WESTERN RIVERSIDE COUNTY
MULTIPLE SPECIES HABITAT CONSERVATION PLAN
CONSISTENCY ANALYSIS

"PERRIS GATEWAY"

DPR-22-05280 (PHASE 1)
DPR-22-00028 (PHASE 2)
CUP-22-005295 (PHASE 1)
SPA-22-0528
TPM 38576 (PHASE 1)

APNS 314-170-020, 314-180-023 AND 314-180-024

LOCATION:
Northwest corner of intersection of Ramona Expressway and Webster Avenue in City of Perris, Riverside County, California. Address: 4100 North Webster Avenue, Perris, California 92571. Mapped in portion of Section 1, Township 4 South and Range 4 West of USGS Topographic Map, 7.5 Minute Series, Perris, California Quadrangle.

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REPORT DATE:
January 18, 2024

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EXECUTIVE SUMMARY

INTRODUCTION / RESULTS

Principe and Associates was hired by Optimus Building Corporation to prepare a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis on 20.28 recorded acres of land located at the northwest corner of the intersection of the Ramona Expressway and Webster Avenue in the City of Perris, Riverside County, California **(Site Vicinity Map)**. The site's west property line parallels the northbound onramp to the I-215 Freeway. The address of the site is 4100 North Webster Avenue, Perris, California 92571. The site is mapped in portions of Section 1, Township 4 South and Range 4 West of USGS Topographic Map, 7.5 Minute Series, Perris, California Quadrangle **(USGS Location Map)**. The three Assessor's Parcel Numbers comprising the site are 314-170-020, 314-180-023 and 314-180-024.

Section 1 of this report describes the project and the project site. Section 2, 'Environmental Assessment', describes the topographic, hydrographic, soils, and biological environments present on the site. The purpose of Section 3, 'Consistency Analysis', is to identify and discuss (1) how the site relates to MSHCP Reserve Assembly and (2) how the site meets requirements of MSHCP Implementation Structure (Sections 6.1.1, 6.1.2, 6.1.3, 6.1.4, 6.3.2, and 6.4). Thresholds of Significance presented in Section 4 are used to determine the significance of environmental impacts. Levels of Significance (*i.e.,* Potentially Significant Impact, Less Than Significant Impact, etc.) are then applied to a checklist of questions (Thresholds BIO A-F) addressing biological resources to be answered during the initial assessment of a project. Section 5 lists Project Design Features and Mitigation Measures That Reduce Impacts, if any.

The County of Riverside, eight (8) additional land jurisdictions, and approximately fourteen (14) cities adopted the Western Riverside County MSHCP in 2003. The MHSCP is a habitat conservation plan formed and permitted under the Federal Endangered Species Act (FESA). The MSHCP builds upon existing preserves and attempts to provide connectivity and wildlife corridors, and proposes to conserve approximately 500,000 acres and 146 different species. Approximately 347,000 acres are anticipated to be conserved on existing Public/Quasi-Public lands with additional contributions of approximately 153,000 acres acquired from private land owners. The MSHCP establishes seven (7) core reserve areas and associated linkages between proposed and existing core areas. The MSHCP provides a Section 10(a) take permit under the FESA for property owners, developers, and participating public agencies.

MSHCP Consistency Analysis Preparation

The purpose of this report is to document the existing biological resources on the site and to analyze the potential biological and regulatory constraints and impacts associated with the proposed development in terms of MSHCP Implementation Structure. This report presents the findings of an environmental assessment and consistency analysis for the proposed project, compilation of existing documentation, and complete walk-over field surveys conducted during the months of June and July, 2023. This document is

Source of Aerial Photo: Google Earth 5-2023

Scale: 1"= 1000'

0 1000 2000 Feet

SITE VICINITY MAP

PERRIS GATEWAY

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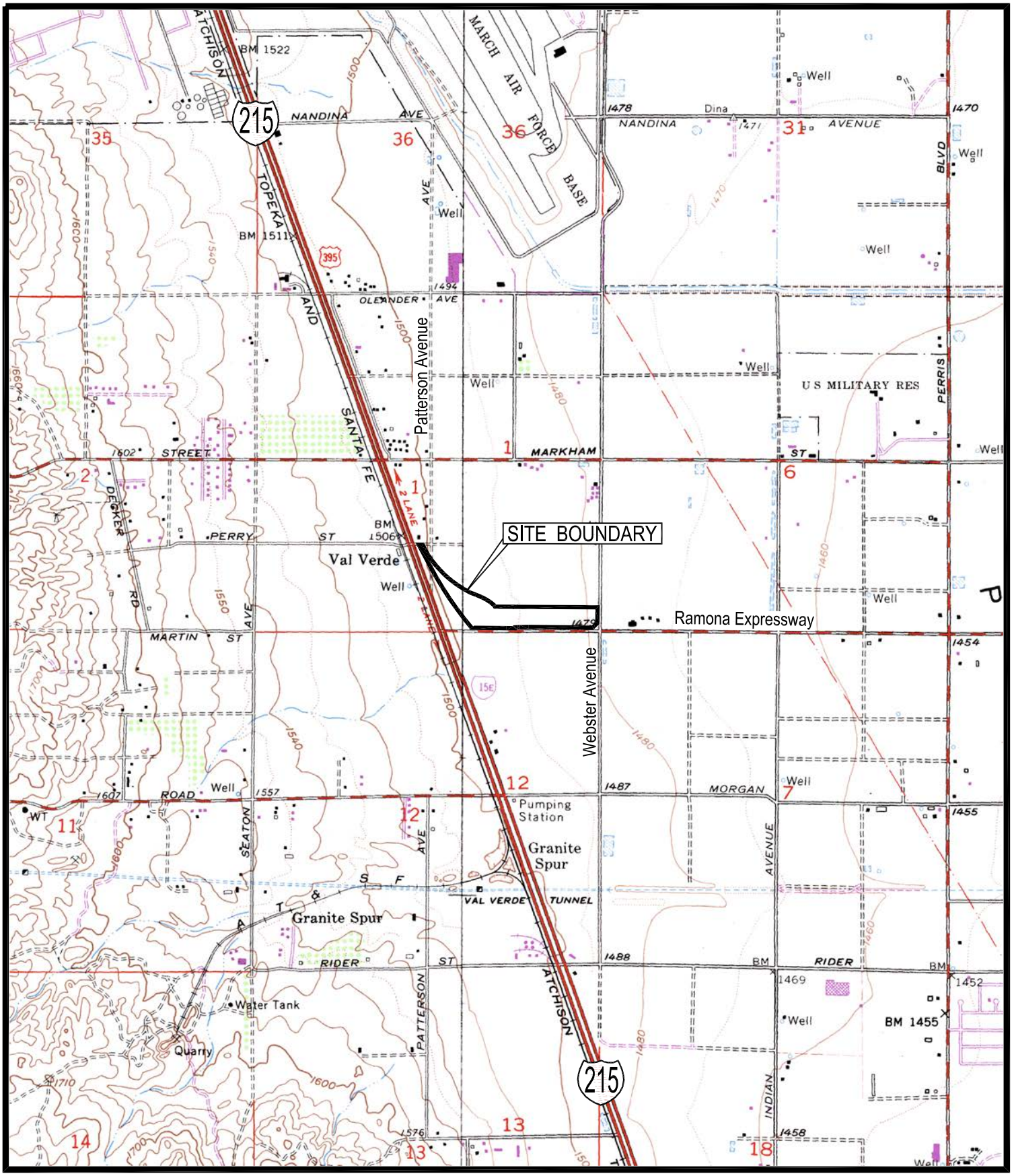


Base Map Source: USGS 7.5 Min.
Perris, Calif. Quad.

