37' 30" WEST ALONG THE NORTHWESTERLY LINE OF THE ABOVE MENTIONED PARCEL 17-D, A DISTANCE OF 37.61 FEET TO THE NORTHERLY LINE OF THE ABOVE MENTIONED PARCEL 17-B; THENCE NORTH 88° 31' 23" WEST ALONG SAID NORTHERLY LINE; A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF THE ABOVE MENTIONED PARCEL 17-B; THENCE SOUTH 01° 28' 37" WEST ALONG THE WESTERLY LINE OF THE ABOVE MENTIONED PARCEL 17-B, A DISTANCE OF 24.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

LOT 16 IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP OF OAKES AND SAWYER'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE(S) 5 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH, ON THE WEST LINE OF SAID LOT 16, 300 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF LOT 16, 218 FEET; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID LOT 16, 300 FEET; THENCE WEST, ON THE SOUTH LINE OF SAID LOT 16, 218 FEET, TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM A RIGHT OF WAY FOR ROADS AS SHOWN ON SAID MAP.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF AS CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED DATED NOVEMBER 6, 1963 AND RECORDED NOVEMBER 13, 1963 AS INSTRUMENT NO. 120347 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED DATED JULY 26, 1991, AND RECORDED FEBRUARY 24, 1992 AS INSTRUMENT NO. 061755 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED DATED JULY 26, 1991, AND RECORDED FEBRUARY 24, 1992 AS INSTRUMENT NO. 061756 OF OFFICIAL RECORDS.

FOR CONVEYANCING PURPOSES ONLY: APN 317-270-013 (AFFECTS PARCEL B) AND 305-090-049 (AFFECTS PARCEL A)

PROJECT DESCRIPTION

A PROPOSED TRAILER STORAGE AND MAINTENANCE FACILITY WITH SITE PARKING FOR 145 EMPTY TRAILERS. THE TRAILERS WILL BE PARKED HERE WHEN NOT IN USE. MINOR REPAIRS AND MAINTENANCE WILL BE DONE IN A 4 BAY SHOP WITH SERVICE. PARTS STORAGE AND 2,400 S.F. OF OFFICE SUPPORT.

EXPECTED EMPLOYEE'S OF 8-10
OFFICE STAFF AND 8 SHOP WORKERS, (2 PER BAY)
TOTAL OF 18 EMPLOYEES.

SITE WORK TO INCLUDE GRADING, PAVING, LANDSCAPE, PARKING, TRAILER PARKING, SITE WALLS, TUBE STEEL FENCING, TRASH ENCLOSURE, ETC.

OCCUPANT LOAD

BUILDING OCCUPANCY: B, S-1

B OCC	1/100	=	24.00 OCC
S-1 OCC	1/300	=	49.33 OCC
TOTAL			(73.33) 74 OCC

GRADING

1of2	Preliminary Grading Plan
2of2	Preliminary Grading Plan

LANDSCAPE

L-1	Conceptual Landscape Plan
L-2	Conceptual Landscape Plan - Shade Plan
L-3	Existing Landscape Plan
L-4	Conceptual Landscape Plan - Color
L-5	Conceptual Landscape Plan - Elevations

SITE

A0.1	Site Plan
A0.2	Site Details
A0.3	Site Details
A0.4	Site Detials

ARCHITECTURAL

A1.1	Overall Warehouse Plan
A2.1	Office Plan
A3.1	Building Elevations
-	Color Elevations

Plot Plan No. 210021

REVISIONS

LORD CONSTRUCTORS, INC.
1920 West Eleventh Street
Upland, California 91786

Van Dam Engineering
P.O. BOX 1769
Upland, California 91785

DESIGN PLANS FOR:
LAKE CREEK INDUSTRIAL, LLC
ORANGE AVENUE
RIVERSIDE, CA

DRAWING TITLE:
TITLE SHEET
"C.U.P"

Date:	7/01/2021
Drawn By:	DH
Job:	LCI
Job No.:	L-900
ABC:	
Sheet:	TS
	of Sheets

EASEMENT NOTES:

(THE FOLLOWING EASEMENTS AND AGREEMENTS REFERENCE THE ITEM NUMBERS SHOWN IN THE TITLE REPORT DATED 12/11/2020, ORDER NUMBER NCS-1016275-ONT1, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY).

1-11 NOT A SURVEY MATTER.

(12) AN EASEMENT FOR A STORM DRAIN AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, RECORDED FEBRUARY 24, 1992 AS INSTRUMENT NO. 61757 OF OFFICIAL RECORDS.

13-19 NOT A SURVEY MATTER.

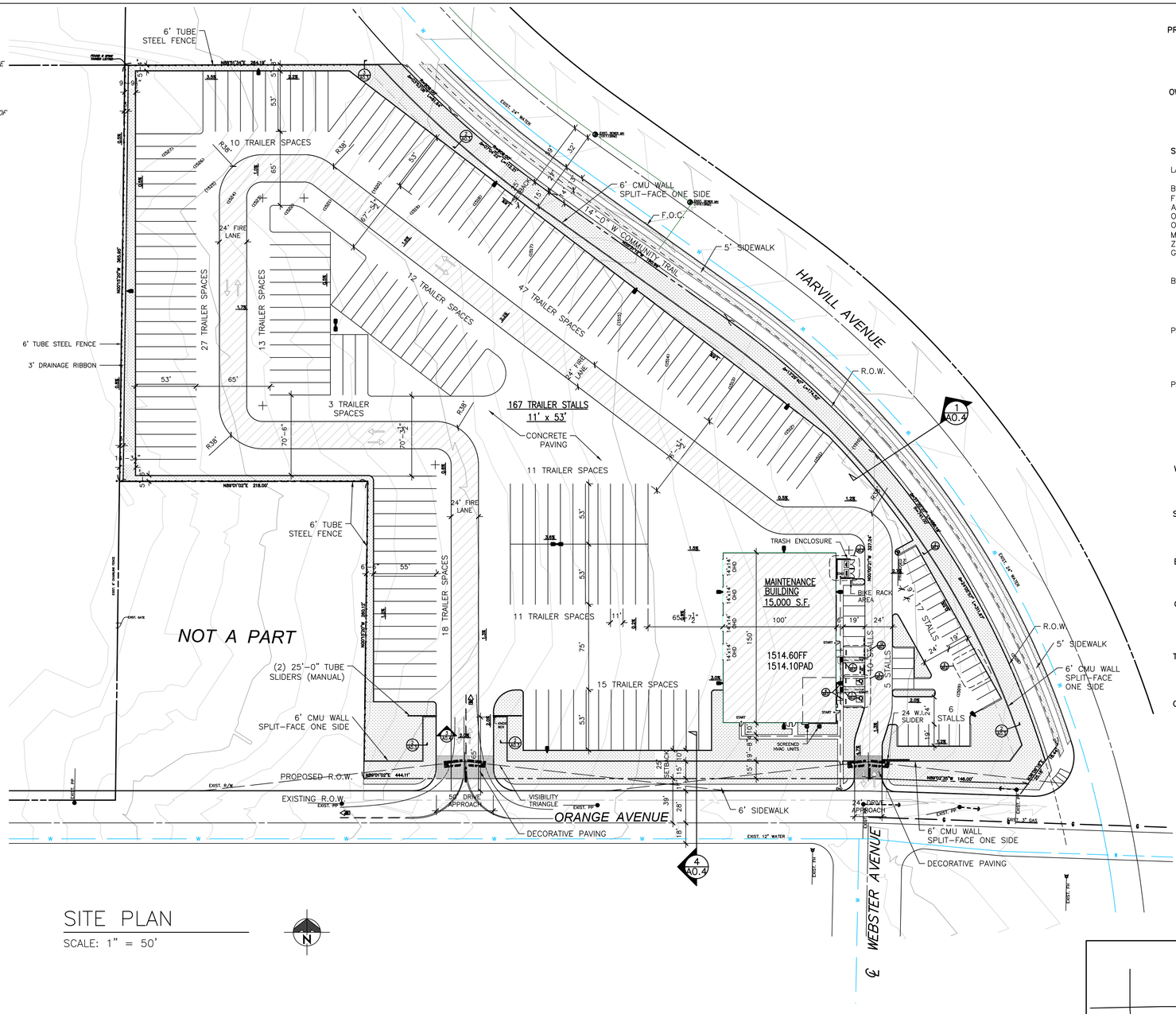
ASSESSORS PARCEL NUMBER:

305-090-049 & 317-270-013

OCCUPANT LOAD

BUILDING OCCUPANCY: B, S-1

B OCC	1/100	=	24.00 OCC
S-1 OCC	1/300	=	49.33 OCC
TOTAL			(73.33) 74 OCC



SITE PLAN

SCALE: 1" = 50'

PREPARER : LORD CONSTRUCTORS, INC.
1920 W. ELEVENTH STREET
UPLAND, CA 91786
PHONE: 909-946-6729
FAX: 909-946-3626
ATTN.: KELLE LOPEZ

OWNER: LAKE CREEK INDUSTRIAL, LLC
1302 BRITTANY CROSS RD
SANTA ANA, CA 92705
ATTN.: BOB KUBICHEK

SUMMARY LOT COVERAGE

LAND AREA	(7.24 acres)	315,176 S.F. NET
	(7.36 acres)	320,385 S.F. GROSS
BUILDING FOOTPRINT		15,000 S.F.
F.A.R. (Based on Footprints)		5%
AC PAVING		255,056 S.F. 81%
ONSITE LANDSCAPE		45,120 S.F. 14%
OFFSITE LANDSCAPE		26,491 S.F. 8%
MAX BUILDING HEIGHT		27'-6"
ZONING		M-SC
GENERAL PLAN		INDUSTRIAL PARK

BUILDING AREA:	
1st FLOOR OFFICE	1,200 S.F.
2nd FLOOR OFFICE	1,200 S.F.
MAINTENANCE FACILITY	13,800 S.F.
TOTAL	16,200 S.F.

PARKING REQUIRED:		
1st FLOOR OFFICE	(1200/250)	5 SPACES
2nd FLOOR OFFICE	(1200/250)	5 SPACES
MAINTENANCE FACILITY	(13800/500)	28 SPACES
TOTAL		38 SPACES

PARKING PROVIDED:	
HANDICAP	2 SPACES
EV/CLEAN AIR	3 SPACES
STANDARD	33 SPACES
TOTAL	38 SPACES

WATER WESTERN MUNICIPAL WATER DISTRICT
14205 MERIDIAN PKWY.
RIVERSIDE, CA 92518
(951) 571-7000

SEWER WESTERN MUNICIPAL WATER DISTRICT
14205 MERIDIAN PKWY.
RIVERSIDE, CA 92518
(951) 571-7000

ELECTRIC SOUTHERN CALIFORNIA EDISON
P.O. BOX 788
RIALTO,CA 92376
(909) 875-6420

GAS SO. CAL GAS
16231 VALLEY BLVD
FONTANA, CA 92335
MARIA AYALA
(909) 428-8407

TELEPHONE SO. CAL TELEPHONE COMPANY
27515 ENTERPRISE CIRCLE WEST
TEMECULA, CA 92590
(800) 840-6673

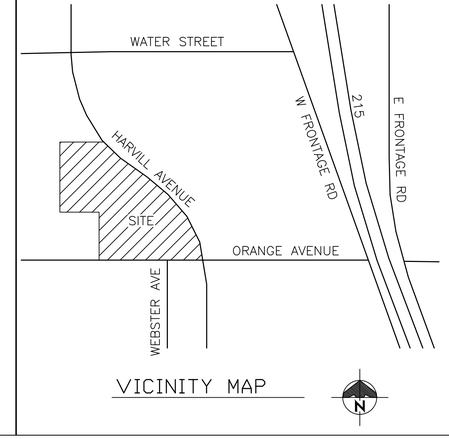
CABLE T.V. NO SERVICE

SITE NOTES

1. FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION AT A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET.
2. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION DETAIL SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE AT THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM 12 INCHES PLUS 2%. CBC 1808.7.4 (SEE GRADING PLANS FOR ELEVATIONS)
3. LOCATED WITHIN CRITERIA CELL #2529 OF THE WRMSHCP
4. SUSCEPTIBLE TO SUBSIDENCE
5. HIGH SENSITIVITY (HIGH B) TO PALEONTOLOGICAL RESOURCES
6. LOCATED IN SPECIFIC PLAN NO. 100 STREET "A"
7. NO OUTSIDE SOTORAGE OR OUTSIDE SERVICING OF TRUCKS OR ANY VEHICLES TO BE ALLOWED ON THE PROJECT SITE.
8. NO ROOF TOP EQUIPMENT PROPOSED

LEGEND

- FH — PROPOSED FIRE HYDRANT
- FH — EXISTING FIRE HYDRANT
- PP — EXISTING POWER POLES
- LP — EXISTING LIGHT POLES
- PL — PROPERTY LINE
- CL — CENTER LINE
- C.L. — CHAIN LINK
- W.I. — WROUGHT IRON
- HP — HIGH POINT
- S — SEWER LINE
- W — WATER LINE
- PARCEL LINE
- GRAVEL
- LANDSCAPE
- CONCRETE PAVING
- RED CURB – FIRE LANE-NO PARKING



VICINITY MAP

Plot Plan No. 210021

REVISIONS

DESIGN-BUILD DRAWING SET IS THE PROPERTY OF LORD CONSTRUCTORS FOR THE SOLE PURPOSE OF THE CONSTRUCTION BY LORD CONSTRUCTORS, INC.

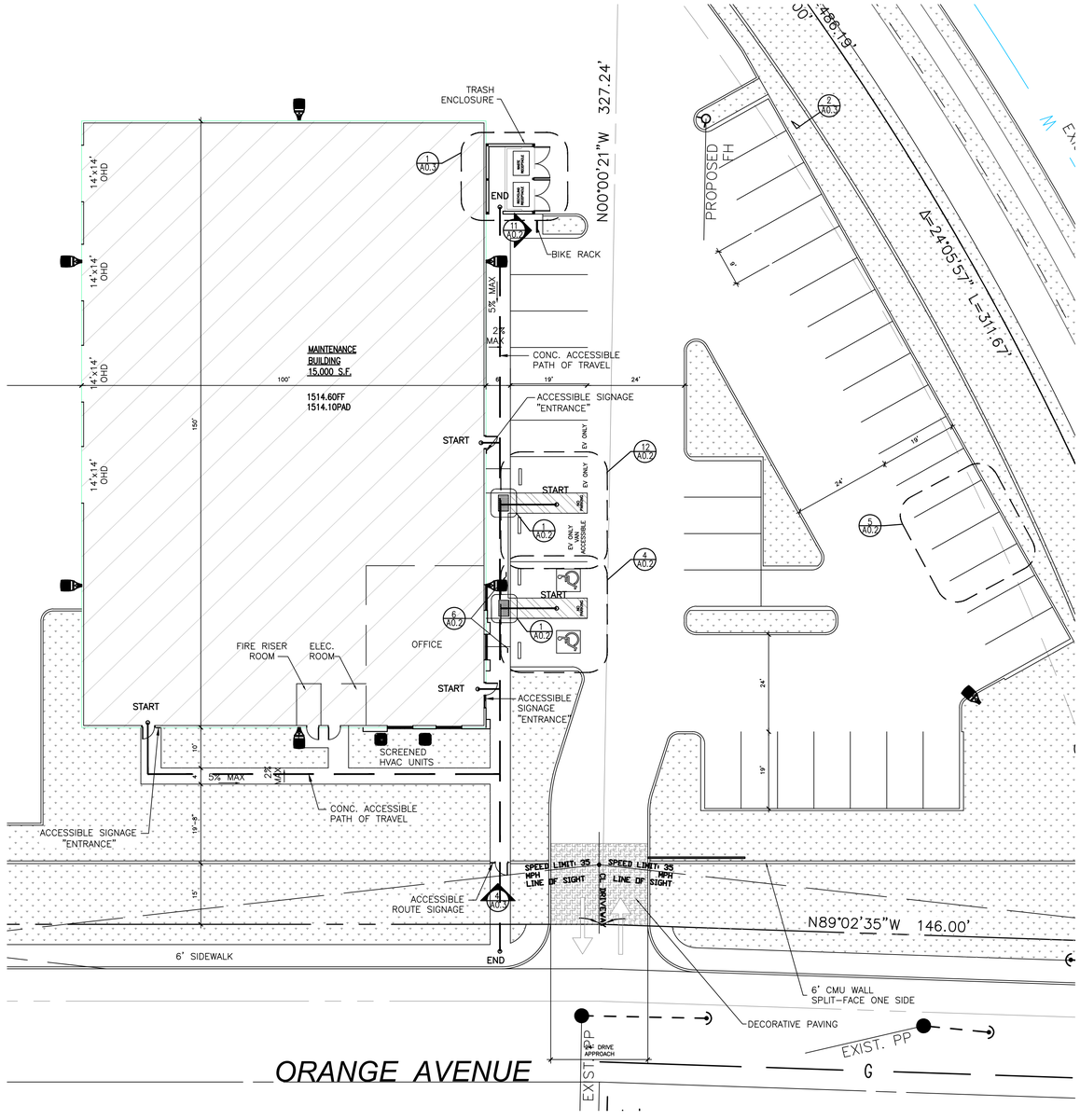
LORD CONSTRUCTORS, INC.
1920 West Eleventh Street
Upland, California 91786

Van Dam Engineering
P.O. BOX 1769
Upland, California 91785

DESIGN PLANS FOR:
LAKE CREEK INDUSTRIAL, LLC
ORANGE AVENUE
RIVERSIDE, CA

DRAWING TITLE:
SITE PLAN
SCALE: 1" = 50'

Date:	7/01/2021
Drawn By:	DH
Job:	LCI
Job No.:	L-900
ABC:	
Sheet:	A0.1
	of Sheets



ACCESSIBLE SITE PLAN

SCALE: 1/16" = 1'-0"