Feet

0 2000 4000

USGS LOCATION MAP

PERRIS GATEWAY

PRINCIPE AND ASSOCIATES

consistent with accepted scientific and technical standards, and the requirements of the MSHCP, United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW). It focuses on documenting those resources considered to be significant and/or sensitive as outlined by the MSHCP and California Environmental Quality Act (CEQA). Onsite biological resources were analyzed to determine which if any are subject to MSHCP Implementation Structure (Sections 6.1.1, 6.1.2, 6.1.3, 6.1.4, 6.3.2, and 6.4), United States Army Corps of Engineers (USACE) jurisdiction pursuant to Section 404 of the Clean Water Act, CDFW jurisdiction pursuant to Division 2, Chapter 6, Section 1600 of the Fish and Game Code, the Santa Ana Regional Water Quality Control Board (RWQCB) 401 certification/Waste Discharge Requirements.

Methodology

Prior to visiting the site, a review of all available and relevant literature and data on the biological characteristics, sensitive habitats and species potentially present on or adjacent to the site was conducted. Additionally, current and historic aerial photographs were examined. After reviewing the available information, Principe and Associates conducted a preliminary site assessment on June 4, 2023.

During the initial site assessment process, all three parcels were searched using the Western Riverside County Regional Conservation Agency (RCA) MSHCP Information Maps to determine if the site is located within a MSHCP Cell Group or Criteria Cell, and if the site is located within Amphibian, Burrowing Owl, Mammal, Narrow Endemic Plant, Criteria Area, or Invertebrate Species Survey Areas listed under the Conservation Descriptions. The Information Map showed that the site is not located within a MSHCP Cell Group or Criteria Cell, and not within any Species Survey Areas.

During the preliminary site assessment, Vegetation Associations were characterized, Hydrography and Drainage features potentially subject to USACE/CDFW/RWQCB jurisdiction were examined as well as the site's potential to provide habitats for listed plant and wildlife species identified as candidate, sensitive or special status in local or regional plans, policies or regulations, or by CDFW or USFWS.

Digital images derived from the Soil Survey of Western Riverside Area, California and aerial photographs were used in conjunction with an in-house geographic information system (GIS) to prepare maps illustrating the boundaries of soils types and biological resources present on the site. Soil types and Vegetation Associations were then "ground-truthed" during the walkover field surveys to obtain characteristic descriptions and species composition.

FINDINGS AND CONCLUSIONS

The disturbed Non-Native grasslands vegetation and habitat extant at the site are not considered to be significant biological resources, nor do they possess unique characteristics *(i.e.,* washes, streams, oak trees, juniper trees, or rock outcroppings). Specifically, the following resources are not present at the site:

- Species identified as a candidate, sensitive, or special status species,
- Riparian habitat and/or other sensitive natural plant communities,
- Federally protected wetlands,
- Native resident or migratory fish and wildlife species movement corridors, established native resident or migratory wildlife corridors, and/or native wildlife nursery areas, and/or
- Protected biological resources

The analyses of impacts on biological resources resulting from development of the proposed project have determined that, overall, the proposed project does not create an impact on biological resources. In the case of impacts on migratory birds, it was determined that the proposed project will have less than significant impacts when specific mitigation measures to reduce and/or eliminate the impacts are implemented.

It was also determined that the proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The development and operation of the proposed project is consistent with Sections 6.1.1, 61.2, 6.1.3, 6.1.4, 6.3.2, and 6.4 of the MSHCP.

SECTION 1. PROJECT AND SITE DESCRIPTIONS

1.1 Project Descriptions

The proposed project is the construction of a commercial development on 20.28 acres. The project will be developed in two phases **(Phasing Exhibit)**.

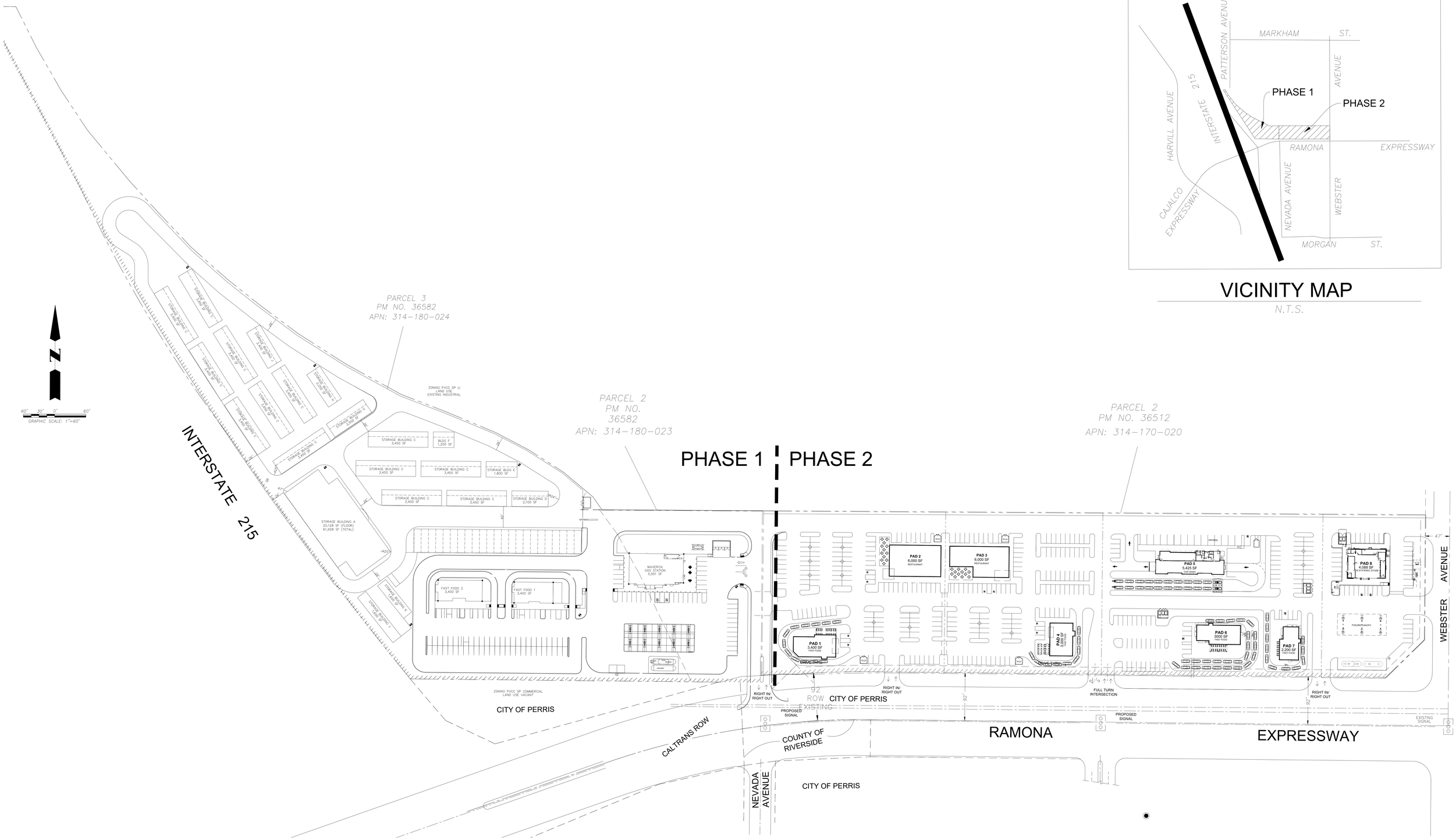
PHASE 1

5951 sq. ft. Maverick Gas Station with 10 fuel pumps
3400 sq. ft. Fast Food 1 with drive-thru
3400 sq. ft. Fast Food 2 with drive thru
61928 sq. ft. Storage Building A
44850 sq. ft. Storage Buildings C 1-C13
2100 sq. ft. Storage Building D
1800 sq. ft. Storage Building E
1200 sq. ft. Storage Building F
2550 sq. ft. Storage Building G
2250 sq. ft. Storage Building H
1600 sq. ft. Storage Building J1
2400 sq. ft. Storage Building J2
1600 sq. ft. Storage Building K
132779 SQ. FT. TOTAL

Primary access to the Phase 1 project will be taken from the Ramona Expressway via one Right In / Right Out ingress/egress driveway for automobiles and trucks. A new traffic

VICINITY MAP

N.T.S.



signal is proposed at this location which coincides with the intersection of the Ramona Expressway and Nevada Avenue. The gas station and fast-food restaurants will be connected by a circular driveway, while internal circulation to the numerous storage buildings will be provided by a 26-foot-wide driveway loop system.

PHASE 2

3400 sq. ft. Pad 1 – Fast Food with drive-thru
6000 sq. ft. Pad 2 – Restaurant
6000 sq. ft. Pad 3 – Restaurant
3000 sq. ft. Pad 4 – Fast Food with drive-thru
5425 sq. ft. Pad 5 – Car Wash
3000 sq. ft. Pad 6 – Fast Food with drive-thru
2200 sq. ft. Pad 7 – Fast Food with drive thru
4068 sq. ft. Pad 8 – Gas Station with convenience store and 6 pumps with fueling canopy
33093 SQ. FT. TOTAL

Primary access to the Phase 2 project will be taken from the Ramona Expressway via two Right In / Right Out ingress/egress driveways for automobiles and trucks. In addition, a full-turn intersection is proposed on the Ramona Expressway. A new traffic signal is also proposed at this location. Secondary access will be provided by two ingress/egress driveways on Webster Avenue. Internal circulation to the gas station, car wash, two restaurants, four fast-food restaurants, and all parking spaces will be provided by a driveway loop system. Once completed, Phase 1 and Phase 2 will be connected by the two driveway loop systems.

The project will be retaining and infiltrating the post development runoff within a series of underground storage facilities located at the project site. They have been designed in a way that each parcel can be developed independently of each other. The underground storage facilities will also provide for water quality treatment through collection and infiltration. There is one area where a bio swale will be used to treat surface runoff. In addition to the typical required onsite mitigation of developed runoff, the project will install a 36-inch reinforced concrete storm drain pipe along the Ramona Expressway to accept and route the offsite flow that meets the site at the southwest corner. The 32.6 cubic feet per second offsite flow will be carried to the east and join the existing outlet at the southeast corner of the site. There is an existing headwall and culvert under Webster Avenue. The headwall will be removed and replaced with a storm drain manhole. This 36-inch pipe will also function as the overflow path for each of the onsite underground storage facilities.

1.2 Site Description

The site is currently vacant and undeveloped with structures. The site is primarily comprised of disturbed Non-native grasslands vegetation and habitat that is periodically abated for fire prevention purposes. Aerial photographs were reviewed to evaluate past land use patterns at the site and in the surrounding areas. The photos were taken in the

following years: 1966, 1967, 1978, 1985, 1994, 1997, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. The review revealed that the during the years between 1966 and 2020, the majority of the site and the parcels of land located to the north were undeveloped agricultural land. In 1966, a single-family residence had been constructed in the northwest corner of the site. The Ramona Expressway and Webster Avenue were present along the site's south and east property lines, and were local streets. A highway was present adjacent to the site's west property line. Agricultural crops could be seen growing on portions of the site in 1967 and 1978. In 1985, Nevada Road had been extended north of the Ramona Expressway and onto the site. Also in 1985, Patterson Avenue had been extended to the southeast and onto the site to intersect with Nevada Road. By 1994, the highway and local streets were improved. The site and surrounding areas remained basically the same between 1997 and 2016. In 2018, construction of two large industrial buildings had begun north of the site. Ferguson Enterprises is still present north of the eastern portion of the site, while the building located north of the western portion of the site is for lease. The existing house in the northeast corner of the site was removed. The aerial photograph taken in 2020 shows the Patterson-Nevada roadway through the site was abandoned as additional development was occurring north of the site along Patterson Avenue, including a new Amazon distribution center.

SECTION 2. ENVIRONMENTAL SETTING

2.1 Topography

Site topography is flat-lying and featureless. Natural topography has been completely altered in the past by long-term disturbances associated with agricultural and weed abatement activities (*i.e.,* chain-flail-mowing, disking, tilling, etc.). There are no boulder or rock outcrops on the site.

The majority of the elevation at the site is centered around the 1500-foot contour. There is a moderate change in elevation of approximately 15 feet across the site (1485→1500 feet). The site is located between 0 and 15 feet below the elevation of the Ramona Expressway and the northbound onramp of the I-215 Freeway.

2.2 Hydrography, Drainage and Jurisdictional Considerations

Natural watercourses of any kind are not present on this site (*i.e.,* perennial or intermittent blueline streams, ephemeral drainages, historical drainages, etc.).

Drainage on the site is primarily by overland flow or downslope movement of storm water runoff (sheet flow) originating on the slightly higher elevated terrain located in the northern portions of the site. The storm water runoff is characterized by low volume, infrequent and short duration flows that only occur during and after precipitation events. The site drains gradually southwest to northeast with varying terrain with a flow slope of 0.7 percent. Most of the storm water and surface runoff originating on the flat-lying site percolates into the ground. There are two concentrations of offsite flow impacting the subject property. A sheet flow condition enters the site along the western property line

from the undeveloped land to the west (Perris Gateway Phase I). At the southwest corner of the site, there is an existing earthen channel that conveys runoff from the onramp easterly along the north side of the Ramona Expressway. Flows continue easterly in the earthen channel before entering an existing crossing of Webster Avenue. No regional flows impact the site.

Two existing drainage features are present in the southeast corner of the site. The culvert constructed beneath Webster Avenue opens into an earthen drainage ditch excavated to carry flows into a culvert constructed beneath the Ramona Expressway. Riprap was placed in the drainage ditch immediately across from the culvert opening to prevent lateral erosion onto the site and channel storm water to the existing culvert beneath the Ramona Expressway. This culvert appeared to be crushed, completely filled and not functioning.