Plot Plan No. 210021

REVISIONS

LORD CONSTRUCTORS, INC.
1920 West Eleventh Street
Upland, California 91786

Van Dam Engineering
P.O. BOX 1769
Upland, California 91785

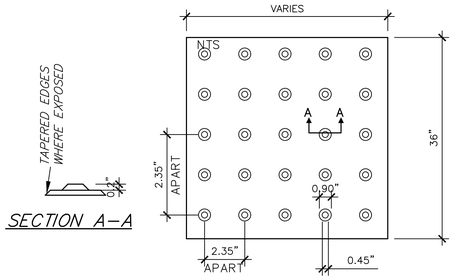
DESIGN PLANS FOR:
LAKE CREEK INDUSTRIAL, LLC
ORANGE AVENUE
RIVERSIDE, CA

DRAWING TITLE:
ACCESSIBLE SITE PLAN
SCALE: 1/16" = 1'-0"

Date: 7/01/2021
Drawn By: DH
Job: LCI
Job No.: L-900
ABC:
Sheet: A0.1b
of Sheets

DETECTABLE WARNING SURFACE NOTES:

1. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A DIAMETER OF 0.9 TO 0.92 INCHES, A TOP DIAMETER OF 0.45 TO 0.47 INCHES, AND A HEIGHT OF 0.18 TO 0.22 INCHES. SECTION 11B–705.1.1.1, FIGURE 11B–705.1
2. DETECTABLE WARNING SURFACES SHALL BE VISUALLY CONTRAST LIGHT–ONDARK OR DARK–ON–LIGHT WITH ADJACENT WALKING SURFACES OR BE SEPARATED FROM ADJACENT SURFACES BY A 1" WIDE BLACK STRIP. MATERIAL USED TO PROVIDE CONTRAST SHALL BE INTEGRAL PART OF THE SURFACE. SECTION 11B–705.1.1.3
3. DETECTABLE WARNING SURFACES SHALL BE YELLOW CONFORMING TO FS33538 OF FEDERAL STANDARD 595C EXCEPT AT CURB RAMPS, ISLANDS OR CUT–THROUGH MEDIANS. SECTION 11B–705.1.1.5
4. ON PERPENDICULAR CURB RAMPS, DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB IS 6 TO 8 INCHES FROM THE LINE AT THE FACE OF THE CURB MARKING THE TRANSITION BETWEEN THE CURB AND THE GUTTER, STREET OR HIGHWAY. SECTION 11B–247.1.2.2, 11B–705.1.2.2
5. WALKS THAT CROSS OR ADJOIN A ROUTE PROVIDED FOR VEHICULAR TRAFFIC, SUCH AS IN A STREET, DRIVEWAY, OR PARKING FACILITY, SHALL BE SEPARATED BY DETECTABLE WARNINGS, CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS. SECTION 11B–247.1.2.5, 11B–705.1.2.5
6. CURB RAMPS SHALL HAVE DETECTABLE WARNINGS THAT EXTEND 36 INCHES IN THE DIRECTION OF TRAVEL FOR THE FULL WIDTH OF THE RAMP RUN EXCLUDING ANY FLARED SIDES. 11B–247.1.2.2 AND 11B–705.1.2.2
7. ON PERPENDICULAR CURB RAMPS, DETECTIBLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB IS 6–8 INCHES FROM THE LINE AT THE FACE OF THE CURB MARKING THE TRANSITION BETWEEN THE CURB AND THE CUTTER, STREET, OR HIGHWAY. 11B–247.1.2.2



NOTE: SET PLASTIC MAT FLUSH W/ CONCRETE

1 TRUNCATED DOMES
NTS

TACTILE EXIT SIGNAGE

FOR ALL PURPOSES OF SECTION 11B–703.4, THE TERM "TACTILE EXIT SIGNAGE" SHALL MEAN THOSE REQUIRED SIGNS THAT COMPLY WITH SECTION 11B–703.4
TACTILE EXIT SIGNAGE SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:

1. EACH GRADE–LEVEL EXTERIOR DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT WITH THE WORD "EXIT".

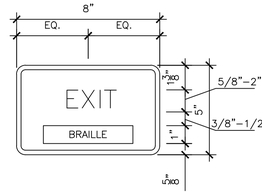
2. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE–LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
   A: "EXIT STAIR DOWN"
   B: "EXIT RAMP DOWN"
   C: "EXIT STAIR UP"
   D: "EXIT RAMP UP"

3. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE–LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE"

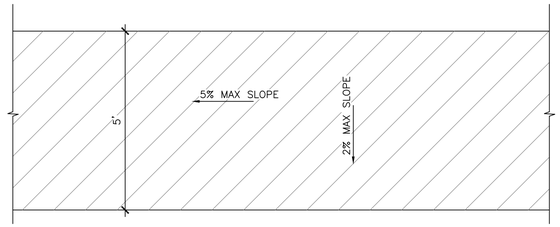
4. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE"

5. EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS, "TO EXIT"

6. TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48" MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER BRAILLE CELLS AND 60" MAXIMUM ABOVE THE FINISHED FLOOR OR GROUND SURFACE, MEASURE FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER LINE OF RAISED CHARACTERS. 11B–703.4.1



2 TACTILE SIGNAGE DETAIL
SCALE: 3" = 1'–0"



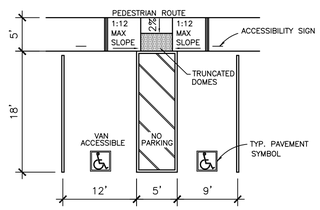
3 HANDICAP PATH OF TRAVEL
SCALE: NONE

HANDICAP PARKING NOTES

1. EACH ACCESSIBLE PARKING SPACE SHALL BE:
   a. A LEVEL ≥ 216" LONG BY ≥ 144" WIDE PARKING SPACE WITH A ≥ 5' WIDE ACCESS AISLE OR ≥ 8' FOR VAN SPACES. LOCATE ACCESS AISLE ON PASSENGER SIDE OF SINGLE VEHICLE OR VAN PARKING SPACE. 11B–502
   b. A 1 TO 50 PER FOOT (2%) SLOPE IN ANY DIRECTION. 11B–502
   c. ADA 4.6.6 PROHIBITS CURB RAMPS TO EXTEND INTO ACCESS AISLE OR PARKING SPACE
   d. INSTALL WHEEL STOPS OR POSTS TO PREVENT ENCROACHMENT OF VEHICLES INTO REQUIRED WIDTH OF SIDEWALKS IN FRONT OF A VEHICLE. PROVIDE A ≥ 60" WIDE SIDEWALK IF CURB IS USED AS A WHEELSTOP. PER SECTION 11B–502
   e. LOCATE ACCESSIBLE PARKING SPACES AS NEAR AS PRACTICAL TO PRIMARY ENTRANCES OF FACILITY(S) AND PROVIDE A COMPLYING PATH OF TRAVEL FROM ACCESSIBLE PARKING SPACE TO COMPLYING ENTRANCE, NOT REQUIRING A PERSON TO TRAVEL BEHIND PARKED VEHICLES OTHER THAN THEIR OWN. PER SECTION 11B–502
2. EACH ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY:
   a. A ≥ 70 SQ. IN. REFLECTORIZED SIGN WITH PROFILE VIEW OF PERSON IN A WHEELCHAIR, WHITE ON DARK BLUE, POSTED ≥ 80" A.F.F., ADJACENT TO AND VISIBLE FROM EACH DESIGNATED PARKING SPACE OR ≥ 36" A.F.F. IF WALL MOUNTED. ALSO, EACH ACCESSIBLE PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION WITH ONE OF THE FOLLOWING SCHEMES:
      1. OUTLINGING THE STALL IN BLUE, AND PLACING A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE OR CONTRASTING COLOR AT THE REAR OF THE PARKING SPACE
      2. OUTLINING A 36"x36" PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON BLUE BACKROUND. LOCATE PROFILE VIEW SO IT IS VISIBLE TO A TRAFFIC OFFICER WHEN A VEHICLE IS PARKED IN THE SPACE. PER CBC 11B–502.6.4
3. ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER. THE ARE WITHIN THE BLUE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36" ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE, PREFERABLY BLUE OR WHITE. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE IN WHITE LETTERS A MINIMUM OF 12" IN HEIGHT AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY. ACCESS AISLE MARKINGS MAY EXTEND BEYOND THE MINIMUM REQUIRED LENGTH. SECTION 11B–502.3.3, FIGURE 11B–502.3.3
4. CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES, OR PARKING ACCESS AISLES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITH THE MARKINGS, EXCLUDING ANY FLARED SIDES. CBC 11B–406.5.1
5. LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS AND BLENDED TRANSITIONS. THE LANDING CLEAR LENGTH SHALL BE 48 INCHES MINIMUM. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING ANY FLARED SIDES, OR THE BLENDED TRANSITION LEADING TO THE LANDING. THE SLOPE OF THE LANDING IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM. CBC 11B–406.5.3
6. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO AND WITHIN 24 INCHES OF THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL. CBC 11B–406.5.8

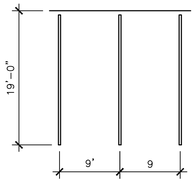
PARKING NOTES

1. WHERE PARKING SPACES ARE PROVIDED, ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN NUMBER AND KIND REQUIRED PER SECTION 11B–208
2. ONE IN EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED BY SECTION 11B–208.2 MINIMUM NUMBER, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 96" WIDE MINIMUM PLACED ON THE SIDE OPPOSITE THE DRIVER'S SIDE WHEN THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE AND SHALL BE DESIGNATED "VAN ACCESSIBLE". ALL SUCH SPACES MAY BE GROUPED ON ONE LEVEL OF A PARKING STRUCTURE. SECTION 11B–208.2.4, 11B–502, FIG 11B–502, 11B–502.3, 11B–502.3.3
3. IN BUILDING WITH MULTIPLE ACCESSIBLE ENTRANCES WITH THE ADJACENT PARKING, ACCESSIBLE PARKING SPACES COMPLYING WITH SECTION 11B–502 PARKING SPACES SHALL BE DISPERSED AND LOCATED CLOSET TO THE ACCESSIBLE ENTRANCES. SECTION 11B–208.3.1
4. ACCESS AISLES SHALL BE MARKED WITH A BLUE PANTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BLUE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36 INCHES ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE, PREFERABLY BLUE OR WHITE. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE IN WHITE LETERS A MINIMUM OF 12 INCHES IN HEIGHT AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY. ACCESS AISLE MARKINGS MAY EXTEND BEYOND THE MINIMUM REQUIRED LENGTH. SECTION 11B–502.3.3, FIGURE 11B–502.3.3
5. PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH SECTION 11B–302 FLOOR OR GROUND SURFACES. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED. SECTION 11B–502.4

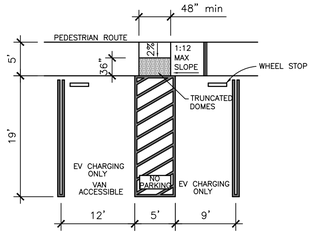


4 HANDICAPPED PARKING STANDARD
SCALE: N.T.S.

NOTE: UNLOADING SPACE BETWEEN ACCESSIBLE PARKING SPACE'S SHALL INDICATE THE WORDS: "NO PARKING" PAINTED IN WHITE LETTERS NO LESS THAN 12" HIGH.



5 STANDARD PARKING STALL
SCALE: N.T.S.

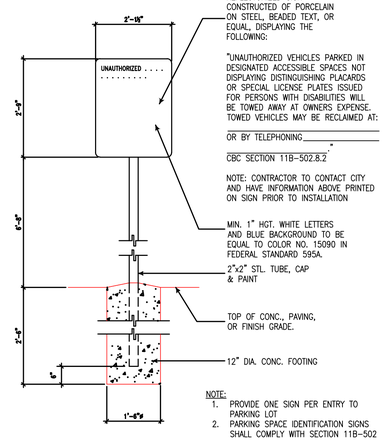


12 EV/CLEAN AIR SPACES
SCALE: N.T.S.

NOTE:
1. UNLOADING SPACE BETWEEN ACCESSIBLE PARKING SPACE'S SHALL INDICATE THE WORDS: "NO PARKING" PAINTED IN WHITE LETTERS NO LESS THAN 12" HIGH.
2. EVCS CEHICLE SPACES SHALL PROVIDE SURFACE MARKINGS STATING "EV CHARGING ONLY" IN LETTERS 12" HIGH MINIMUM.
3. EV CHARGERS SHALL COMPLY WITH SECTION 11B–309.
4. EVCS SHALL BE DESIGNED SO ACCESSIBLE ROUTES ARE NOTE OBSTRUCTED BY CABLES OR OTHER ELEMENTS. 11B–812.5.5

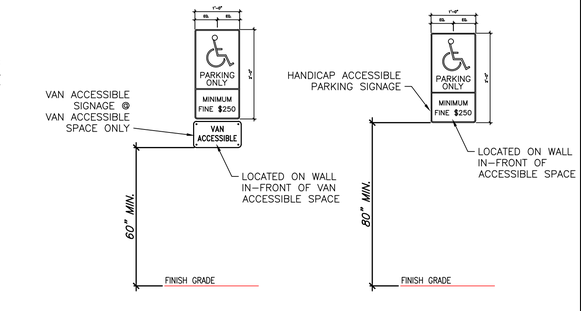
PARKING SIGNAGE NOTES

1. PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B–703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY, SECTION 11B–502.6, FIGURE 11B–703.7.2.1
2. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN WITH THE DESIGNATION "VAN ACCESSIBLE", SIGNS SHALL BE 60" MINIUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. SECTION 11B–502.6
3. PARKING IDENTIFICATION SIGNS SHALL BE REFLECTORIZED WITH A MINIMUM AREA OF 70 SQUARE INCHES. SECTION 11B–502.6.1
4. ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE $250". SECTION 11B–502.6.2
5. A PARKING SPACE IDENTIFICATION SIGN SHALL BE VISIBLE FROM EACH PARKING SPACE. SIGNS SHALL BE PERMANENTLY POSTED EITHER IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE. SIGNS MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE. SECTION 11B–502.6.3
6. AN ADDITIONAL SIGN SHALL BE POSTED EITHER; 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF–STREET PARKING FACILITY 2) IMMEDIATELY ADJACENT TO ON–SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE. SECTION 11B–502.8
   6.1. THE ADDITIONAL SIGN SHALL NOT BE LESS THAN 17" WIDE BY 22" HIGH. SECTION 11B–502.8.1

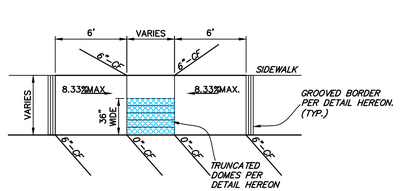


NOTE:
1. PROVIDE ONE SIGN PER ENTRY TO PARKING LOT
2. PARKING SPACE IDENTIFICATION SIGNS SHALL COMPLY WITH SECTION 11B–502

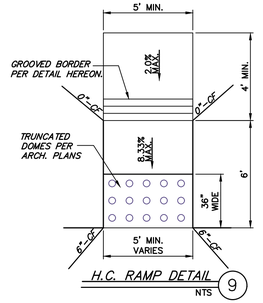
6 HANDICAPPED SIGNAGE
1"=1'–0"



7 VAN/HANDICAP ACCESSIBLE SIGNAGE
NTS



H.C. RAMP DETAIL 8
NTS



H.C. RAMP DETAIL 9
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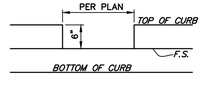
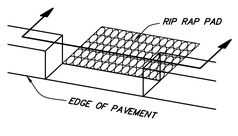
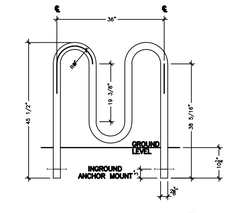
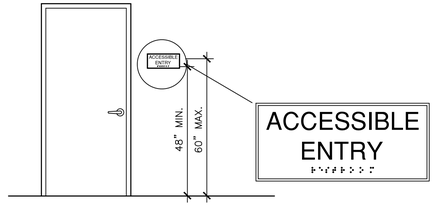




CURB OMISSION DETAIL 10
NTS



BIKE RACK DETAIL 11
NTS



HEIGHT ABOVE FINISH FLOOR OR GROUND:

TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES (1219MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60 INCHES (1524 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.