Jurisdictional Considerations

Waters, including wetlands, that meet the definition of USACE Waters of the United States are not present on this site.

The Santa Ana RWQCB is responsible for the administration of Section 401 of the Clean Water Act. In general, RWQCB jurisdiction usually coincides with the USACE Waters of the United States, including any wetlands. As waters and wetlands jurisdictional to the USACE are not present on the site, they are also not under the jurisdiction of the Santa Ana RWQCB.

As the bed and banks of a stream channel and associated wildlife and habitats as per California Fish and Game Code Sections 1600-1616 are not present on this site, CDFW jurisdiction is not present there. The RWQCB may also assert jurisdiction over Waters of the State pursuant to the Porter-Cologne Act. As waters jurisdictional to CDFW are not present on the site, they are also not under the jurisdiction of the Santa Ana RWQCB.

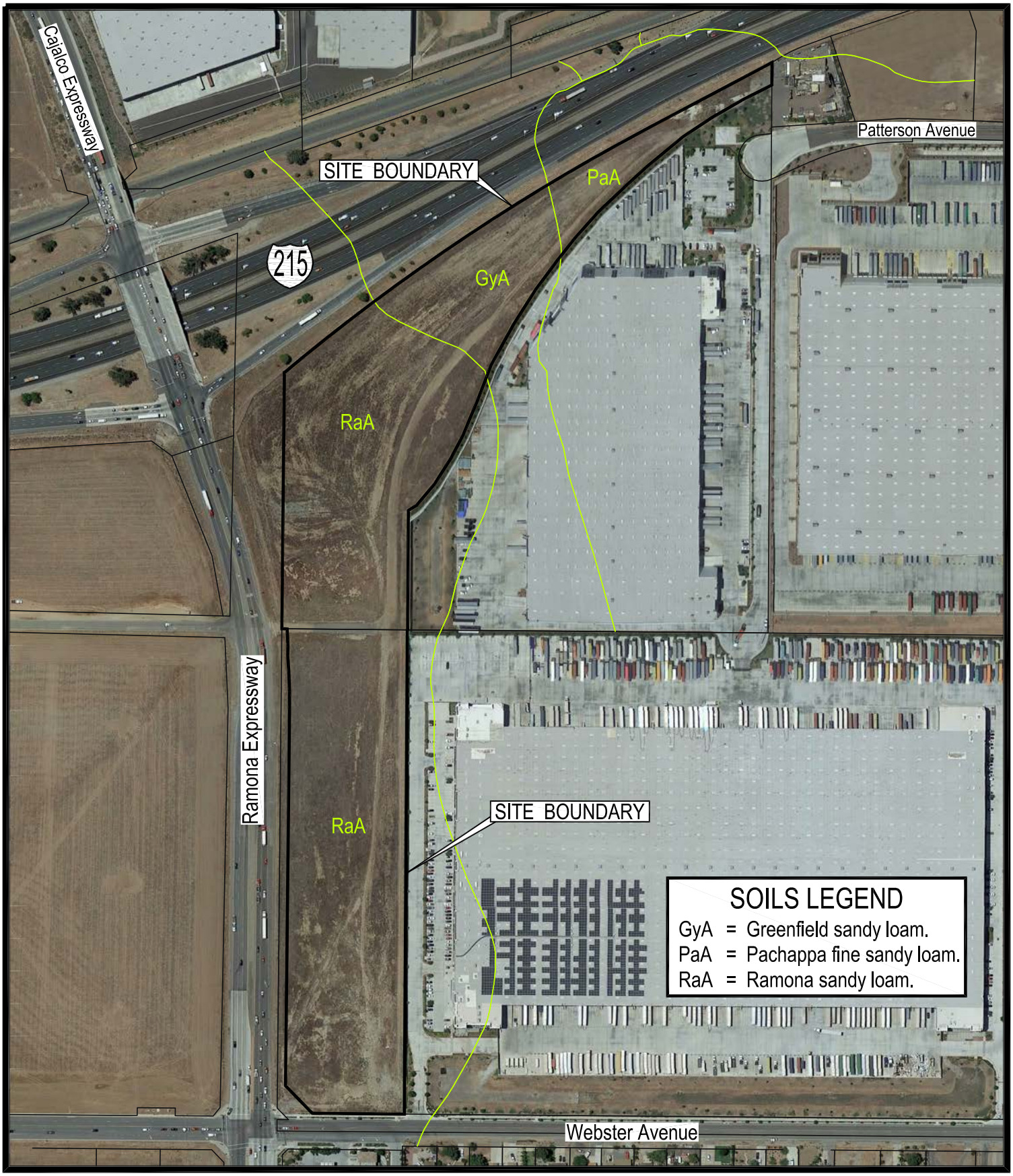
2.3 Soils

Review of the “Soil Survey of Western Riverside Area, California” revealed that the surficial soils at the site are included in the Hanford-Tujunga-Greenfield Association (Soils of the Southern California Coastal Plain). Within this association, three soil types have been mapped at the site **(Soils Map)**:

- GyA – Greenfield sandy loam, 0 to 2 percent slopes
- PaA - Pachappa fine sandy loam, 0 to 2 percent slopes
- RaA – Ramona sandy loam, 0 to 2 percent slopes

2.4 Vegetation Associations and Species Composition

Based on the Habitat Accounts described in Volume 2 of the MSHCP, the Vegetation Association occurring on the site is classified as Grasslands (20.28 acres) **(Biological Resources Map)**. The total area surveyed was ±25 acres. The surveys included all areas located between the site’s property lines and the Ramona Expressway, the northbound onramp of the I-215 Freeway and the existing industrial buildings located to the north.



Source of Aerial Photo: Google Earth 5-2023

Scale: 1"= 340'

0 340 680 Feet

SOILS MAP

PERRIS GATEWAY

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Source of Aerial Photo: Google Earth 5-2023

Scale: 1"= 340'

0 340 680 Feet

BIOLOGICAL RESOURCES MAP

PERRIS GATEWAY

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The **Grasslands Vegetation Association** occurs throughout most of Western Riverside County, and covers approximately 11.8% (154,421 acres) of the Plan Area. The **Non-native grasslands Vegetation Subassociation** is growing on the site. Non-native grasslands occur throughout the majority of the Plan Area (11.6%), usually within close proximity to urbanized or agricultural land uses.

Non-native grasslands are primarily composed of annual grass species introduced from the Mediterranean basin and other Mediterranean-climate regions with variable presence of non-native and native herbaceous species. Species composition of Non-native grasslands may vary over time and place based on grazing or fire regimes, soil disturbance and annual precipitation patterns. Non-native grasslands typically produce deep layers of organic matter which is inversely related to the abundance of non-native and native forbs. Non-native grasslands also typically support an array of annual forbs. Low abundances of native species are sometimes present within Non-native grasslands.

Non-native grasslands cover the entire surface of the site. It is growing in all previously disturbed areas. The eastern portion of the site was recently mowed/disced, and the vegetation is sparse. The ground covering is dense in the areas located in the western portion of the site. Most of it is dominated by common and widespread non-native annual grass and weed species, but a few native annual and wildflower species were also present. Species composition of the onsite Non-native grasslands and the habitat it provides are not considered to be significant biological resources.