LOCATION:

WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT A DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT A DOUBLE DOOR WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE A THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MINIMUM BY 18" MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION. WHERE PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FROM ROOMS AND SPACES THEY SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS THE ROOM OR SPACE. 11B–703.4.2

ACCESSIBLE ENTRY

Plot Plan No. 210021

REVISIONS

LORD CONSTRUCTORS, INC.
1920 West Eleventh Street
Upland, California 91786

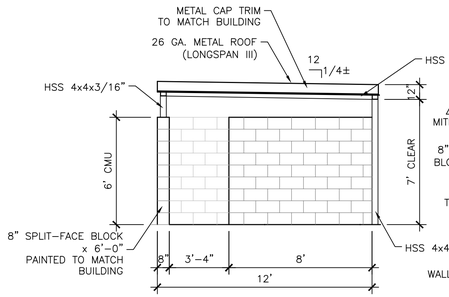
Van Dam Engineering
P.O. BOX 1769
Upland, California 91785

DESIGN PLANS FOR:
LAKE CREEK INDUSTRIAL, LLC
ORANGE AVENUE
RIVERSIDE, CA

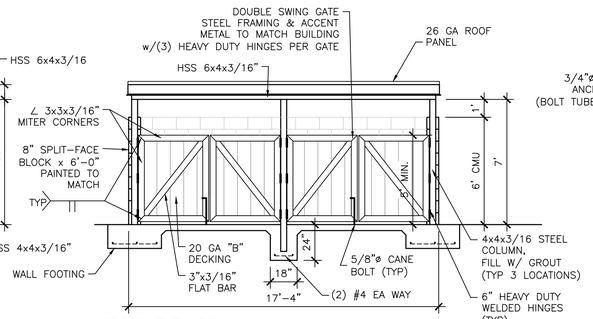
DRAWING TITLE:
SITE PLAN NOTES

SCALE: AS SHOWN

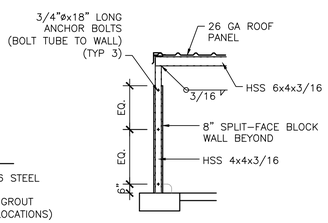
Date: 7/01/2021
Drawn By: DH
Job: LCI
Job No.: L–900
ABC:
Sheet: A0.2 of Sheets



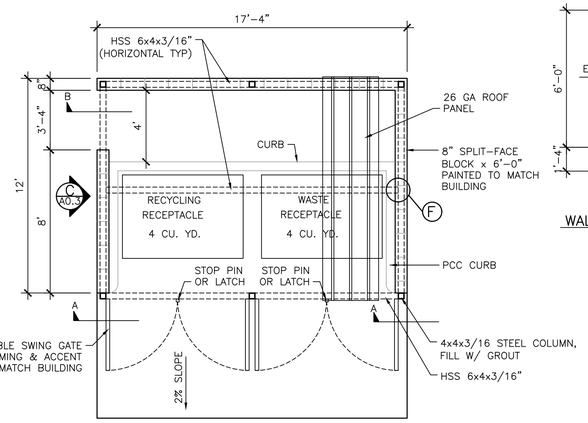
C SIDE ELEVATION



D FRONT ELEVATION

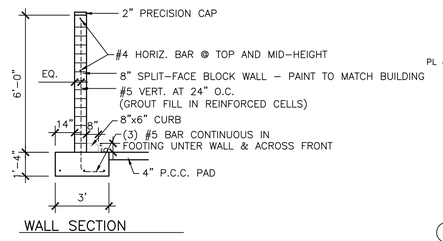


A WALL DETAIL

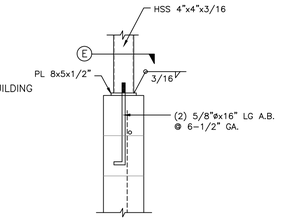


PLAN VIEW

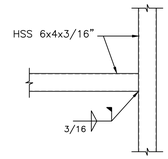
1 TRASH ENCLOSURE DETAILS
SCALE: 1/4" = 1'-0"



WALL SECTION



B CONCECTION DETAIL



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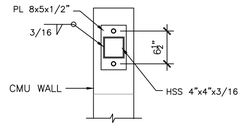
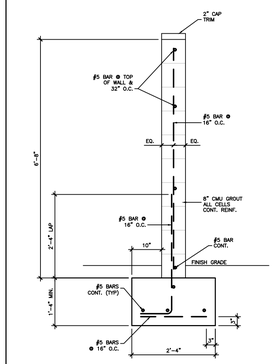
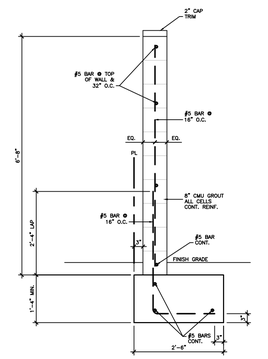


E CONCECTION DETAIL

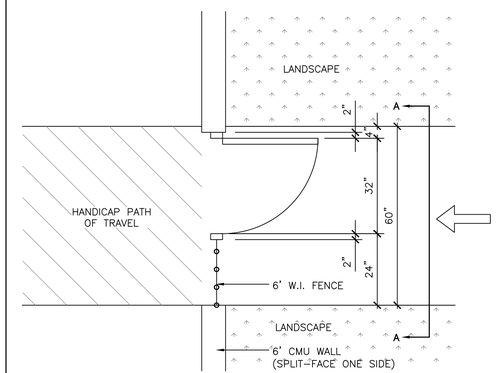
NOTE: LANDSCAPE SERVICE PROVIDER WILL REMOVE AND RECYCLE ALL WASTE GENERATED FROM THOSE SERVICES. MEETING REQUIREMENTS OF AB 1826



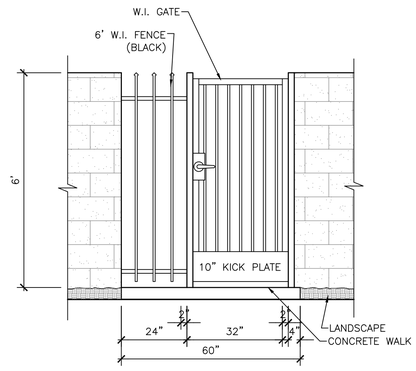
2 6'-0" SITE BLOCK WALL DETAIL
SCALE: 1" = 1'-0"



3 6'-0" SITE BLOCK WALL DETAIL
SCALE: 1" = 1'-0"



4 ACCESSIBLE GATE DETAIL
SCALE: 1/2" = 1'-0"



AA ACCESSIBLE GATE ELEVATION
SCALE: 1/2" = 1'-0"

Plot Plan No. 210021

REVISIONS

DESIGN-BUILD DRAWING SET IS THE PROPERTY OF LORD CONSTRUCTORS FOR THE SOLE PURPOSE OF THE CONSTRUCTION BY LORD CONSTRUCTORS, INC.

LORD CONSTRUCTORS, INC.
1920 West Eleventh Street
Upland, California 91786

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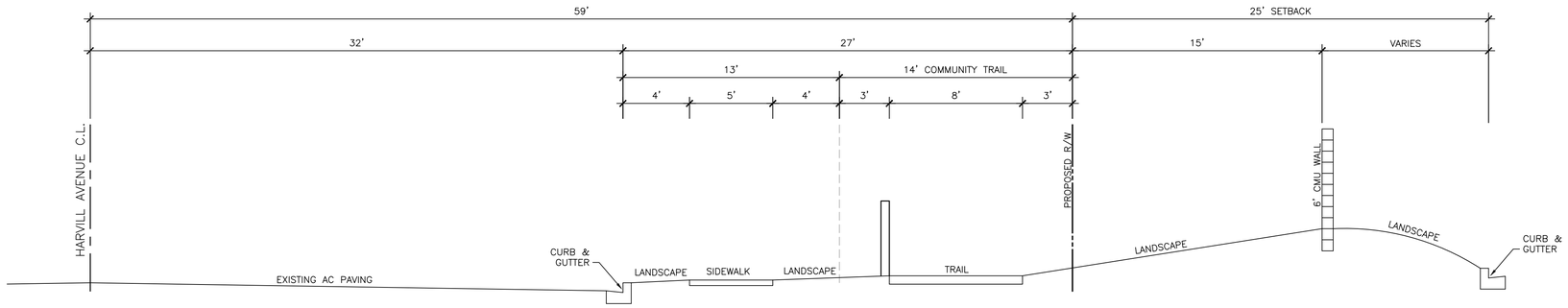
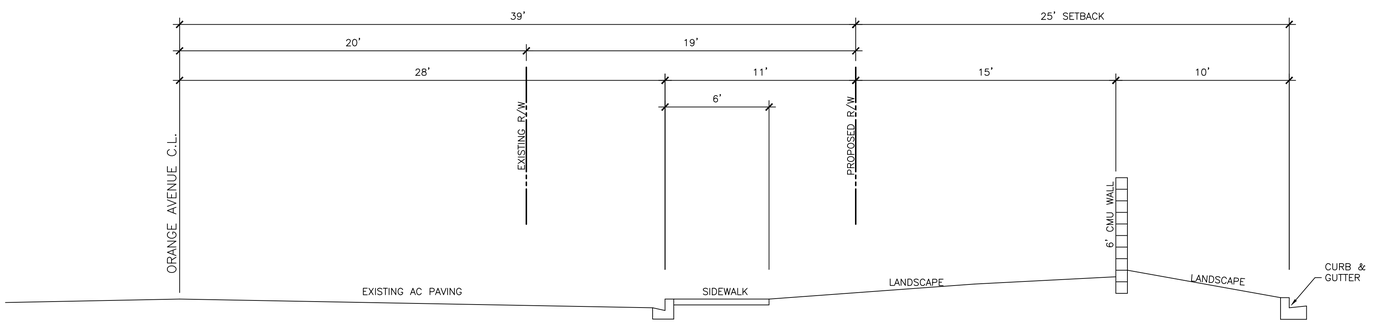
DESIGN PLANS FOR:
LAKE CREEK INDUSTRIAL, LLC
ORANGE AVENUE
RIVERSIDE, CA

DRAWING TITLE:
SITE DETAILS
SCALE: AS SHOWN

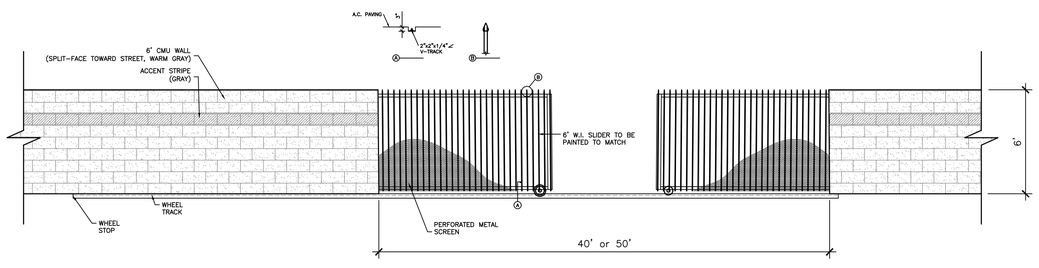
Date: 7/01/2021
Drawn By: DH
Job: LCI
Job No.: L-900
ABC:
Sheet: A0.3 of Sheets



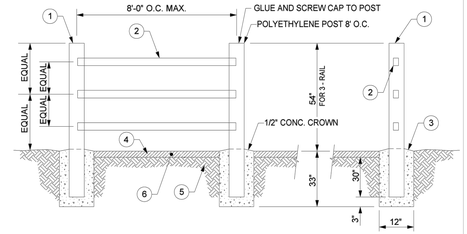
1 STREET CROSS SECTION (HARVILL AVENUE)
SCALE: 1/4" = 1'-0"



2 STREET CROSS SECTION (ORANGE AVENUE)
SCALE: 1/4" = 1'-0"



3 TYP. GATE/WALL DETAIL
SCALE: 1/4" = 1'-0"



NOT TO SCALE

LEGEND:

1. 6 INCH SQUARE PVC POST WITH CAP @ 8'-0" O.C. MAXIMUM EMBED INTO FOOTING 30" MIN. CAPS TO BE SECURELY ATTACHED TO POSTS WITH GLUE AND SCREWS ON FOUR SIDES.
2. 2" X 6" NOMINAL PVC RAILS ATTACHED TO POST. ROUTE RAIL SLOTS ON POST AS REQ'D. TO ALLOW FOR ELEVATION CHANGES BETWEEN POST-TYPICAL. (2 RAIL FENCING ALLOWED ON A PROJECT SPECIFIC BASIS.
3. 12 INCH DIA. 33 INCH DEEP CONCRETE FOOTING.
4. FINISH GRADE.
5. COMPACTED PER SOIL ENGINEER'S REPORT. STERILIZE SOIL UNDER TRAIL SECTION AS REQUIRED.
6. 6 INCH THICK LAYER OF DECOMPOSED GRANITE. INSTALL THREE 2 INCH DEEP EQUAL LIFTS. WATER IN AND COMPACT EACH LIFT PER 'STABILIZER' SPECIFICATIONS.
7. PVC POSTS AND RAILS TO BE WHITE OR AS APPROVED BY TRANSPORTATION DEPARTMENT.

NOTE:

1. OMIT FENCE WITHIN SIGHT DISTANCE RESTRICTED USE AREAS.

4 SPLIT RAIL PVC FENCE DETAILS
SCALE: 1/4" = 1'-0"

Plot Plan No. 210021

REVISIONS

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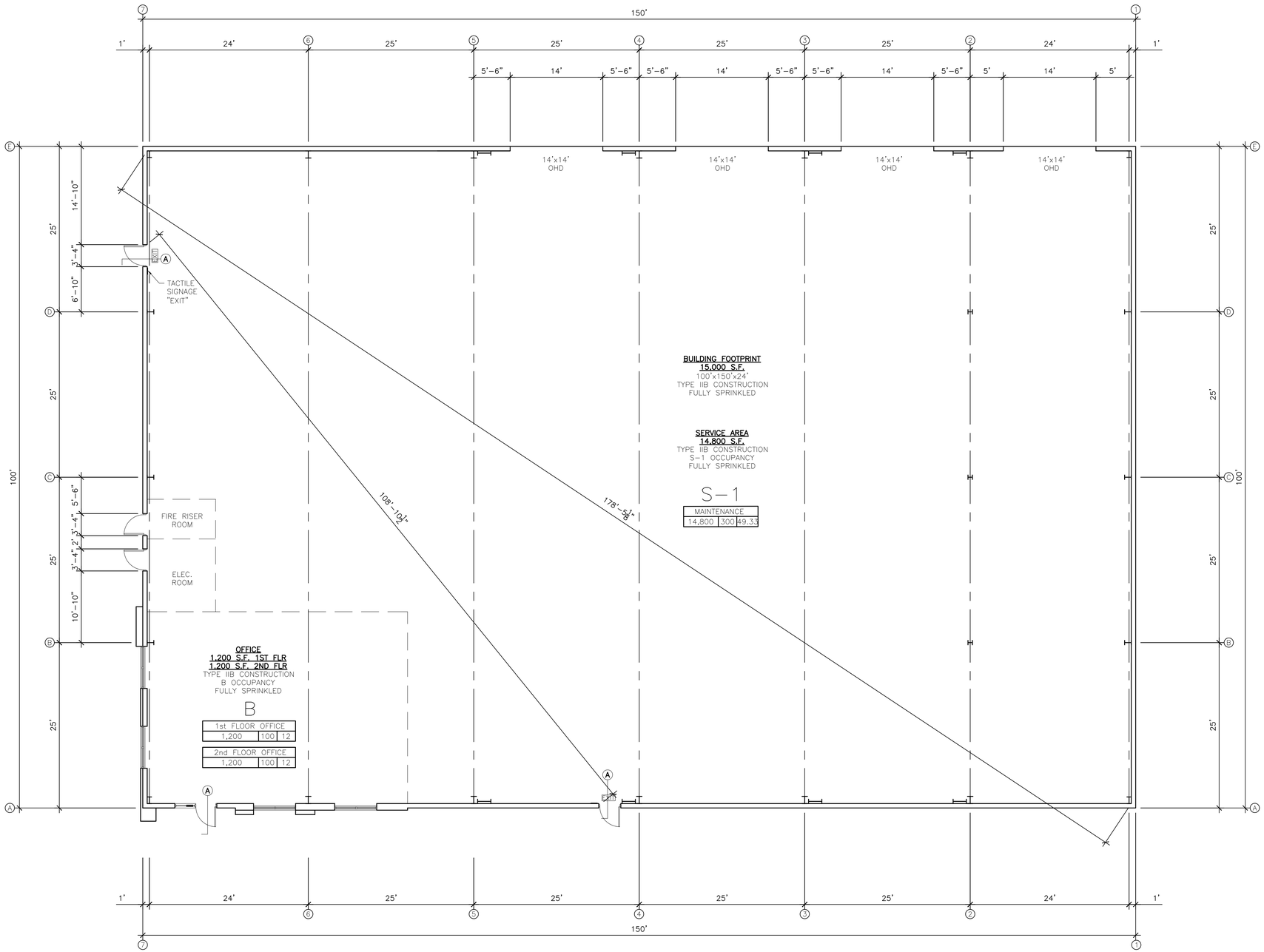
Upland, California 91786

Van Dam Engineering
P.O. BOX 1769
Upland, California 91785

DESIGN PLANS FOR:
LAKE CREEK INDUSTRIAL, LLC
ORANGE AVENUE
RIVERSIDE, CA

DRAWING TITLE:
SITE DETAILS
SCALE: AS SHOWN

Date: 7/01/2021
Drawn By: DH
Job: LCI
Job No.: L-900
ABC:
Sheet: A0.4 of Sheets



OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL APPLIANCE AND INSULATION CERTIFICATES SHALL BE POSTED IN THE BUILDING.
2. THE WAREHOUSE WILL BE NEITHER HEATED NOR COOLED.
3. ALL PRIMARY ENTRANCES TO THE BUILDING SHALL BE MAKE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED PER SECTION 11B-404.
4. ALL WALKS AND SIDEWALKS MUST COMPLY WITH SECTION 11B-403.
5. RAMPS MUST COMPLY WITH SECTION 1012.2 MAXIMUM SLOPE = 1/12
6. HANDICAP ENTRANCE SHALL HAVE A LEVEL LANDING OF 5'-0" SQUARE AND BE NO MORE THAN A 1/2" OFFSET OR STEP.
7. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
8. NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING, WHICH WILL EXCEED THE QUANTITIES LISTED IN CBC TABLE 307.1(1)
9. REQUIRED FIRE EXTINGUISHERS TO BE LOCATED AT APPROVED LOCATIONS THROUGHOUT THE BUILDING PRIOR TO INSTALLATION.
10. ALL EXIT DOORS ALONG PATH OF TRAVEL TO THE EXTERIOR SHALL SWING IN DIRECTION OF TRAVEL AND SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE.
11. EVERY ASSEMBLY AREA SHALL HAVE THE OCCUPANT LOAD POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OF THE ROOM. CBC 1004.3

EXIT SIGNS: (PER SECTION 1013 2019 C.B.C.)

(a) WHERE REQUIRED. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO OCCUPANTS INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT ANY POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS WITHIN 100 FEET (30 480MM) OR THE LISTED VIEWING DISTANCE OF THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.

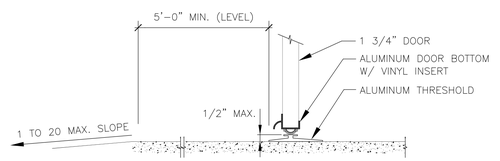
(b) GRAPHICS. EVERY EXIT SIGN AND DIRECTIONAL EXIT SIGN SHALL HAVE PLAINLY LEGIBLE LETTERS NOT LESS THAN 6 INCHES (152 MM) HIGH WITH THE PRINCIPAL STROKES OF THE LETTERS NOT LESS THAN ¾ INCH (19.1 MM) WIDE. THE WORD "EXIT" SHALL HAVE LETTERS HAVING A WIDTH OF NOT LESS THAN 2 INCHES (51 MM) WIDE, EXCEPT THE LETTER "I," AND THE MINIMUM SPACING BETWEEN LETTERS SHALL BE NOT LESS THAN ⅜ INCH(9.5 MM). SIGNS LARGER THAN THE MINIMUM ESTABLISHED IN THIS SECTION SHALL HAVE LETTER WIDTHS, STROKES AND SPACING IN PROPORTION TO THEIR HEIGHT. THE WORD "EXIT" SHALL BE IN HIGH CONTRAST WITH THE BACKGROUND AND SHALL BE CLEARLY DISCERNIBLE WHEN THE MEANS OF EXIT SIGN ILLUMINATION IS OR IS NOT ENERGIZED. IF A CHEVRON DIRECTIONAL INDICATOR IS PROVIDED AS PART OF THE EXIT SIGN, THE CONSTRUCTION SHALL BE SUCH THAT THE DIRECTION OF THE CHEVRON DIRECTIONAL INDICATOR CANNOT BE READILY CHANGED. CBC SECTION 1013.6.1

(c) INTERIOR ILLUMINATION. ELECTRICALLY POWERED, SELF LUMINOUS AND PHOTOLUMINESCENT EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. CBC SECTION 1013.5

(d) EXIT SIGN ILLUMINATION. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOTCANDLES (54LUX). CBC SECTION 1013.6.2

LEGEND

⊗ FE = FIRE EXTINGUISHER



A DETAIL @ THRESHOLD
NO SCALE

Plot Plan No. 210021

REVISIONS

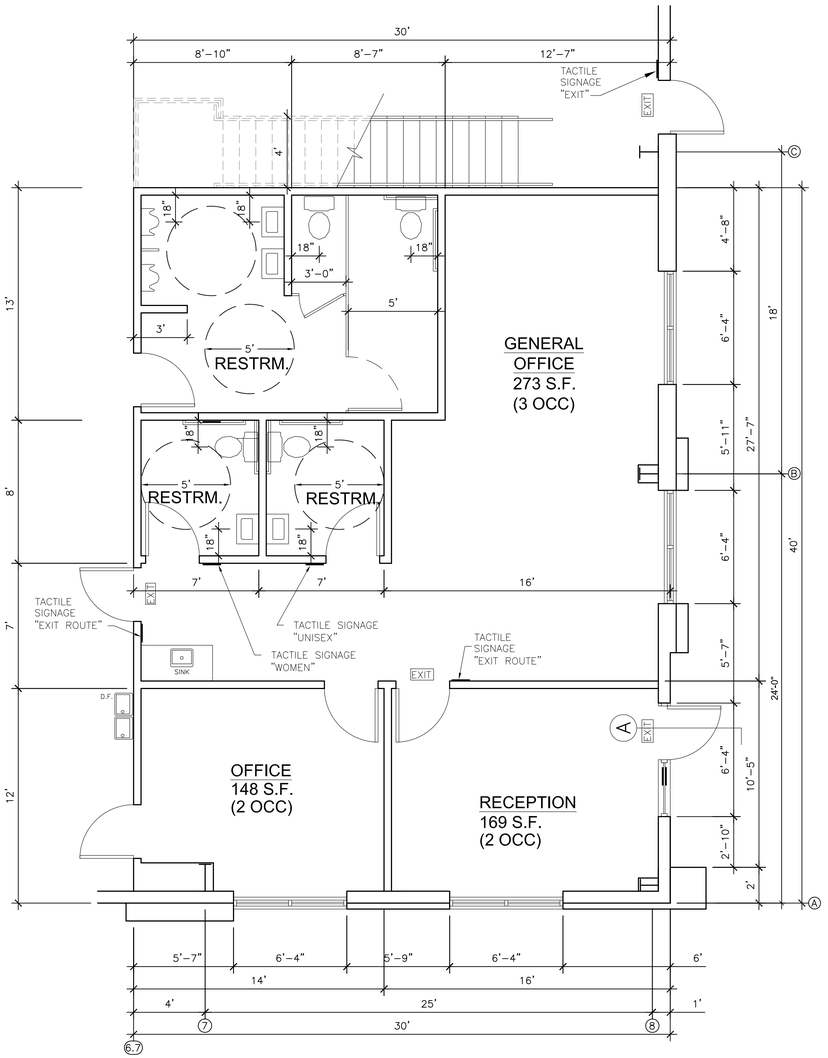
LORD CONSTRUCTORS, INC.
1920 West Eleventh Street
Upland, California 91786

Van Dam Engineering
P.O. BOX 1769
Upland, California 91785

DESIGN PLANS FOR:
LAKE CREEK INDUSTRIAL, LLC
ORANGE AVENUE
RIVERSIDE, CA

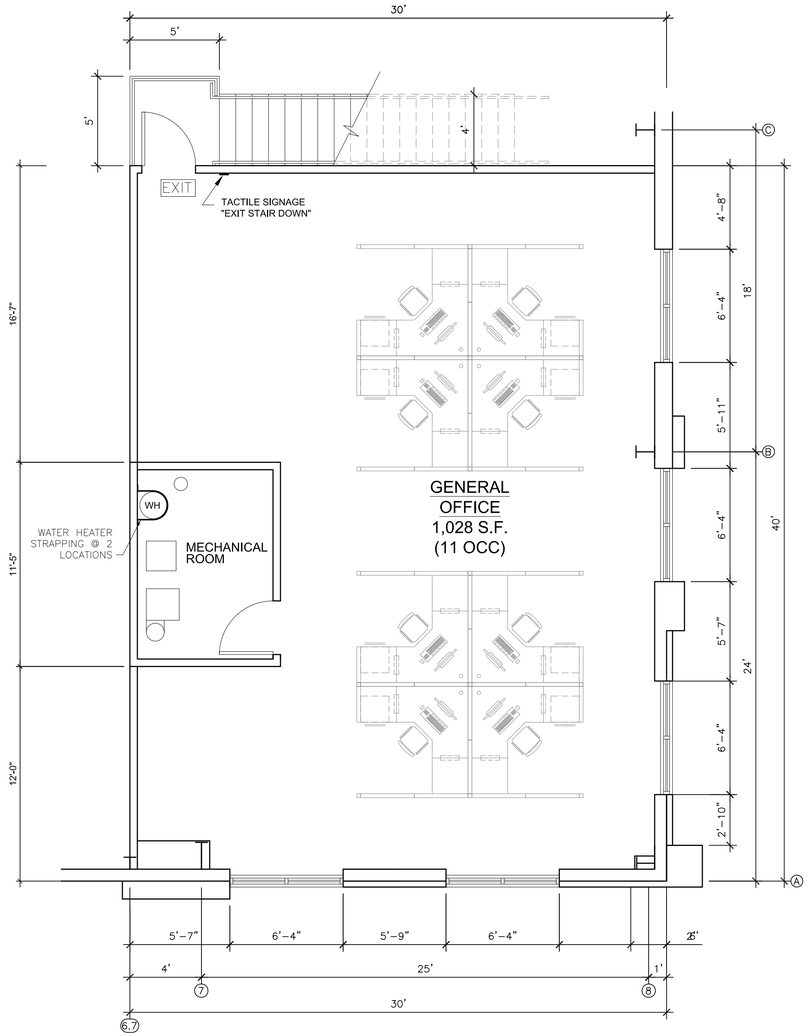
DRAWING TITLE:
OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

Date: 7/01/2021
Drawn By: DH
Job: LCI
Job No.: L-900
ABC:
Sheet: A1.1 of Sheets



OFFICE PLAN – FIRST FLOOR

SCALE: 1/4" = 1'-0"



OFFICE PLAN – SECOND FLOOR

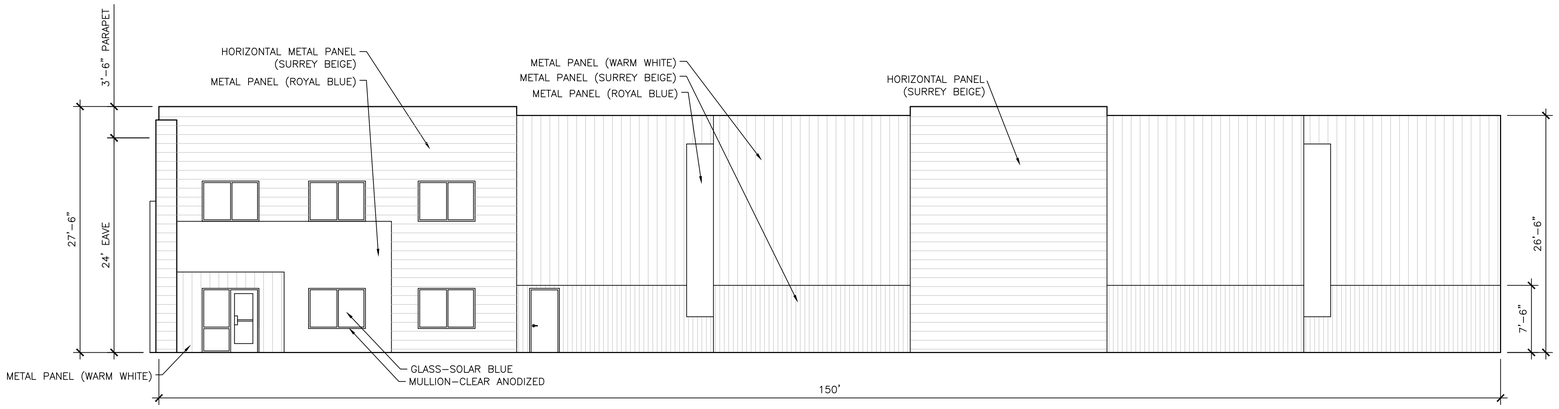
SCALE: 1/4" = 1'-0"

DESIGN PLANS FOR:
LAKE CREEK INDUSTRIAL, LLC
ORANGE AVENUE
RIVERSIDE, CA

DRAWING TITLE:
OFFICE PLAN
SCALE: 1/4" = 1'-0"

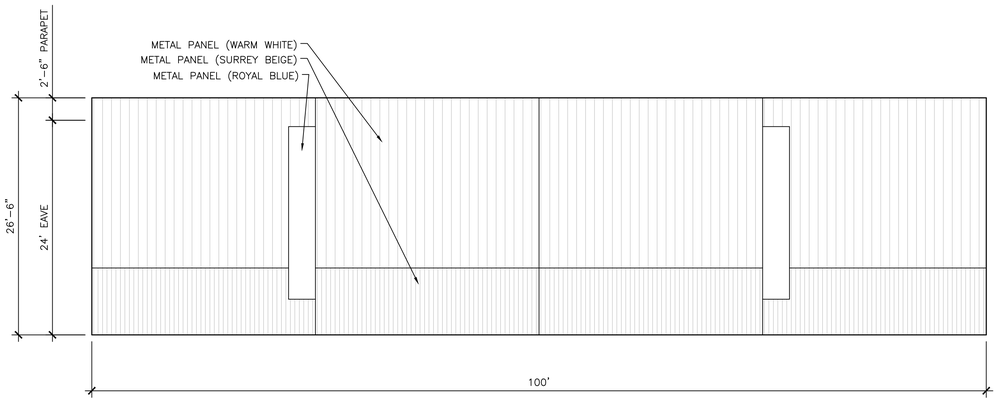
Plot Plan No. 210021

Date: 7/01/2021
Drawn By: DH
Job: LCI
Job No.: L-900
ABC:
Sheet: A2.1 of Sheets



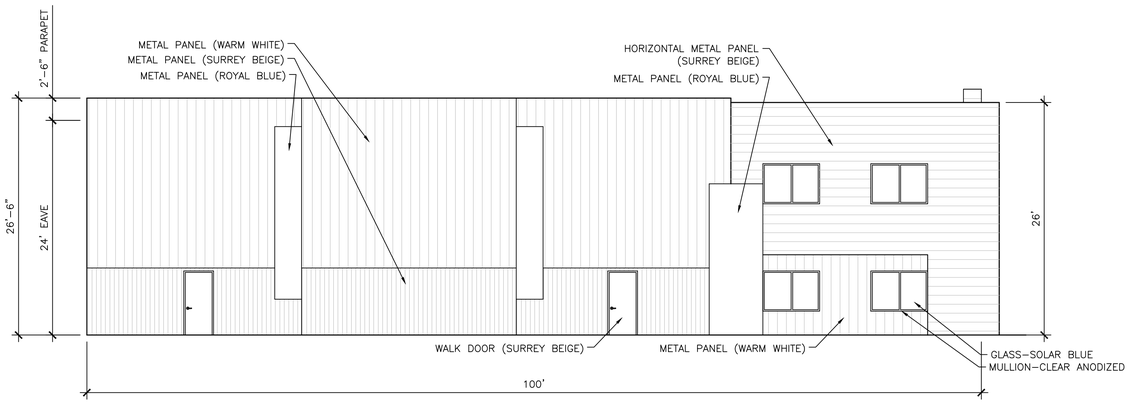
EAST ELEVATION

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



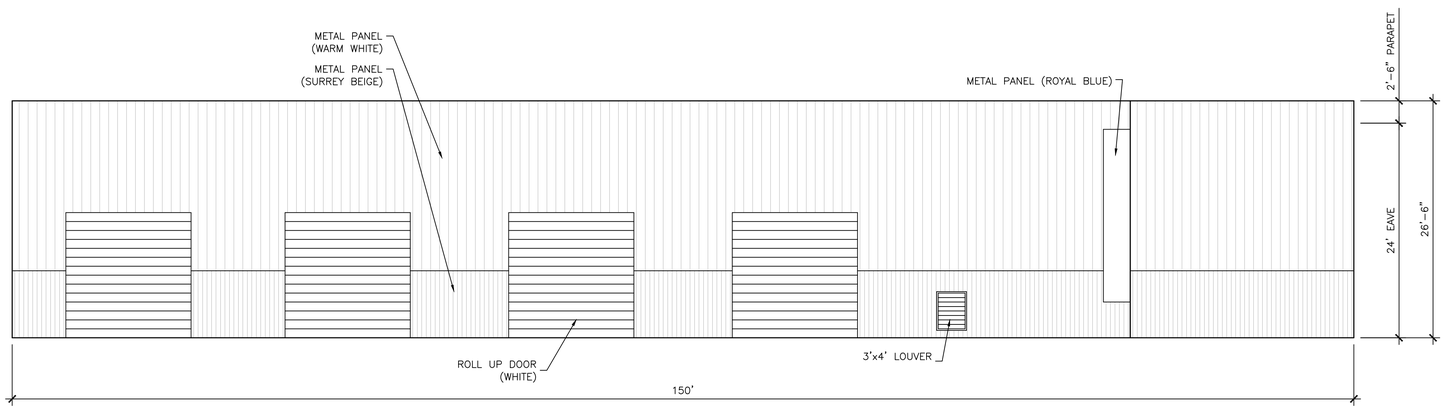
NORTH ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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

Plot Plan No. 210021

REVISIONS

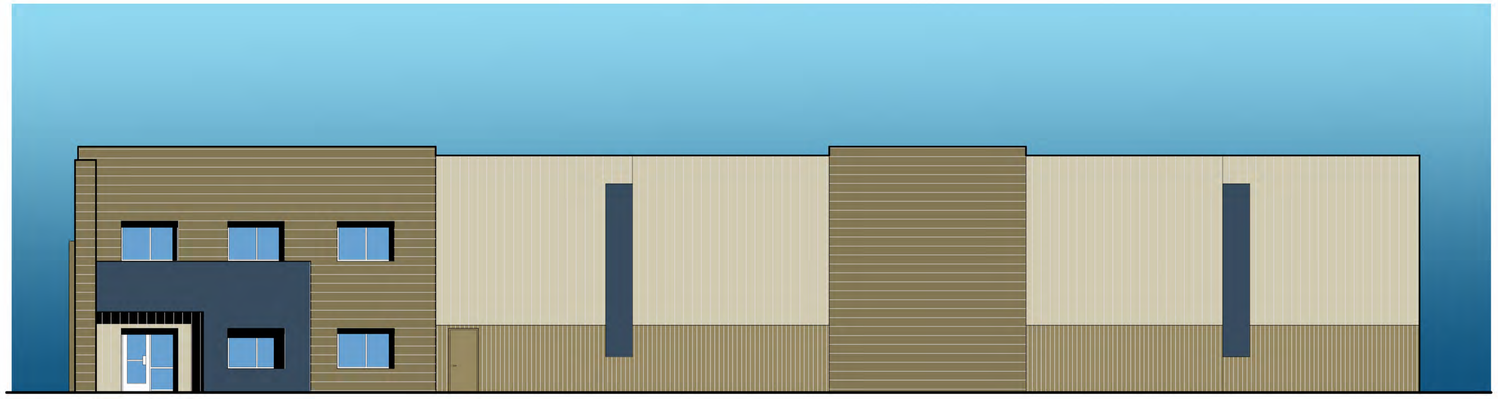
LORD CONSTRUCTORS, INC.
1920 West Eleventh Street
Upland, California 91786

Van Dam Engineering
P.O. BOX 1769
Upland, California 91785

DESIGN PLANS FOR:
LAKE CREEK INDUSTRIAL, LLC
ORANGE AVENUE
RIVERSIDE, CA

DRAWING TITLE:
ELEVATIONS
SCALE: 1/8" = 1'-0"