Dicot species include *Italian thistle *(Carduus pycnocephalus),* *yellow star-thistle *(Centaurea solstitialis),* *stinkwort *(Dittrichia graveolens),* *prickly lettuce (*Lactuca serriola*), *common groundsel (*Senecio vulgaris),* *stink-net (*Oncosiphon piluliferum*), *common sow-thistle *(Sonchus oleraceus),* *shortpod mustard *(Brassica geniculata),* *Sahara mustard *(Brassica tournefortii),* *London rocket (*Sisymbrium irio*), *five-hook bassia *(Bassia hyssopifolia),* *nettle-leaved goosefoot *(Chenopodium murale),* *spotted spurge *(Euphorbia maculate),* *Russian-thistle *(Salsola tragus),* *Spanish clover (*Lotus purshianus),* *sourclover *(Melilotus indicus),* *long-beak filaree *(Erodium botrys),* *cheeseweed (*Malva parviflora*), *common knotweed *(Polygonum arenastrum),* *wand mullein (Verbascum virgatum), and Mediterranean tamarisk *(Tamarix ramosissima)*.

Monocot species include *wild oat *(Avena sativa),* *common ripgut grass *(Bromus diandrus),* *red brome (*Bromus madritensis* subsp. *rubens*), *hare barley (*Hordeum murinum* subsp. *leporinum*), *annual bluegrass *(Poa annua),* and *Mediterranean schismus (*Schismus barbatus*).

Native forbs are uncommon, and most of the woody species are limited to a single plant or only a few. Species include annual burweed *(Ambrosia acanthicarpa),* coastal sagebrush *(Artemisia californica),* tarragon *(Artemisia dracunculus),* mule fat *(Baccharis salicifolia),* broom baccharis *(Baccharis sarothroides),* common sand aster *(Corethrogyne*

*Denotes non-native species throughout the text
Nomenclature after Roberts, Jr., Fred M., Scott D. White, Andrew C. Sanders, David E. Bramlet, and Steve Boyd. 2004.

filaginiflolia var. *bernardina),* brittlebush *(Encelia farinosa),* western sunflower (*Helianthus annuus*), telegraph weed (*Heterotheca grandiflora*), coastal goldenbush *(Isocoma menziesii* var. *vernonioides),* virgate wreath-plant *(Stephanomeria virgata* subsp. *virgata),* and common fiddleneck (*Amsinckia menziesii* var*. intermedia*).

2.5 Wildlife Species Observed

An extremely low abundance and diversity of wildlife was observed at the site. The obvious reason is due to the location of the site confined between major transportation corridors and large industrial buildings. The wildlife species composition consisted of common and opportunistic species that are adapted to exploit available non-native habitats and resources located in close proximity to developed areas when native habitats are not present. Species observed included one butterfly, common white (*Pieris protodice),* grasshoppers, one lizard, side-blotched lizard *(Uta stansburiana),* and two birds, western kingbird *(Tyrannus verticalis),* and house finch *(Carpodacus mexicana).*

Diagnostic animal signs were limited to a few Botta's pocket gopher mounds *(Thomomys bottae),* California ground squirrel burrows *(Spermophilus beecheyi)* and domestic dog scat *(Canis lupus familiaris).*

2.6 Wildlife Movement Corridors

Wildlife movement corridors link together areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, by human disturbance, or by the encroachment of urban development. The fragmentation of natural habitat creates isolated 'islands' of vegetation that may not provide sufficient area to accommodate sustainable populations, and can adversely impact genetic and species diversity. Wildlife movement corridors can often mitigate the effects of fragmentation by (1) allowing animals to move between remaining habitats, thereby allowing depleted populations to be replenished, (2) providing escape routes from fire, predators and human disturbances, thus reducing the risk that catastrophic events such as fire or disease will result in population or local species extinction, and (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs.

Wildlife movement activities usually fall into one of three categories: (1) dispersal (defined as juvenile animals moving from natal areas and individuals extending range distributions), (2) seasonal migration and (3) movements related to home range activities such as foraging for food or water, defending territories or searching for mates, breeding areas or cover. A number of terms have been used in various wildlife movement studies such as wildlife corridor, travel route, habitat linkage, and wildlife crossing, to refer to areas in which wildlife move from one area to another.

Wildlife Movements on the site

The site is not providing a wildlife movement corridor for juvenile animal dispersals, seasonal migrations, foraging movements for food or water, and/or for searching for mates, breeding areas or cover through this portion of Perris. It is located adjacent to

Ramona Expressway and the northbound onramp to the I-215 Freeway that experience a constant high volume of truck traffic transporting materials from all the distribution facilities operating in the immediate vicinity. Also, the site does not provide a connection between two or more MSHCP core areas, habitat blocks or linkages that would otherwise be fragmented or isolated from one another if development occurred at this site. It does not currently contain suitable cover, food or water for species to survive at the site and facilitate movement within a corridor. Therefore, future development at the site will not interfere with the movements of native wildlife species, established native wildlife corridors or uses of native wildlife nursery sites.

SECTION 3. MSHCP CONSISTENCY ANALYSIS

3.1 Western Riverside County MSHCP

Based on the final Western Riverside County MSHCP (adopted June 17, 2003), the three parcels of land comprising the project site are 'Not A Part' of cell criteria under the MSHCP. The project is not then located within a Cell, Cell Group or Sub Unit of the Mead Valley Area Plan.

The site is located approximately 4.6 miles northwest of the most proximate Western Riverside County Regional Conservation Agency (RCA) Conserved Lands located along a reach of the San Jacinto River. The site is also located approximately 1.75 miles west of the most proximate MSHCP Public/Quasi-Public (PQP) Conserved Lands located along a portion of the Perris Valley Storm Drain.

3.2 Project Relationship to MSHCP Reserve Assembly

As stated above, the site is not located within a designated Cell, Cell Group or Sub Unit of the Mead Valley Area Plan. Therefore, conservation has not been described for this site.

The site is located approximately 0.8 miles northeast of the closest existing MSHCP Criteria Area - Cell #2334 of an independent Cell in the Motte/Rimrock Sub Unit (SU1) of the Mead Valley Area Plan:

> "Conservation within Cell #2334 will contribute to the assembly of Proposed Noncontiguous Habitat Block 4. Conservation within this Cell will focus on assembly of coastal sage scrub habitat. Areas conserved within this Cell will be connected to the coastal sage scrub habitat proposed for conservation in Cell Group A to the south. Conservation within this Cell will be approximately 5% of the Cell focusing in the southern portion of the Cell."
>
> "Proposed Noncontiguous Habitat Block 4 is comprised of the Motte Rimrock Reserve. It provides Habitat for a number of Planning Species, including Quino checkerspot butterfly, coastal California gnatcatcher, and Stephens' kangaroo rat. Maintenance of large intact interconnected habitat blocks is important for these species. As shown in the table below, areas not affected by edge total approximately 920 acres of the total

1,150 acres occupied by this habitat block. Since this habitat block may be affected by edge, treatment and management of edge conditions will be necessary to ensure that it provides Habitat and movement functions for species using this habitat block as planned adjacent land uses are developed along the edge. Guidelines Pertaining to Urban/Wildlands Interface for the management of edge factors such as lighting, urban runoff, toxics, and domestic predators are presented in Section 6.1 of this document. Activities associated with proposed adjacent land uses such as fire, fire suppression, off-road vehicle use and landscaping with exotic invasive species may be harmful to Stephens' kangaroo rat."