Date:	7/01/2021
Drawn By:	DH
Job:	LCI
Job No.:	L-900
ABC:	
Sheet:	A3.1
	of Sheets



East Elevation

South Elevation

Lord Constructors

Lake Creek Industrial Elevations

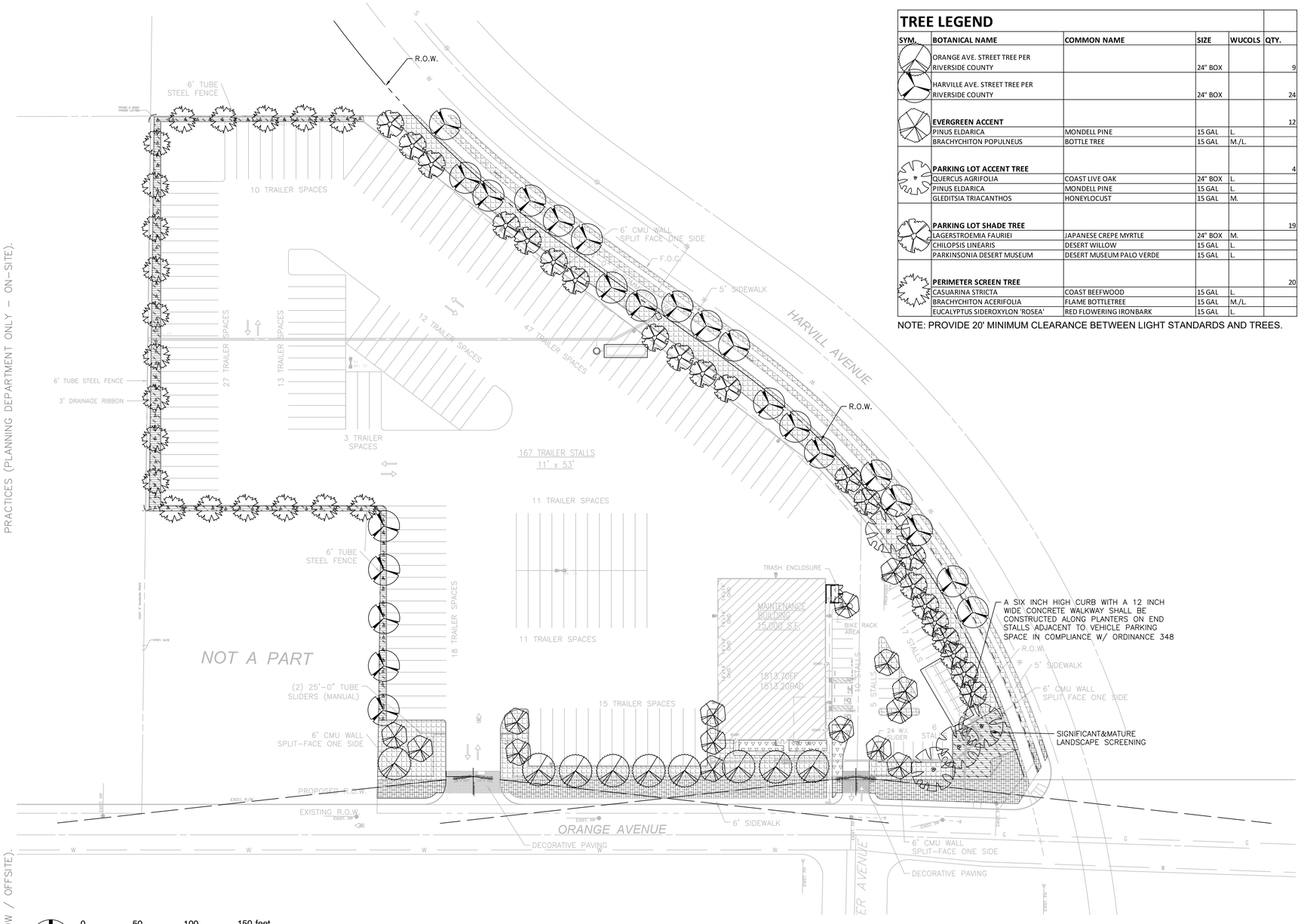
Orange Avenue, Riverside CA

PLAN CHECK OVERSIGHT LLA / CID | REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP PP#

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY – ON-SITE).

PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | ORD. 859 VERSION

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY – ROW / OFFSITE).



NORTH

0 50 100 150 feet

SCALE: 1" = 50'

SIGHT DISTANCE RESTRICTED ZONE
PER COUNTY OF RIVERSIDE STANDARD NO.821
ORANGE AVE. SPEED LIMIT 35

TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY.
	ORANGE AVE. STREET TREE PER RIVERSIDE COUNTY		24" BOX		9
	HARVILLE AVE. STREET TREE PER RIVERSIDE COUNTY		24" BOX		24
	EVERGREEN ACCENT				12
	PINUS ELDARICA	MONDELL PINE	15 GAL	L.	
	BRACHYCHITON POPULNEUS	BOTTLE TREE	15 GAL	M./L.	
	PARKING LOT ACCENT TREE				4
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	L.	
	PINUS ELDARICA	MONDELL PINE	15 GAL	L.	
	GLEDITSIA TRIACANTHOS	HONEYLOCUST	15 GAL	M.	
	PARKING LOT SHADE TREE				19
	LAGERSTROEMIA FAURIEI	JAPANESE CREPE MYRTLE	24" BOX	M.	
	CHILOPSIS LINEARIS	DESERT WILLOW	15 GAL	L.	
	PARKINSONIA DESERT MUSEUM	DESERT MUSEUM PALO VERDE	15 GAL	L.	
	PERIMETER SCREEN TREE				20
	CASUARINA STRICTA	COAST BEEFWOOD	15 GAL	L.	
	BRACHYCHITON ACERIFOLIA	FLAME BOTTLETREE	15 GAL	M./L.	
	EUCALYPTUS SIDEROXYLON 'ROSEA'	RED FLOWERING IRONBARK	15 GAL	L.	

NOTE: PROVIDE 20' MINIMUM CLEARANCE BETWEEN LIGHT STANDARDS AND TREES.

A SIX INCH HIGH CURB WITH A 12 INCH WIDE CONCRETE WALKWAY SHALL BE CONSTRUCTED ALONG PLANTERS ON END STALLS ADJACENT TO VEHICLE PARKING SPACE IN COMPLIANCE W/ ORDINANCE 348

Riverside County Ordinance 859 Landscape Water Use Calculations

Project Type Commercial

(Insert Project Name, Description)

0.45 **ETo allowance**

Applicant to use drop down menus in cells that indicate a selection to describe each hydrozone.
Where "INPUT" is shown, applicant to enter project specific information.
Please note that embedded formulas will reflect as 'false' or as an error until selections are completed.

1 Maximum Annual Water Allowance (MAWA)

INPUT the total square footage of landscape = 62,188 S.F.
INPUT the Hist. ETo for the area = 0.45

MAWA = 1,044 cu ft / yr

2 Estimated Annual Water Use (EAWU)

		Plant Type	Water Use
Hydrozone # 1	Plant Factor = 0.2	Shrubs / Groundcover	Low
INPUT Square Foot Area of Hydrozone =	54,907		
Hydrozone Irrigation Efficiency = 0.85	In-line Drip-Densely Planted		
EAWU = 482 cu ft / yr			
Hydrozone # 2	Plant Factor = 0.5	Shrubs / Groundcover	Moderate
INPUT square footage of hydrozone =	1,406		
Hydrozone Irrigation Efficiency = 0.85	Bubblers		
EAWU = 31 cu ft / yr			
Hydrozone # 3	Plant Factor = 0.5	Trees / Mulch	Moderate
INPUT square footage of hydrozone =	5,875		
Hydrozone Irrigation Efficiency = 1	n/a		
EAWU = 110 cu ft / yr			
Hydrozone # 4	Plant Factor = 0	n/a	n/a
INPUT square footage of hydrozone =			
Hydrozone Irrigation Efficiency = 1	n/a		
EAWU = 0 cu ft / yr			
Hydrozone # 5	Plant Factor = 0	n/a	n/a
INPUT square footage of hydrozone =			
Hydrozone Irrigation Efficiency = 1	n/a		
EAWU = 0 cu ft / yr			
Hydrozone # 6	Plant Factor = 0	n/a	n/a
INPUT square footage of hydrozone =			
Hydrozone Irrigation Efficiency = 1	n/a		
EAWU = 0 cu ft / yr			

SubTotal EAWU = 623 cu ft / yr
Input Irrigation System Operation Factor 0.85
Total EAWU = 733
MAWA - EAWU = 311 cu ft / yr
(this number must be positive)

PERCENTAGE OF WATER SAVED RELATIVE TO MAX ALLOWED = 30%

* Trees are not required to be listed as a separate hydrozone if understory is planted with plants of an equal or higher plant factor, and foot area is already included in calculations.

CALCULATION NOTE:
- MAWA Calculations utilize a 0.45 ETo allowance.
- There is currently no Recycled Water available to the site.
- Mixed water use plants in the same planting areas are calculated at the highest use determination.

SHRUB LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	WUCOLS
	HETEROMELES ARBUTIFOLIA	TOYON	@ 10' O.C.	5 GAL	L.
	DODONAEA VISCOSA ATROPURPUREA	HOPSEED BUSH	@ 10' O.C.	5 GAL	L.
	LIGUSTRUM JAPONICUM	PRIVET	@ 8' O.C.	5 GAL	M.
	RHAPHIOLEPIS INDICA	INDIA HAWTHORN	@ 6' O.C.	5 GAL	M.
	NANDINA DOMESTICA	HEAVENLY BAMBOO	@ 4' O.C.	5 GAL	M.
	GREVILLEA 'NOELLII'	NOEL'S GREVILLEA	@ 4' O.C.	5 GAL	L.
	ANIGOZANTHOS SPECIES	KANGAROO PAW	@ 4' O.C.	5 GAL	L.
	HESPERALOE PARVIFLORA	RED YUCCA	@ 4' O.C.	5 GAL	L.
	TEUCRIUM FRUTICANS	BUSH GERMANDER	@ 3' O.C.	5 GAL	L.
	MUHLENBERGIA CAPILLARIS	PINK-RED MUHLY	@ 3' O.C.	5 GAL	L.
	DOLICHANDRA UNGUIS-CATI	CAT'S CLAW VINE		5 GAL	L.
	DELOSPERMA SPEC.	ICE PLANT	@18" O.C.	FLAT	M.

NOTE: 3" LAYER SHREDDED WOOD MULCH FOR ALL PLANTING AREA

Notes:
1. Prior to project construction, I agree to submit a complete Landscape Construction Document Package that complies with the requirements of applicable ordinances, including but not necessarily limited to Ordinance No. 859.3; Ordinance 348, Ordinance 461; project Conditions of Approval; and in substantial conformance with the approved Landscape Concept Plan. Should the ordinances be revised, plans may be subject to change.
2. Both On-Site and Off-Site both maintenance by the property owner.

DIGALERT
DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private landscape architect signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after county approval or during construction, the private landscape architect shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				COUNTY	

SEAL-LANDSCAPE ARCHITECT
REGISTERED LANDSCAPE ARCHITECT DAVID R. BENSON 3536 SIGNATURE 04/2023 RENEWAL DATE DATE STATE OF CALIFORNIA

PREPARED BY:
SOLTIS AND COMPANY, INC.
ADDRESS 869 W. 9th St.
Upland, CA 91786
PHONE (909)346-111
CERT NO.XXXX, EXP XX/200X DATE:

BENCHMARK:

SCALE: H:_____ V:_____

COUNTY OF RIVERSIDE
HARVILL COMMUNITY TRAIL CROSS
ORANGE AVE.&HARVILL AVE. PERRIS.CA
CONCEPT LANDSCAPE PLANS
CONCEPT LANDSCAPE PLAN

FOR: LAKE CREEK INDUSTRIAL, LLC
W.O.
COUNTY FILE NO.

SHEET NO.
1 OF 1 SHTS

PLAN CHECK OVERSIGHT LLA / CID	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP PP#

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY – ON–SITE).

0 50 100 150 feet

NORTH

SCALE: 1" = 50'

TREE SHADING LEGEND

PARKING AREA SHADED BY TREES

TOTAL PARKING AREA: 6,763 S.F. (EXCLUDES DRIVE AISLES & TRAILER SPACES)

38 PARKING SPACES 40% SHADING REQUIRED FOR UNCOVERED AREAS: 2,705 S.F.
PARKING AREA SHADED BY TREES: 2,973 S.F. (>40% OF UNCOVERED PARKING AREA)

TREE SIZE SHOWN AT 15 YEARS MATURITY, PER COUNTY OF RIVERSIDE MUNICIPAL CODE

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 859 VERSION

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY – ROW / OFFSITE).

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MARK	BY	DATE	REVISIONS	APPR.	DATE

ENGINEER — COUNTY

SEAL–LANDSCAPE ARCHITECT
REGISTERED LANDSCAPE ARCHITECT
DAVID R. BENSON
3536
SIGNATURE
04/2023
RENEWAL DATE
DATE
STATE OF CALIFORNIA

PREPARED BY:
SOLTIS AND COMPANY, INC.
ADDRESS 869 W. 9th St.
Upland, CA 91786
PHONE (909)346–111

CERT NO.XXXX, EXP XX/200X DATE:

BENCHMARK:

SCALE: H:_____ V:_____

COUNTY OF RIVERSIDE
HARVILL COMMUNITY TRAIL CROSS
ORANGE AVE.&HARVILL AVE. PERRIS.CA
CONCEPT LANDSCAPE PLANS
SHADE PLAN

FOR: LAKE CREEK INDUSTRIAL, LLC

W.O.

COUNTY FILE NO.

SHEET NO.
1 OF 1 SHTS

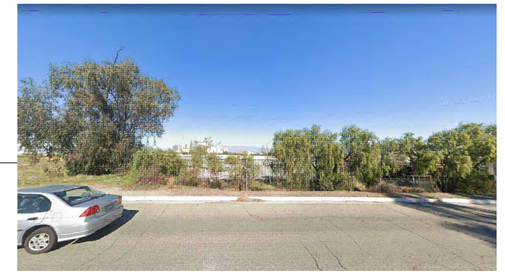
PLAN CHECK OVERSIGHT LLA / CID | REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP PP#

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY – ON-SITE).

EXISTING TREE 2-7:
SCHINUS MOLLE
TREE TO BE REMOVED

EXISTING PLANT MATERIAL
ADJACENT TO THE PROJECT

EXISTING TREE 1:
EUCALYPTUS GLOBULUS
TREE TO BE REMOVED



EXISTING PLANT MATERIAL
ADJACENT TO THE PROJECT

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ADJACENT TO THE PROJECT

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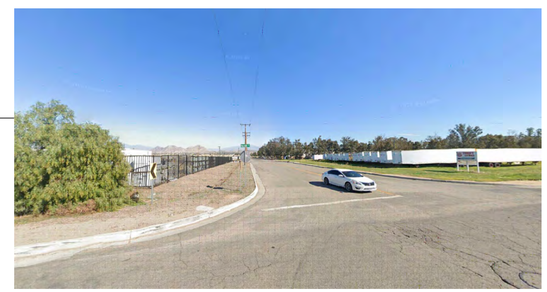
ADJACENT TO THE PROJECT



EXISTING PLANT MATERIAL
ADJACENT TO THE PROJECT

PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | ORD. 859 VERSION

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY – ROW / OFFSITE).

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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				COUNTY	

SEAL–LANDSCAPE ARCHITECT
REGISTERED LANDSCAPE ARCHITECT
DAVID R. BESSON
3536
SIGNATURE
04/2023
RENEWAL DATE
DATE
STATE OF CALIFORNIA

PREPARED BY:
SOLTIS AND COMPANY, INC.
ADDRESS 869 W. 9th St.
Upland, CA 91786
PHONE (909)346-111

CERT NO.XXXX, EXP XX/200X DATE:

BENCHMARK:

SCALE: H:_____ V:_____

COUNTY OF RIVERSIDE
HARVILL COMMUNITY TRAIL CROSS
ORANGE AVE.&HARVILL AVE. PERRIS.CA
CONCEPT LANDSCAPE PLANS
EXISTING LANDSCAPE PLAN

SHEET NO.
1 OF 1 SHTS

FOR: LAKE CREEK INDUSTRIAL, LLC
W.O.
COUNTY FILE NO.

TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY.
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	PARKING LOT SHADE TREE				19
	LAGERSTROEMIA FAURIEI	JAPANESE CREPE MYRTLE	24" BOX	M.	
	CHILOPSIS LINEARIS	DESERT WILLOW	15 GAL	L.	
	PARKINSONIA DESERT MUSEUM	DESERT MUSEUM PALO VERDE	15 GAL	L.	
	PERIMETER SCREEN TREE				20
	CASUARINA STRICTA	COAST BEEFWOOD	15 GAL	L.	
	BRACHYCHITON ACERIFOLIA	FLAME BOTTLETREE	15 GAL	M./L.	
	EUCALYPTUS SIDEROXYLON 'ROSEA'	RED FLOWERING IRONBARK	15 GAL	L.	

NOTE: PROVIDE 20' MINIMUM CLEARANCE BETWEEN LIGHT STANDARDS AND TREES.

Riverside County Ordinance 859 Landscape Water Use Calculations
Project Type Commercial
(Insert Project Name, Description)
0.45 **ETo allowance**

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Hydrozone Irrigation Efficiency = 1	n/a		
EAWU = 110 cu ft / yr			
Hydrozone # 4	Plant Factor = 0	n/a	n/a
INPUT square footage of hydrozone =			
Hydrozone Irrigation Efficiency = 1	n/a		
EAWU = 0 cu ft / yr			
Hydrozone # 5	Plant Factor = 0	n/a	n/a
INPUT square footage of hydrozone =			
Hydrozone Irrigation Efficiency = 1	n/a		
EAWU = 0 cu ft / yr			
Hydrozone # 6	Plant Factor = 0	n/a	n/a
INPUT square footage of hydrozone =			
Hydrozone Irrigation Efficiency = 1	n/a		
EAWU = 0 cu ft / yr			

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Input Irrigation System Operation Factor 0.85
Total EAWU = 733
MAWA - EAWU = 311 cu ft / yr
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	RHAPHIOLEPIS INDICA	INDIA HAWTHORN	@ 6' O.C.	5 GAL	M.
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NOTE: 3" LAYER SHREDDED WOOD MULCH FOR ALL PLANTING AREA

0 50 100 150 feet
NORTH SCALE: 1" = 50'

SIGHT DISTANCE RESTRICTED ZONE
PER COUNTY OF RIVERSIDE STANDARD NO.821
ORANGE AVE. SPEED LIMIT 35

Notes:
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SEAL-LANDSCAPE ARCHITECT — REGISTERED LANDSCAPE ARCHITECT — DAVID R. BENSON — 3536 — SIGNATURE — 04/2023 — RENEWAL DATE — DATE — STATE OF CALIFORNIA

PREPARED BY:
SOLTIS AND COMPANY, INC.
ADDRESS 869 W. 9th St.
Upland, CA 91786
PHONE (909)346-111

CERT NO.XXXX, EXP XX/200X DATE:

COUNTY OF RIVERSIDE
HARVILL COMMUNITY TRAIL CROSS
ORANGE AVE.&HARVILL AVE. PERRIS.CA
CONCEPT LANDSCAPE PLANS
CONCEPT LANDSCAPE PLAN

LAKE CREEK INDUSTRIAL, LLC

SECTION A

SECTION B

DIGALERT
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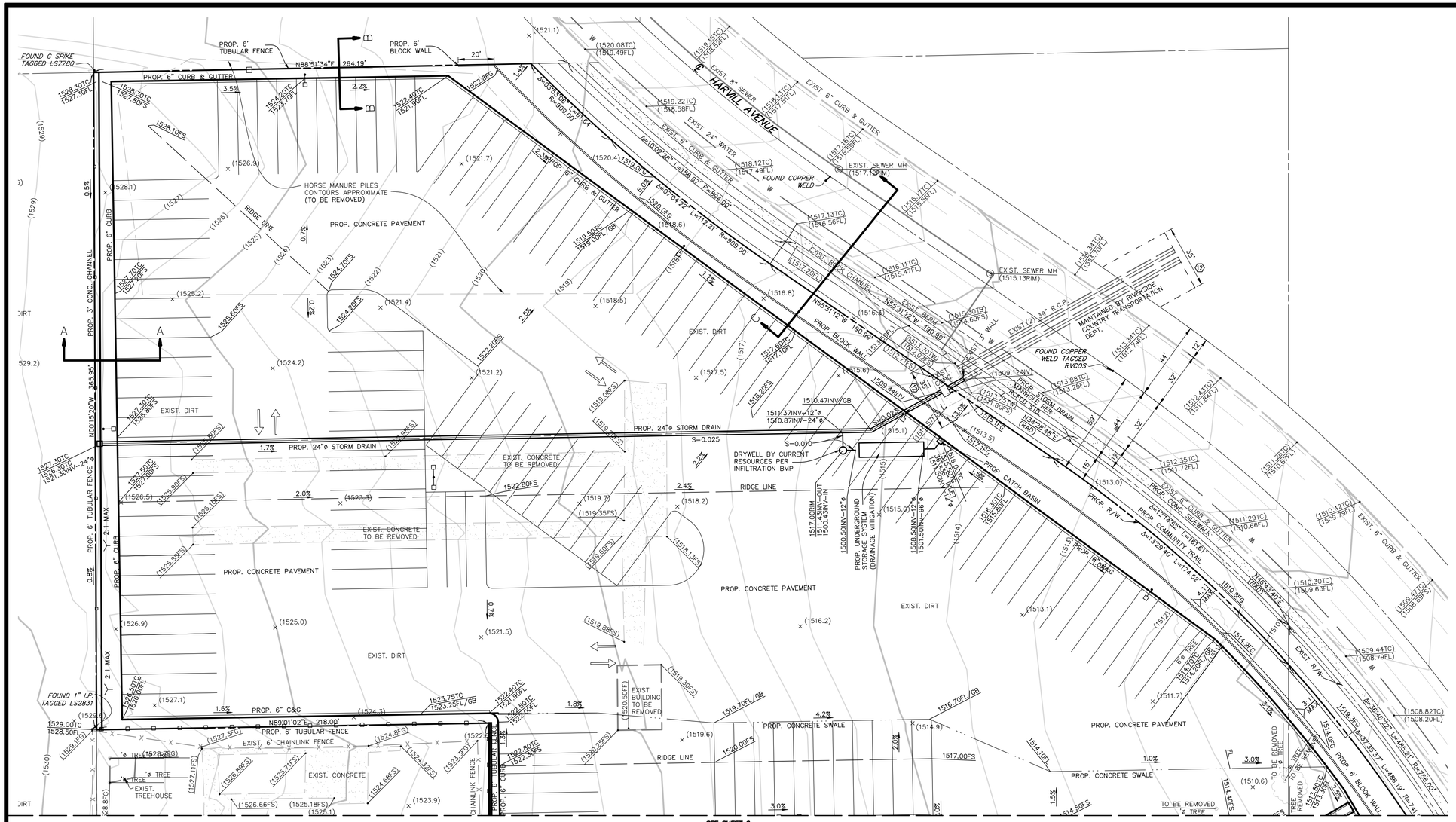
SEAL-LANDSCAPE ARCHITECT
REGISTERED LANDSCAPE ARCHITECT DAVID R. BENSON 3536 STATE OF CALIFORNIA

PREPARED BY:
SOLTIS AND COMPANY, INC.
ADDRESS 869 W. 9th St.
Upland, CA 91786
PHONE (909)346-111
CERT NO.XXXX, EXP XX/200X DATE:

COUNTY OF RIVERSIDE
HARVILL COMMUNITY TRAIL CROSS
ORANGE AVE.&HARVILL AVE. PERRIS.CA
CONCEPT LANDSCAPE PLANS
CONCEPT LANDSCAPE PLAN

L-1

LAKE CREEK INDUSTRIAL, LLC



LEGAL DESCRIPTION

PROPERTY LOCATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 3 WEST SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INCLUDED WITHIN THE LAND DESCRIBED IN PARCEL 17–F OF THE CERTAIN FINAL ORDER OF CONDEMNATION, SUPERIOR COURT CASE NO. 216641, A CERTIFIED COPY OF WHICH RECORDED AUGUST 30, 1996 AS INSTRUMENT NO. 329575 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED THEREIN AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 17–B OF SAID FINAL ORDER OF CONDEMNATION, BEING THE INTERSECTION OF THE SOUTHERLY LINE OF THE LAND DESCRIBED IN DEED TO NEW DAVIDSON BRICK COMPANY, INC., RECORDED MAY 27, 1986 AS INSTRUMENT NO. 121792 OF SAID OFFICIAL RECORDS, ALSO BEING THE NORTHERLY LINE OF ORANGE AVENUE AS DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE RECORDED NOVEMBER 13, 1963 AS INSTRUMENT NO. 120347 OF SAID OFFICIAL RECORDS, WITH THE WESTERLY LINE OF PARCEL 17–A OF SAID FINAL ORDER OF CONDEMNATION; THENCE NORTH 88° 31' 23" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 98.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 88° 31' 23" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 82.26 FEET TO THE SOUTHWEST CORNER OF SAID LAND DESCRIBED IN DEED TO NEW DAVIDSON BRICK COMPANY; THENCE NORTH 00° 30' 51" EAST ALONG THE WESTERLY LINE OF SAID LAND DESCRIBED IN SAID DEED A DISTANCE OF 327.24 FEET, TO THE WESTERLY LINE OF PARCEL 17–A OF SAID FINAL ORDER OF CONDEMNATION; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE OF PARCEL 17–A ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY , HAVING A RADIUS OF 756.00 FEET, THROUGH AN ANGLE OF 24° 31' 30", AN ARC LENGTH OF 323.60 FEET (THE INITIAL RADIAL LINE BEARS NORTH 47° 14' 53" EAST) TO THE MOST NORTHERLY CORNER OF PARCEL 17–D OF SAID FINAL ORDER OF CONDEMNATION; THENCE SOUTH 36° 37' 30" WEST ALONG THE NORTHWESTERLY LINE OF THE ABOVE MENTIONED PARCEL 17–D, A DISTANCE OF 37.61 FEET TO THE NORTHERLY LINE OF THE ABOVE MENTIONED PARCEL 17–B; THENCE NORTH 88° 31' 23" WEST ALONG SAID NORTHERLY LINE; A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF THE ABOVE MENTIONED PARCEL 17–B; THENCE SOUTH 01° 28' 37" WEST ALONG THE WESTERLY LINE OF THE ABOVE MENTIONED PARCEL 17–B, A DISTANCE OF 24.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

LOT 16 IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP OF OAKES AND SAWYER'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE(S) 5 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH, ON THE WEST LINE OF SAID LOT 16, 300 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF LOT 16, 218 FEET; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID LOT 16, 300 FEET; THENCE WEST, ON THE SOUTH LINE OF SAID LOT 16, 218 FEET, TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM A RIGHT OF WAY FOR ROADS AS SHOWN ON SAID MAP.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF AS CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED DATED NOVEMBER 6, 1963 AND RECORDED NOVEMBER 13, 1963 AS INSTRUMENT NO. 120347 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED DATED JULY 26, 1991, AND RECORDED FEBRUARY 24, 1992 AS INSTRUMENT NO. 061755 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED DATED JULY 26, 1991, AND RECORDED FEBRUARY 24, 1992 AS INSTRUMENT NO. 061756 OF OFFICIAL RECORDS.

FOR CONVEYANCING PURPOSES ONLY: APN 317–270–013 (AFFECTS PARCEL B) AND 305–090–049 (AFFECTS PARCEL A)

EASEMENT NOTES:

(THE FOLLOWING EASEMENTS AND AGREEMENTS REFERENCE THE ITEM NUMBERS SHOWN IN THE TITLE REPORT DATED 12/11/2020, ORDER NUMBER NCS–1016275–ONT1, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY).

1–11 NOT A SURVEY MATTER.

(12) AN EASEMENT FOR A STORM DRAIN AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, RECORDED FEBRUARY 24, 1992 AS INSTRUMENT NO. 61757 OF OFFICIAL RECORDS.

13–19 NOT A SURVEY MATTER.

ASSESSORS PARCEL NUMBER:

305–090–049 & 317–270–013

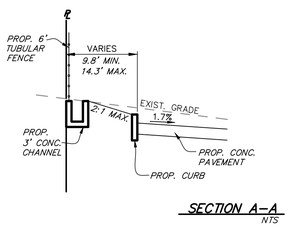
30 0 30 60 90

SCALE: 1"=30'

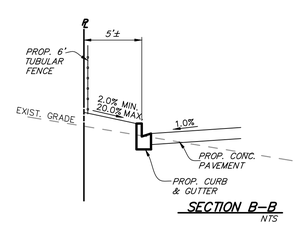
LEGEND

BW	BACK OF WALK
EG	EXISTING GRADE
FG	FINISH GRADE
FS	FINISH SURFACE
TC	TOP OF CURB
FL	FLOW LINE
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
PAD	PAD GRADE
TW	TOP OF WALL
TF	TOP OF FOOTING
HP	HIGH POINT
LP	LOW POINT
CF	CURB FACE
TG	TOP OF GRADE
TRW	TOP OF RETAINING WALL
EDF	EXTRA DEPTH FOOTING
INV	INVERT OF PIPE
2:	TOP OF SLOPE
:1	RATE OF SLOPE
	TOE OF SLOPE
–S–	EXISTING SEWER
–W–	EXISTING WATER
	EXISTING FIRE HYDRANT
	EXISTING FDC
WV	EXISTING WATER VALVE
GM	EXISTING GAS METER
WM	EXISTING WATER METER
PB	EXISTING PULL BOX
ICV	EXISTING ICV

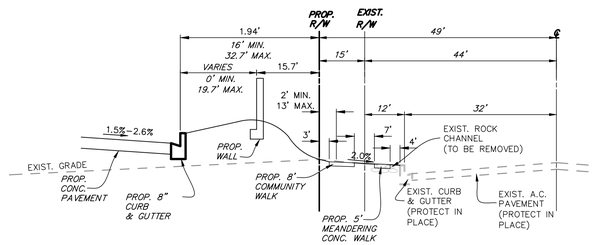
EXISTING STREET LIGHT
EXISTING CONTOUR
FINISH CONTOURS
DAYLIGHT LINE
REMOVAL
EXIST. CONCRETE
CONCRETE
ASPHALT PAVING
OVERLAY



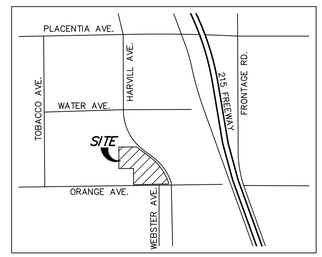
SECTION A–A
NTS



SECTION B–B
NTS



SECTION C–C
NTS



VICINITY MAP
N.T.S.

DIGALERT
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
KEVIN J. RICHER
No. 43714
Exp. 3/31/2023
CIVIL
STATE OF CALIFORNIA

LAND DEVELOPMENT DESIGN COMPANY, LLC
2313 E. Philadelphia St., Ste. F
Ontario, CA 91761
(909) 930–1466 • FAX (909) 930–1468
PLANNING • CIVIL • SURVEYING

BENCHMARK

REVISIONS:

PREPARED UNDER THE SUPERVISION OF:
KEVIN J. RICHER
R.C.E.43714 LIC. EXP. 3/31/23
6/23/21 DATE

APPROVED BY:
DATE

PRELIMINARY GRADING PLAN

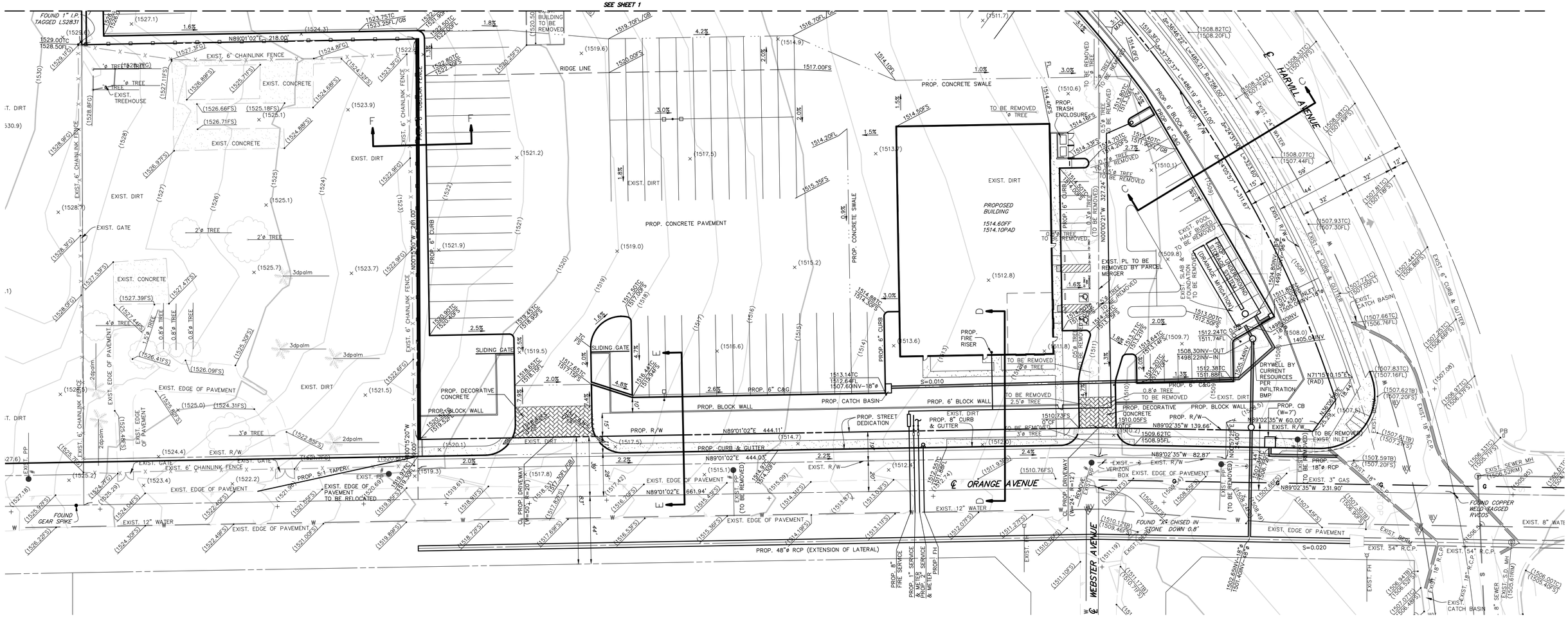
PP210021

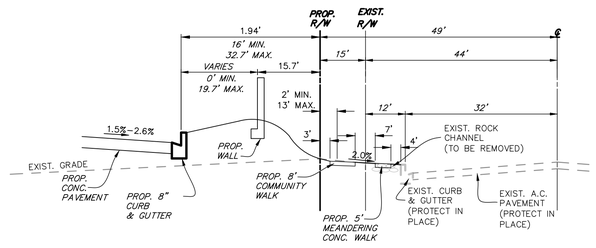
SITE
ORANGE AVENUE
PERRIS, CA 92570

PREPARED FOR
LORD CONSTRUCTORS INC.
1920 W 11TH STREET
UPLAND, CA 91786

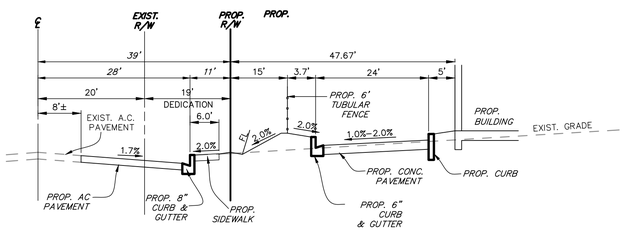
DATE: 7/01/2021	JOB NO. 6303
DRAWN BY: RAS	SCALE 1"=30'
DESIGNED BY: KJR	SHEET 1 OF 2 SHEETS
CHECKED BY: KJR	