The site is located approximately 1.35 miles northeast of the southern portion of Cell #2334 where conservation within this Cell will contribute to the assembly of Proposed Noncontiguous Habitat Block 4. The site does not have a direct relationship to the assembly of Proposed Noncontiguous Habitat Block 4.

Planning Species (- required habitats):

- Bell's sage sparrow - Coastal Sage Scrub dominated by coastal sagebrush and Chaparral dominated by chamise
- Cactus wren - Coastal Sage Scrub or desert scrub with thickets of prickly pear or cholla cactus
- Coastal California gnatcatcher - Riversidean Sage Scrub, Alluvial Sage Scrub and Coastal Sage-Chaparral Scrub
- Stephens' kangaroo rat - Annual and perennial grasslands and Coastal Sage Scrub with sparse canopy cover and gently-sloping topography
- Long-spined spine flower - Chaparral, Coastal Sage Scrub, Valley and Foothill Grassland, and meadows on clay soils

Required habitats for all five Planning Species are not present on this site.

Biological Issues and Considerations:

- Conserve clay soils supporting Long-spined spine flower - clay soils have not been mapped at this site
- Conserve existing populations and Habitat of the Coastal California gnatcatcher - an existing population or required habitats for Coastal California gnatcatcher are not present on this site
- Conserve and manage small key population of Stephens' kangaroo rat - a population of Stephens' kangaroo rat is not present on this site

3.3 MSHCP Implementation Structure

In addition, Section 6.0 of the MSHCP, the MSHCP Implementation Structure, imposes all other terms of the MSHCP, including but not limited to the protection of species associated with riparian/riverine areas and vernal pools, narrow endemic plant species, urban/wildlands interface guidelines, and additional survey needs and procedures set forth in Sections 6.1.1, 6.1.2, 6.1.3, 6.1.4, 6.3.2, and 6.4.

Section 6.1.1 - Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy (HANS)

As stated above, the site is not located within an area that has been identified in the MSHCP as an area where conservation potentially needs to occur. As such, a HANS Application will not then have to be reviewed by City of Perris Planning Department staff pursuant to the MSHCP and the City's General Plan.

The project is consistent with Section 6.1.1 of the MSHCP

Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

Riparian/Riverine Areas

Natural watercourses with associated riparian vegetation and habitat are not located on the site. Therefore, there are no biological resources present on the site that meet the MSHCP definition of Riparian/Riverine Areas: *"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".* Therefore, the biological functions and values of Riparian/Riverine Areas do not exist. Suitable riparian/riverine habitats for the species listed under 'Purpose' in Volume 1, Section 6.1.2 of the MSHCP are not present there.

Vernal Pools

The biological functions and values of Vernal Pools do not exist on the site. The site has been continuously disturbed for decades. Kinds of natural-occurring or manmade aquatic features that could provide suitable habitats for endangered and threatened species of fairy shrimp are not present on the site (*e.g.,* wetlands, vernal pools, vernal pool-like ephemeral ponds, stock ponds, other human-modified depressions like borrow pits, tire ruts, cement culverts, etc.). Therefore, suitable habitats for the species listed under 'Purpose' in Volume 1, Section 6.1.2 of the MSHCP are not present there.

Wetlands

Section 404 of the Clean Water Act has established a program to regulate the discharge of dredged or fill material into wetlands. Wetlands are defined in USACE 33 CFR § 328.3 as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Other kinds of perennial or seasonal aquatic features that could be classified as federally protected wetlands as defined by Section 404 of the Clean Water Act are not present on the site (*e.g.,* swamps, marshes, bogs, wet meadows and pastures; springs and seeps, etc.). The site does not have a direct relationship to existing wetland regulations.

The project is consistent with Section 6.1.2 of the MSHCP

Section 6.1.3 - Protection of Narrow Endemic Plant Species

The site is not located within a Rough Step 3 **Narrow Endemic Plant Species Survey Area**.

The project is consistent with Section 6.1.3 of the MSHCP

Section 6.1.4 - Guidelines Pertaining to the Urban/Wildlands Interface

As stated above, the site does not have a direct relationship to the assembly of Proposed Noncontiguous Habitat Block 4. The site is located approximately 0.8 miles northeast of the closest MSHCP Criteria Area - Cell #2334 of an independent Cell Group in the Motte/Rimrock Sub Unit (SU1) of the Mead Valley Area Plan. As a 250-foot buffer is used in the MSHCP to complete an edge analysis, development at the site will not be subjected to the treatment and management of edge conditions necessary to ensure that it provides habitat and movement functions for species using Proposed Noncontiguous Habitat Block 4 as planned adjacent land uses are developed along its edge. The project will not then be subject to the Guidelines Pertaining to the Urban/Wildlands Interface such as lighting, urban runoff, toxics, and domestic predators as presented in *Section 6.1.4 of the MSHCP, Volume 1, The Plan.*

The Guidelines Pertaining to the Urban/Wildlands Interface are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area, where applicable. Prior to the approval of any project, the City of Perris will issue a list of conditions that must be satisfied. Existing local regulations are generally in place that address the same issues presented in the Guidelines Pertaining to the Urban/Wildlands Interface section of the MSHCP. Specifically, the City of Perris has an approved General Plan, Building Codes and Zoning Ordinances and polices that include mechanisms to regulate the development of land. In addition, project review and impact mitigation that are currently provided through the California Environmental Quality Act process also addresses the same issues that regulate land development. Therefore, a project will not be approved that would result in significant impacts on biological resources.

The project is consistent with Section 6.1.4 of the MSHCP

Section 6.3.2 - Additional Survey Needs and Procedures

The site is not located in a Rough Step 3 Survey Area where additional surveys are needed for **Amphibian, Burrowing Owl, Mammal, Narrow Endemic Plant, Criteria Area, or Invertebrate Species** in conjunction with MSHCP implementation in order to achieve coverage for these species. Also, the site is not located in a Special Linkage Area.

The project is consistent with Section 6.3.2 of the MSHCP

Section 6.4 - Fuels Management

Fuels management focuses on hazard reduction for humans and their property. Fuels management for human safety must continue in a manner that is compatible with public safety and conservation of biological resources. Fuels management for human hazard reduction involves reducing fuel loads in areas where fire may threaten human safety or property, suppressing fires once they have started, and providing access for fire suppression equipment and personnel. It is recognized that brush management to reduce fuel loads and protect urban uses and public health and safety shall occur where development is adjacent to the MSHCP Conservation Area.

The site is not located adjacent to a MSHCP Conservation Area. Based on existing fuels management policies, fuels management will not be required for future land uses on the site. Mass grading to develop the project will result in the removal of the existing Non-native Grasslands growing on the site that could threaten human safety or property during a fire.