SEE SHEET 1

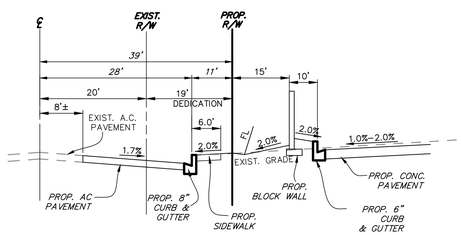




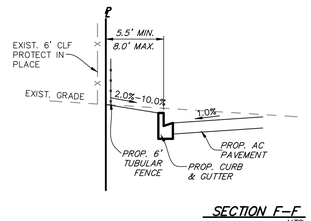
SECTION C-C
NTS



SECTION D-D
NTS



SECTION E-E
NTS



SECTION F-F
NTS

30 0 30 60 90
SCALE: 1"=30'

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STATE OF CALIFORNIA

BENCHMARK

REVISIONS:

PREPARED UNDER THE SUPERVISION OF:
KEVIN J. RICHER
R.C.E.43714 LIC. EXP. 3/31/23
6/23/21 DATE

APPROVED BY:
DATE

PRELIMINARY GRADING PLAN
PP210021

SITE
ORANGE AVENUE
PERRIS, CA 92570

PREPARED FOR
LORD CONSTRUCTORS INC.
1920 W 11TH STREET
UPLAND, CA 91786

LAND DEVELOPMENT DESIGN COMPANY, LLC
2313 E. Philadelphia St., Ste. F
Ontario, CA 91761
(909) 930-1466 • FAX (909) 930-1468
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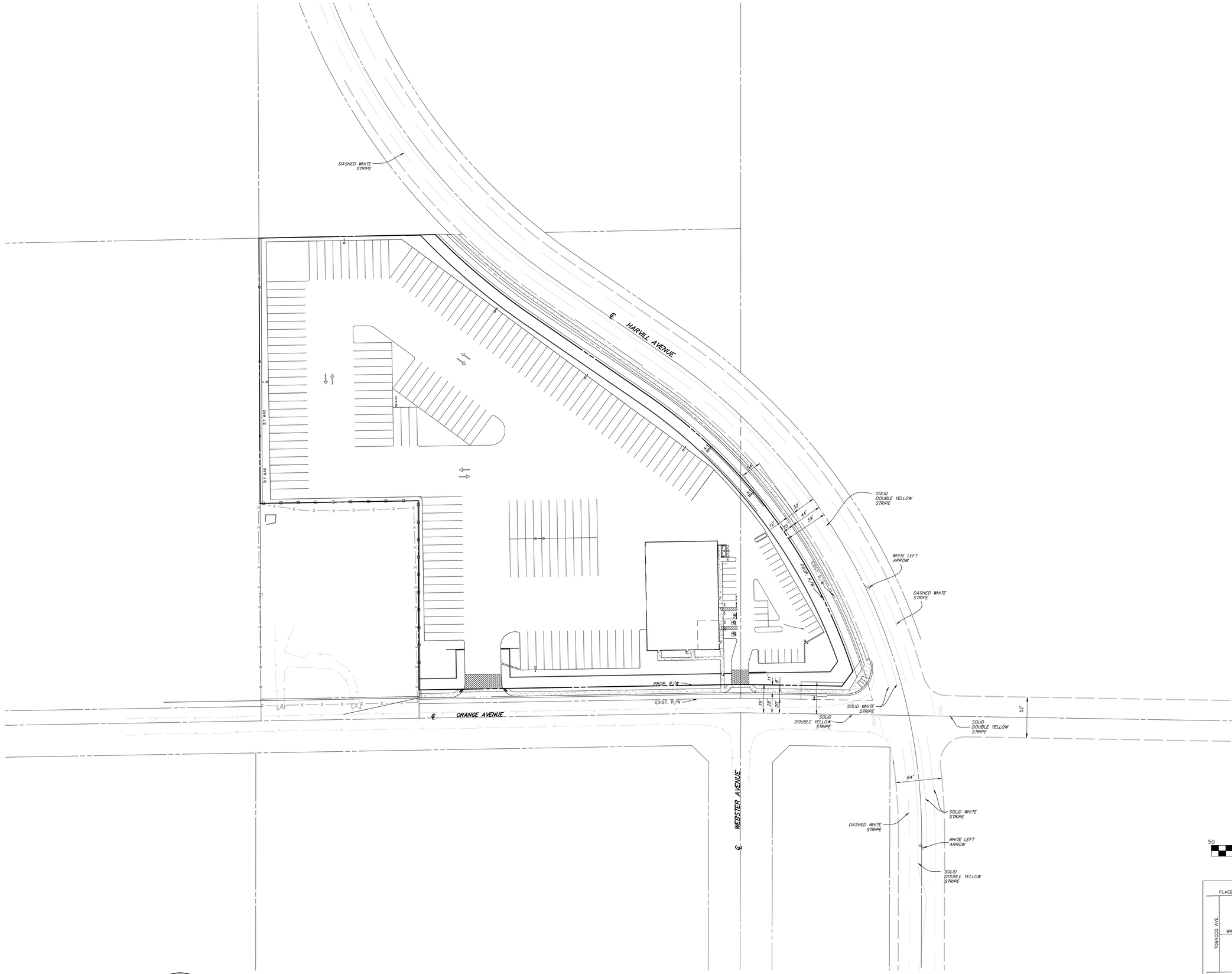
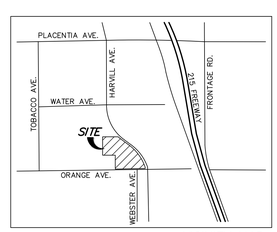
DATE:	JOB NO.
7/01/2021	6303
DRAWN BY:	SCALE
RAS	1"=30'
DESIGNED BY:	SHEET 2 OF 2 SHEETS
KJR	
CHECKED BY:	
KJR	

STRIPING EXHIBIT

PREPARED FOR
LDC DEVELOPMENT, INC.
1920 W 11TH STREET
UPLAND, CA 91786

SITE
ORANGE AVENUE
PERRIS, CA 92570





VICINITY MAP
N.T.S.

PREPARED UNDER THE SUPERVISION OF:
KEVIN J. RICHER, R.C.E. 43714, EXP. 3/31/21
6/7/21
DATE

APPROVED BY:
DATE

REVISIONS:

LAND DEVELOPMENT DESIGN COMPANY, LLC
PLANNING · CIVIL · SURVEYING
2313 E. Philadelphia Street, Unit "I" Ontario, CA 91761
PH (909) 930-1468 · FAX (909) 930-1468

DATE: 7/01/2021	JOB NO. 6303
DRAWN BY: RR	SCALE 1"=50'
DESIGNED BY: KJR	SHEET 1 OF 1 SHEETS
CHECKED BY: KJR	

DIGALERT
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REGISTERED PROFESSIONAL ENGINEER
KEVIN J. RICHER
No. 43714
Exp. 3/31/2023
CIVIL
STATE OF CALIFORNIA

Appendix B Plant Species Observed Within the Survey Area

Scientific Name	Common Name
Amaranthaceae	**Amaranth family**
*Chenopodium murale**	Nettle-leaved goosefoot
*Amaranthus Palmeri**	Pig weed
Anacardiaceae	**Sumac family**
*Schinus molle**	Peruvian peppertree
Apocynaceae	**Dogbane family**
*Nerium oleander**	Oleander
Arecaceae	**Palm family**
*Washingtonia robusta**	Mexican fan palm
Asteraceae	**Aster family**
*Centaurea melitensis**	Maltese star-thistle
Heterotheca grandiflora	Telegraphweed
*Lactuca serriola**	Prickly lettuce
*Lasthenia gracilis**	Goldfields
*Oncosiphon piluliferum**	Stinknet
*Sonchus oleraceus**	Common sowthistle
Boraginaceae	**Borage family**
Amsinckia menziesii	Common fiddleneck
Brassicaceae	**Mustard family**
*Brassica Nigra**	Mustard
*Hirschfeldia incana**	Shortpod mustard
*Sisymbrium irio**	London rocket
Chenopodiaceae	**Goosefoot family**
*Salsola tragus**	Prickly Russian thistle
Cupressaceae	**Cypress family**
*Juniperus sp.**	Juniper tree
Fabaceae	**Pea family**
*Lupinus Bicolor**	Lupine
*Melilotus indicus**	Sourclover
Geraniaceae	**Geranium family**
*Erodium cicutarium**	Redstem stork's bill
Lamiaceae	**Mint family**
*Marrubium vulgare**	Horehound
Malvaceae	**Mallow family**
*Malva parviflora**	Cheeseweed mallow
*Malvella leprosa**	Alkali mallow
Myrtaceae	**Myrtle family**
*Eucalyptus sp.**	Gum
Oleaceae	**Olive family**

Scientific Name	Common Name
*Fraxinus sp.**	Ash tree
*Olea europaea**	Olive
Pinaceae	**Pine family**
*Pinus sp.**	Pine tree
Poaceae	**Grass family**
*Avena barbata**	Lopsided oat
*Bromus diandrus**	Ripgut brome
*Bromus madritensis subsp. Rubens**	Red brome
*Hordeum marinum**	Mediterranean barley
Solanaceae	**Potato family**
*Datura wrightii***	Sacred thorn-apple
*Nicotiana glauca**	Tree tobacco

Nomenclature follows the Jepson Manual, Second Edition (Baldwin et al 2011).

* = naturalized, non- native plant species

Appendix C Wildlife Species Observed Within the Survey Area

Scientific name	Common name
Birds	
Agelaius phoeniceus	Red-winged blackbird
Artemisiospiza belli	Bell's Sparrow
Bubulcus ibis	Cattle egret
Buteo jamaicensis	Red-Tailed Hawk
Cathartes aura	Turkey vulture
Corvus corax	Common Raven
Corvus brachyrhynchos	American crow
Sturnus vulgaris	European Starling
Carpodacus mexicanus	House Finch
Columba livia	Rock Pigeon
Euphagus cyanocephalus	Brewer's Blackbird
Falco sparverius	American kestrel
Icterus bullockii	Bullock's Oriole
Melospiza melodia	Song sparrow
Mimus polyglottos	Northern mockingbird
Passer domesticus	House Sparrow
Petrochelidon pyrrhonota	Cliff Swallow
Sayornis nigricans	Black phoebe
Quiscalus quiscula	Common Grackle
Zenaida macroura	Mourning Dove
Tyrannus vociferans	Cassin's Kingbird
Zonotrichia leucophrys	White-crowned Sparrow
Mammals	
Canis latrans	Coyote
Otospermophilus beecheyi	California ground squirrel
Sylvilagus audubonii	Audubon's cottontail
Reptiles	
Uta stansburiana	Common Side-blotched Lizard
Aspidoscelis tigris	Western Whiptail

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

Potential for occurrence	Common name (Scientific name)	Federal Status	State Status	CNPS Status[c]	Number of records within 10 miles	Year(s) sighted
A	Long-spined spineflower (*Chorizanthe polygonoides* var. *longispina*)	None	None	1B.2	12	1980 - 2015
A	Orange-throated whiptail (*Aspidoscelis hyperythra*)	None	None	-	40	1918 - 2005
A	Coastal California gnatcatcher (*Polioptila californica californica*)	Threatened	None	-	44	1980 - 2015
A	Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*)	None	None	-	17	1992 - 2011
A	Stephens' kangaroo rat (*Dipodomys stephensi*)	Endangered	Threatened	-	89	1923 - 2011
A	Coast horned lizard (*Phrynosoma blainvillii*)	None	None	-	21	1929 - 2006
A	Coastal whiptail (*Aspidoscelis tigris stejnegeri*)	None	None	-	3	1993 - 2001
A	Western spadefoot (*Spea hammondii*)	None	None	-	30	1958 - 2019
A	Parish's brittlescale (*Atriplex parishii*)	None	None	1B.1	2	1999
A	San Jacinto Valley crownscale (*Atriplex coronata* var. *notatior*)	Endangered	None	1B.1	11	2000 - 2015
L	Smooth tarplant (*Centromadia pungens* ssp. *laevis*)	None	None	1B.1	34	1969 - 2017
A	Spreading navarretia (*Navarretia fossalis*)	Threatened	None	1B.1	11	1995 - 2015
A	Crotch bumble bee (*Bombus crotchii*)	None	Candidate Endangered	-	8	1938 - 2020
A	White cuckoo bee (*Neolarra alba*)	None	None	-	1	1938
A	California glossy snake (*Arizona elegans occidentalis*)	None	None	-	9	1929 - 2016
A	Red-diamond rattlesnake (*Crotalus ruber*)	None	None	-	32	1923 - 2015

Potential for occurrence	Common name (Scientific name)	Federal Status	State Status	CNPS Status[c]	Number of records within 10 miles	Year(s) sighted
A	Western pond turtle (*Emys marmorata*)	None	None	-	1	1933
L	Burrowing owl (*Athene cunicularia*)	None	None	-	65	1982 - 2017
L	California horned lark (*Eremophila alpestris actia*)	None	None	-	10	1992 - 2015
A	Southern grasshopper mouse (*Onychomys torridus ramona*)	None	None	-	3	1908 - 1932
A	Western mastiff bat (*Eumops perotis californicus*)	None	None	-	5	1957 - 2001
A	Chaparral sand-verbena (*Abronia villosa* var. *aurita*)	None	None	1B.1	1	2004
A	Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*)	None	None	1B.1	18	1989 - 2017
A	Munz's onion (*Allium munzii*)	Endangered	Threatened	1B.1	9	1897 - 2019
A	Thread-leaved brodiaea (*Brodiaea filifolia*)	Threatened	Endangered	1B.1	8	1930 - 2017
A	Riverside fairy shrimp (*Streptocephalus woottoni*)	Endangered	None	-	2	2009
A	San Bernardino ringneck snake (*Diadophis punctatus modestus*)	None	None	-	1	2000
A	Bell's sage sparrow (*Artemisiospiza belli belli*)	None	None	-	7	1998 - 2002
L	Cooper's hawk (*Accipiter cooperii*)	None	None	-	3	1983 - 2001
A	Least Bell's vireo (*Vireo bellii pusillus*)	Endangered	Endangered	-	31	1998 - 2015
A	Los Angeles pocket mouse (*Perognathus longimembris brevinasus*)	None	None	-	7	1992 - 2016
A	Pocketed free-tailed bat (*Nyctinomops femorosaccus*)	None	None	-	1	1985
A	San Bernardino kangaroo rat (*Dipodomys merriami parvus*)	Endangered	Candidate Endangered	-	4	1908 - 1957
A	California screw moss (*Tortula californica*)	None	None	1B.2	2	2012 - 2013

Potential for occurrence	Common name (Scientific name)	Federal Status	State Status	CNPS Status[c]	Number of records within 10 miles	Year(s) sighted
A	Davidson's saltscale (*Atriplex serenana* var. *davidsonii*)	None	None	1B.2	7	1991 - 2013
A	Little mousetail (*Myosurus minimus* ssp. *apus*)	None	None	3.1	1	1980
A	Many-stemmed dudleya (*Dudleya multicaulis*)	None	None	1B.2	2	1981 - 2010
A	Palmer's grapplinghook (*Harpagonella palmeri*)	None	None	4.2	4	1986 - 1990
A	Parry's spineflower (*Chorizanthe parryi* var. *parryi*)	None	None	1B.1	19	1936 - 2012
A	Payson's jewelflower (*Caulanthus simulans*)	None	None	4.2	5	1982
A	Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*)	None	None	4.3	4	1962 - 2011
A	San Diego ambrosia (*Ambrosia pumila*)	Endangered	None	1B.1	1	2005
A	Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*)	None	None	2B.1	4	1937 - 2011
A	Woven-spored lichen (*Texosporium sancti-jacobi*)	None	None	3	1	2002
A	California Orcutt grass (*Orcuttia californica*)	Endangered	Endangered	1B.1	1	1941
A	Icenogle's socalchemmis spider (*Socalchemmis icenoglei*)	None	None	-	1	1997
A	Quino checkerspot butterfly (*Euphydryas editha quino*)	Endangered	None	-	5	1945 - 2002
A	Coast patch-nosed snake (*Salvadora hexalepis virgultea*)	None	None	-	1	2004
A	Southern California legless lizard (*Anniella stebbinsi*)	None	None	-	13	1967 - 2018
A	Bald eagle (*Haliaeetus leucocephalus*)	Delisted	Endangered	-	5	1975 - 1981
A	Ferruginous hawk (*Buteo regalis*)	None	None	-	2	1989 - 2008
A	Golden eagle (*Aquila chrysaetos*)	None	None	-	1	1974

Potential for occurrence	Common name (Scientific name)	Federal Status	State Status	CNPS Status[c]	Number of records within 10 miles	Year(s) sighted
A	Lawrence's goldfinch (*Spinus lawrencei*)	None	None	-	1	2001
L	Loggerhead shrike (*Lanius ludovicianus*)	None	None	-	2	1994 - 2007
A	Long-eared owl (*Asio otus*)	None	None	-	2	1983
A	Tricolored blackbird (*Agelaius tricolor*)	None	Threatened	-	11	1971 - 2015
A	Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)	Threatened	Endangered	-	1	2001
A	White-faced ibis (*Plegadis chihi*)	None	None	-	1	1993
L	White-tailed kite (*Elanus leucurus*)	None	None	-	1	1983
A	Yellow-breasted chat (*Icteria virens*)	None	None	-	2	2001 - 2015
A	American badger (*Taxidea taxus*)	None	None	-	2	1990
A	Dulzura pocket mouse (*Chaetodipus californicus femoralis*)	None	None	-	1	1993
A	Northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*)	None	None	-	14	1992 - 2017
A	San Diego black-tailed jackrabbit (*Lepus californicus bennettii*)	None	None	-	8	1998 - 2015
A	San Diego desert woodrat (*Neotoma lepida intermedia*)	None	None	-	1	1999
A	Western yellow bat (*Lasiurus xanthinus*)	None	None	-	4	1981 - 1992

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 within the Project Site, and no further survey or study is obligatory to determine likely presence or absence of this species.
Low [L] – Species distribution is restricted by substantive habitat requirements, which 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 Site, or historically has been documented within Project limits
Critical Habitat [CH] – The Project Site is located within a USFWS-designated critical habitat unit.

Appendix E Burrowing Owl Survey Report

HARVILL TRAILER STORAGE YARD PROJECT

October 2021

BURROWING OWL SURVEY

Lake Creek Industrial LLC
1302 Brittany Cross Road
Santa Ana, CA 92705

Prepared By

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

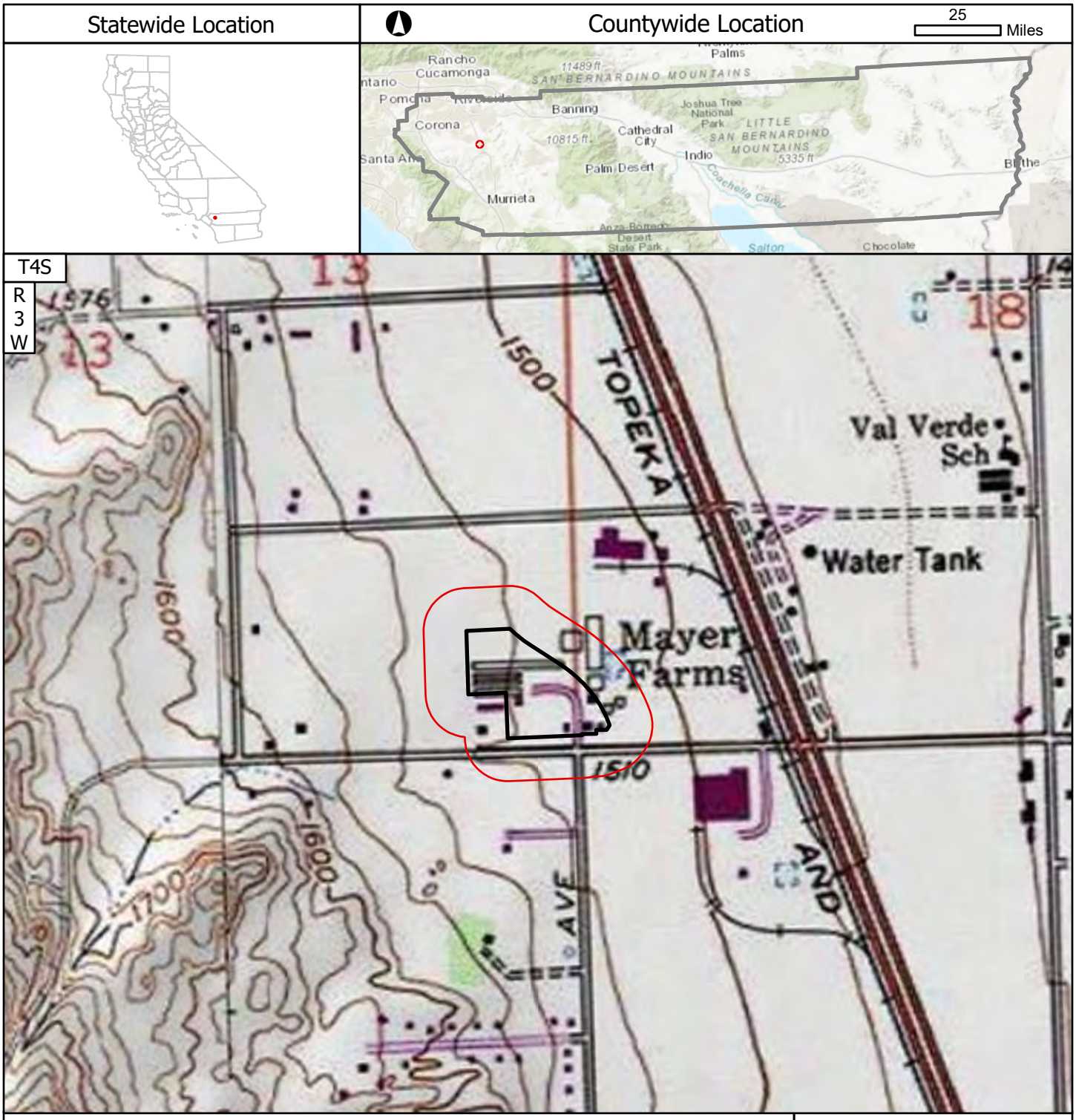
TABLE OF CONTENTS

1.0 SUMMARY / INTRODUCTION

Lake Creek Industrial LLC (Lake Creek) is proposing to develop the Harvill Trailer Storage Yard Project (hereafter referred to as the Project) located at 24016 Orange Avenue, Perris California. This report provides the methods, assumptions, and results of focused surveys for Burrowing Owl (*Athene cunicularia*) conducted for the Project. The Project is located within Sections 13 and 24 of Township 04 South and Range 04 West, and in Sections 18 and 19 of Township 04 South and Range 03 West of the Perris United States Geological Survey 7.5-Minute Topographic Quadrangle Map (USGS 1988).

The Project occurs at an approximate elevation of 1,500 ft. above mean sea level (msl). Land use in the vicinity of the Project includes commercial, agriculture, residential and industrial endeavors. For the purposes of this report, the "study area" includes the Project's proposed ground disturbance footprint (Project Site), plus a 500 foot buffer where practical (Figures 1 and 2). The Project Site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), Mead Valley Area Plan - Sub Unit 1 Motte-Rimrock, within Criteria Cell 2529. According to the Regional Conservation Authority (RCA) MSHCP Information Map, Project limits are within the burrowing owl survey area, but are not within a survey area for criteria area species, narrow endemic plant species, amphibians, or mammals. Livestock grazing, commercial development, agricultural and residential activities were historically operated within Project limits. There is also evidence of routine disking, and trash from illegal dumping throughout the study area.

No Burrowing Owls were detected nesting, foraging, or dispersing within the study area during the 2021 surveys. Numerous low quality potential burrows and burrow complexes were detected (Figure 3). The burrows observed lacked evidence of owl tracks, molted feathers, cast pellets, prey remains, egg shell fragments, owl white wash, and nest burrow decoration materials. The lack of Burrowing Owls within the study area is likely a result of the depauperate landscape, and the presence of owl predators within the study area. Although the Project has potential to impact lands that could be utilized by Burrowing Owls as habitat, surveys for the species are negative. Therefore, there is no presumption that the Project would result in the loss of individual Burrowing Owls, or that it would adversely affect local or regional populations of them.



Study Area (26.43-acres)

Project Site (7.54-acres)

0 425 850 Feet

1 inch = 833 feet

Data Sources:
-ESRI US Topo Maps accessed Mar 2021
-ESRI World Topo Map accessed Mar 2021
-California County Boundary GIS from California Open Data Portal data.ca.gov
Map Prepared: 3-24-2021

The Study Area is located at in the Mead Valley Census Designated Place (CDP) in the County of Riverside on the Perris USGS 7.5-minute quadrangle map in Sections 13 and 24 of Township 04 South and Range 04 West, and in Sections 18 and 19 of Township 04 South and Range 03 West.

Center coordinates are: Latitude 33.2124N, Longitude -117.2658W

Prepared by:
NOREAS
Environmental Engineering and Science

Figure 1. Regional Location

Study Area (26.43-acres)

Project Site (7.54-acres)

0 210 420 Feet

1 inch = 417 feet

Data Sources:
-BING Basemap accessed Mar 2021

Map Prepared: 3-24-2021

Prepared by:
NOREAS
Environmental Engineering and Science

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 from resource management plans and relevant documents were 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 2021a);
- USFWS Carlsbad Field Office Species List for Riverside County (USFWS 2021b);
- California Natural Diversity Database maintained by the CDFW (CDFW 2021);
- California Burrowing Owl Consortium (CBOC). 1993. Burrowing Owl Survey Protocol and Mitigation Guidelines;
- California Department of Fish and Game (CDFG). 2012. Staff Report on Burrowing Owl Mitigation;
- Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP 2003); and
- Aerial Photographs (Microsoft Corporation 2021).

A burrowing owl habitat suitability assessment and burrow survey were conducted on March 18, 2021 in accordance with the March 29, 2006 Western Riverside County MSHCP burrowing owl survey instructions. In accordance with the aforesaid instructions, the habitat assessment and burrow survey can be done at any time of day. 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 recorded.

Where suitable habitat was detected, four (4) additional surveys between April 15 and July 15 - 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 transects that were prepared within a Geographic Information System prior to the start of field surveys, to identify study area boundaries, and for other pertinent information. Survey transects were spaced to allow for complete visual coverage of the study area. 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. Where access was limited, observations were made from the nearest appropriate vantage points with the use of binoculars and spotting scopes. Targeted owl surveys were conducted on 24 March and 1, 7 and 14 April of 2021 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. Livestock grazing, commercial development, agricultural and residential activities were historically operated within Project limits. There is also evidence of routine disking, and trash from illegal dumping throughout the study area.

No Burrowing Owls were detected nesting, foraging, or dispersing within the study area during the 2021 surveys. Numerous low quality potential burrows and burrow complexes were detected (Figure 3). The burrows observed lacked evidence of owl tracks, molted feathers, cast pellets, prey remains, egg shell fragments, owl white wash, and 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 surveys are shown 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.
3/18/21	Lincoln. Hulse & Lenny Malo	Burrow Survey	0730 - 1500	46/72	0-05	Clear/Clear	3/12/21
3/24/21	Lincoln. Hulse & Ben Zamora	Crepuscular BUOW (Morning) Survey 1)	0530-1145	48/67	0-15	Clear/Clear	3/12/21
04/01/21	Lincoln. Hulse& Lenny Malo	Crepuscular BUOW (Morning) Survey 2)	0530-1215	54/79	0-05	Clear/Clear	3/12/21
04/07/21	Lincoln. Hulse& Ben Zamora	Crepuscular BUOW (Morning) Survey 3)	0530-1200	50/80	0-05	Clear/Clear	3/12/21
04/14/21	Lincoln. Hulse& Lenny Malo	Crepuscular BUOW (Morning) Survey 4)	0530-1130	46/63	0-05	60/40	3/12/21
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., coyote [*Canis latrans*], Red-Tailed Hawk [*Buteo jamaicensis*] and other raptors) within the study area. Although the Project has potential to impact lands that could be utilized by Burrowing Owls as habitat, surveys for the species are negative. Therefore, there is no presumption

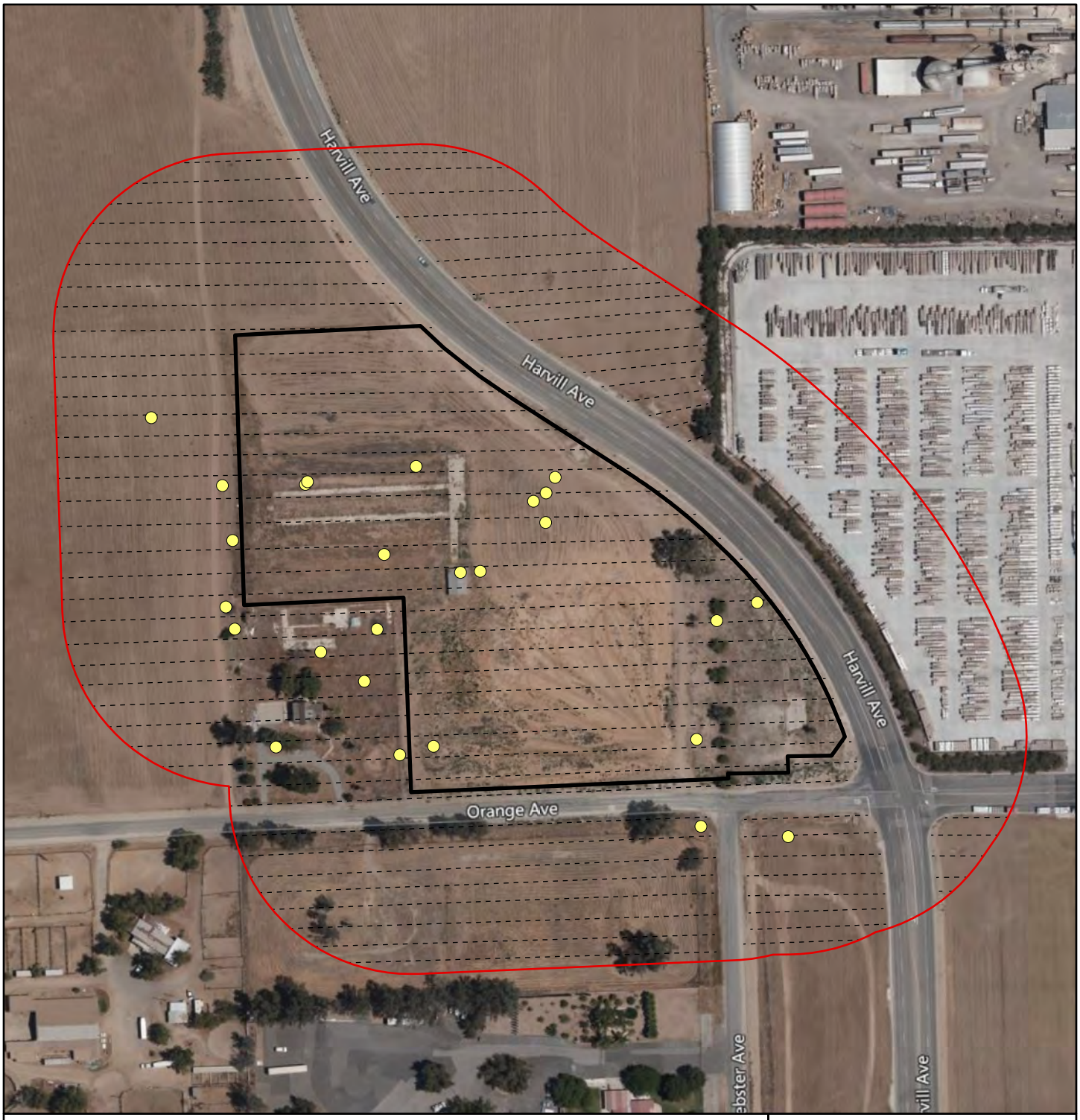
[1] While targeted owl surveys were limited to approximately 1 hour before sunrise to 2 hours after sunrise; the start and end times presented within this table detail all time spent within the study area on any given day - which include setup, reporting and demobilization activities.

that the Project would result in the loss of individual Burrowing Owls, or that it would adversely affect local or regional populations of them.

Appendix A of the MSHCP Consistency Analysis includes representative photographs of the study area, and wildlife detected during the surveys are provided within Table No. 2 below.

TABLE NO. 2 – WILDLIFE DETECTED DURING FIELD SURVEYS

Scientific name	Common name
Birds	
Agelaius phoeniceus	Red-winged blackbird
Artemisiospiza belli	Bell's Sparrow
Bubulcus ibis	Cattle egret
Buteo jamaicensis	Red-Tailed Hawk
Cathartes aura	Turkey vulture
Corvus corax	Common Raven
Corvus brachyrhynchos	American crow
Sturnus vulgaris	European Starling
Carpodacus mexicanus	House Finch
Columba livia	Rock Pigeon
Euphagus cyanocephalus	Brewer's Blackbird
Falco sparverius	American kestrel
Icterus bullockii	Bullock's Oriole
Melospiza melodia	Song sparrow
Mimus polyglottos	Northern mockingbird
Passer domesticus	House Sparrow
Petrochelidon pyrrhonota	Cliff Swallow
Sayornis nigricans	Black phoebe
Quiscalus quiscula	Common Grackle
Zenaida macroura	Mourning Dove
Tyrannus vociferans	Cassin's Kingbird
Zonotrichia leucophrys	White-crowned Sparrow
Mammals	
Canis latrans	Coyote
Otospermophilus beecheyi	California ground squirrel
Sylvilagus audubonii	Audubon's cottontail
Reptiles	
Uta stansburiana	Common Side-blotched Lizard
Aspidoscelis tigris	Western Whiptail



Potential Burrow or Burrow Complex
Burrowing Owl Survey Transects
Study Area (26.43-acres)
Project Site (7.54-acres)

0 100 200 Feet
1 inch = 197 feet

Data Sources:
-BING aerial imagery accessed April 2021

Map Prepared: 4-13-2021

Prepared by:
NOREAS
Environmental Engineering and Science

Figure 3. Burrowing Owl Survey Results

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

- The footprint of disturbance shall be minimized to the maximum extent feasible. Access to the Project shall be via preexisting access routes to the greatest extent possible.

- 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.

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: October 20, 2021

SIGNED: 

Lincoln Hulse

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Appendix F Photographic Log

	**Photograph 1.** Facing Southeast.
	**Photograph 2.** Facing Northwest.

	**Photograph 3.** Facing West.
	**Photograph 4.** Facing East.

	**Photograph 5.** Facing South.
	**Photograph: 6.** Typical burrow found on-site.

Appendix G Project GIS Files (provided separately)