The project is consistent with Section 6.4 of the MSHCP

SECTION 4. THRESHOLDS OF SIGNIFICANCE

Thresholds of Significance are used by public agencies in the determination of the significance of environmental effects. A Threshold of Significance is an identifiable quantitative, qualitative or performance level of a particular environmental effect. In general, exceeding Thresholds of Significance means the effect will be determined to be significant by the agency, while deceeding Thresholds of Significance means the effect will be determined to be less than significant.

Impacts on biological resources resulting from the proposed project will be based on the following **Levels of Significance:**

- ***Potentially Significant Impact*** applies where a project is one that has the potential to (1) substantially degrade the quality of the environment, (2) substantially reduce the habitat of a fish or wildlife species, (3) cause a fish or wildlife population to drop below self-sustaining levels, (4) threaten to eliminate a plant or wildlife community, or (5) reduce the number or restrict the range of an endangered, rare or threatened Species (CEQA Section 15065(a)).

- ***Less Than Significant Impact with Mitigation Measures Incorporated*** applies where a project proponent agrees to mitigation measures or project modifications that would avoid any significant effect on biological resources, and/or would mitigate the significant effect to a point where clearly no significant effect on biological resources would occur.

- ***Less Than Significant Impact*** applies where the project creates no significant impact on biological resources.

- ***No Impact*** applies where a project does not create an impact on biological resources.

The Levels of Significance are then applied to a checklist of questions addressing biological resources to be answered during the initial assessment of a project. The impacts on biological resources resulting from the proposed project have been analyzed and used to answer the checklist of questions on Thresholds of Significance.

Threshold BIO A - Will the proposed project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Answer: Less Than Significant Impact with Mitigation Measures Incorporated

Prior to beginning of the field surveys, a literature review was completed to determine locations and species of plants and wildlife that have the potential to occur on the site or in the vicinity of the site. The MSHCP list of Covered Species was examined, as well as the list of Planning Species from the Mead Valley Area Plan. The CDFW California Natural Diversity Database (CNDDB) Natural Heritage Program, RareFind, was consulted for plant and wildlife species that have been recorded within three miles of the site. USFWS Federal register listings, protocols, and species data and a review of the California Native Plant Society sixth inventory and *The Vascular Plants of Western Riverside County, California, An Annotated Checklist* were also reviewed for pertinent information regarding the location of known occurrences of sensitive species in the vicinity of the property. Using those database sources, site-specific plant and wildlife lists were compiled.

Two Federal-, State-, and CNPS-Listed Plant Species have been reported to occur within the Perris quadrangle from one-to-three miles of the site, including long-spine spineflower and smooth tarplant. Based on required growing habitats and geographic ranges, the two plant species were determined to be either absent or to have no probability to occur at this site. No additional field surveys are necessary to determine their presence or absence.

Thirteen Federal- and State-Listed Wildlife Species have been reported to occur within the Perris quadrangle from one-to-three miles of the site, including Stephens' kangaroo rat, coast horned lizard, burrowing owl, orange-throated whiptail, Los Angeles pocket mouse, California glossy snake, least Bell's vireo, western mastiff bat, northern red-diamond rattlesnake, Southern California rufous-crowned sparrow, coastal whiptail, western spadefoot toad, and coastal California gnatcatcher. Based on required habitats and geographic ranges, all thirteen wildlife species were determined to be either absent or to have no probability to occur at this site. No additional field surveys are necessary to determine their presence or absence.

The site is comprised of disturbed vegetation and habitat that is dominated by a low carpet of non-native grass and weeds. Native vegetation and habitats within site boundaries have been eliminated due to long-term disturbances associated with agricultural and weed abatement activities that have resulted in heavily disturbed and compacted soils.

The Migratory Bird Treaty Act (MBTA) of 1918 (USC 703711) is an international treaty that makes it unlawful to take, possess, buy sell, purchase, or barter any migratory bird listed in 50 CFR Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). In addition, Sections 3503, 3503.5, and 3800 of the CDFG Code prohibit the take, possession, or destruction of birds, their nests or eggs.

Marginally suitable nesting habitat for migratory birds is present on the site. The Non-native grasslands provide potential nesting habitats for ground dwelling bird species. The two bird species observed at the site are bird species governed by the MBTA, and are listed in 50 CFR Part 10. The MBTA requires that project-related disturbances at active nesting territories be reduced or eliminated during critical phases of the nesting cycle. The removal of vegetation and/or destruction of nests during the breeding season are considered potentially significant impacts. Compliance with the MBTA would reduce impacts to a less than significant level **(see Section 5. Project Design Features and Mitigation Measures That Will Reduce Impacts below)**.

The proposed project will not then have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

Threshold BIO B - Will the proposed project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?

Answer: No Impact

Any riparian habitat or other sensitive natural community are not present at the site.

The proposed project will not then have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service.

Threshold BIO C - Will the proposed project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Answer: No Impact

Federally protected wetlands are not present on the site.

The proposed project will not then have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

Threshold BIO D - Will the proposed project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery areas?

Answer: No Impact

Native resident or migratory fish or wildlife species movement corridors or established native resident or migratory wildlife corridors, or native wildlife nursery areas are not present on the site.

The proposed project will not then interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery areas.

Threshold BIO E - Will the proposed project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Answer: No Impact

Protected biological resources are not present on the site. Riverside County and The City of Perris land use-based conservation goals and policies are in place to protect:

- the ecological and lifecycle needs of threatened, endangered, or otherwise sensitive species and their associated habitats;
- the groundwater aquifer, water bodies, and water courses, including reservoirs, rivers, streams, and the watersheds located throughout the region, and to conserve and efficiently use water;
- floodplain and riparian areas, wetlands, forest, vegetation, and environmentally sensitive lands; and,

- native oak trees, specimen trees and trees with historical significance (heritage).

The proposed project will not then conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Threshold BIO F - Will the proposed project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Answer: No Impact

The development and operation of the project has been determined to be consistent with Sections 6.1.1, 6.1.2, 6.1.3, 6.1.4, 6.3.2, and 6.4 of the MSHCP.

The site is not located within a designated Cell, Cell Group or Sub Unit of the Mead Valley Area Plan. As such, a HANS Application will not then have to be reviewed by City of Perris Planning Department staff pursuant to the MSHCP and the City's General Plan.

The biological functions and values of Riparian/Riverine Areas do not exist on this site. Therefore, suitable riparian/riverine habitats for the species listed under 'Purpose' in Volume 1, Section 6.1.2 of the MSHCP are not present there.

The biological functions and values of Vernal Pools do not exist on the site. Therefore, suitable habitats for the species listed under 'Purpose' in Volume 1, Section 6.1.2 of the MSHCP are not present there.

Kinds of perennial or seasonal aquatic features that could be classified as federally protected wetlands as defined by Section 404 of the Clean Water Act are not present on this site. The site does not have a direct relationship to existing wetland regulations.

The site is not located within a Rough Step 3 Narrow Endemic Plant Species Survey Area.

Development at the site will not be subjected to the treatment and management of edge conditions necessary to ensure that it provides habitat and movement functions for species using Proposed Noncontiguous Habitat Block 4. The project will not then be subject to the Guidelines Pertaining to the Urban/Wildlands Interface.

The site is not located in a Rough Step 3 Survey Area where additional surveys are needed for Amphibian, Burrowing Owl, Mammal, Narrow Endemic Plant, Criteria Area, or Invertebrate Species in conjunction with MSHCP implementation in order to achieve coverage for these species. Also, the site is not located in a Special Linkage Area.

The site is not located adjacent to a MSHCP Conservation Area. Based on existing fuels management policies, fuels management will not be required for future land uses on the site. Mass grading to develop the project will result in the removal of the existing Non-

native Grasslands growing on the site that could threaten human safety or property during a fire.

The proposed project will not then conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

In Summary, species composition of the onsite Non-native grasslands and the habitat it provides are not considered to be significant biological resources. An extremely low abundance and diversity of wildlife was observed at the site. The site is not providing a wildlife movement corridor for juvenile animal dispersals, seasonal migrations, foraging movements for food or water, and/or for searching for mates, breeding areas or cover through this portion of Perris.

The analyses of impacts on biological resources resulting from development of the proposed project have determined that, overall, the proposed project does not create an impact on biological resources **(Biological Resources/Project Footprint Map)**. In the case of impacts on migratory birds, it was determined that the proposed project will have less than significant impacts when specific mitigation measures to reduce and/or eliminate the impacts are implemented **(see Section 5. Project Design Features and Mitigation Measures That Will Reduce Impacts below)**.

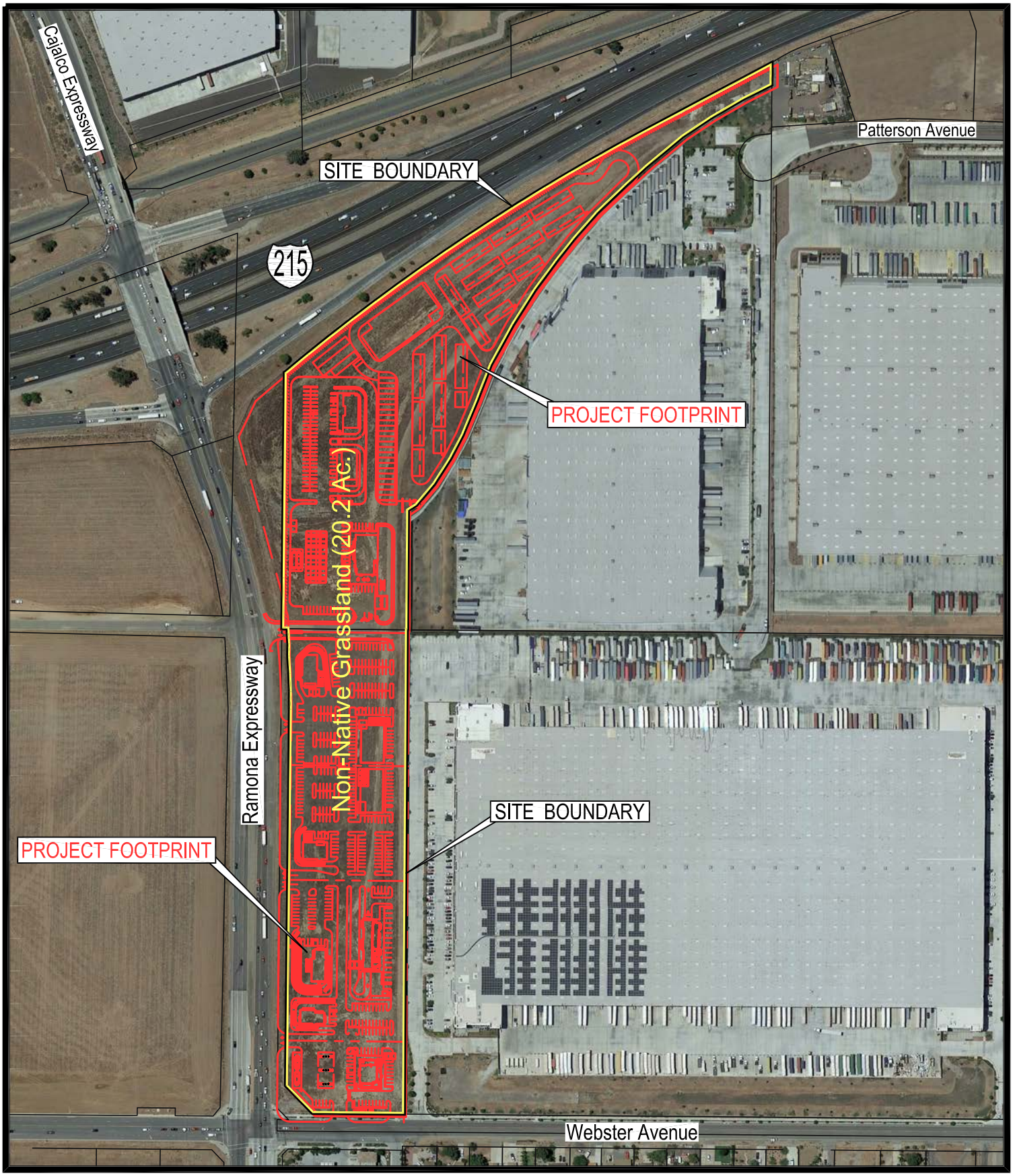
SECTION 5. PROJECT DESIGN FEATURES AND MITIGATION MEASURES THAT REDUCE IMACTS

Project Design Features

A Project Specific Water Quality Management Plan (WQMP) has been prepared for the project. It has been prepared for Compliance with Santa Ana Regional Water Quality Control Board Order No. R8-2010-0033 and any subsequent amendments thereto. This WQMP is also intended to comply with the requirements of City of Perris for Ordinance 1194 which includes the requirement for the preparation and implementation of a Project-Specific WQMP to ensure that the quantity and quality of runoff discharged off the site is not altered in an adverse way when compared with existing conditions. In particular, measures will be put in place to avoid discharge of untreated surface runoff from developed and paved areas off the site.

The Project-Specific WQMP complies with Riverside County Flood Control and Water Conservation District requirements for the 2010 Santa Ana Region, Municipal Separate Storm Sewer System (MS4) Permit. The 2010 Santa Ana MS4 Permit further requires that Low Impact Development (LID) Retention BMPs (Infiltration Only or Harvest and Use) be used unless it can be shown that those BMPs are infeasible. The proposed LID BMPs will be maintained by a Property Owners Association.

Project-Specific WQMP best management practices (BMPs) will be used to ensure that siltation and erosion are minimized during and after construction, and will be incorporated into the final design of the project in order to ensure that water quality is not degraded.



Source of Aerial Photo: Google Earth 5-2023

Scale: 1"= 340'

Feet

0 340 680

BIOLOGICAL RESOURCES / PROJECT FOOTPRINT MAP

PERRIS GATEWAY

PRINCIPE AND ASSOCIATES

The final design of the project will consider and comply with National Pollution Discharge Elimination System (NPDES). Optimus Building Corporation will comply by developing and implementing a Storm Water Pollution Prevention Plan (SWPPP). SWPPPs are managed by the California Water Resources Control Board. The SWPPP will develop BMPs which will also be used to ensure that siltation and erosion are minimized during construction.

Regular maintenance of the proposed BMPs will be provided by the Property Owner's Association to ensure effective operations of runoff control systems. Construction Guidelines and Standard BMPs are set forth in *Section 7.5.3 and Appendix C of the MSHCP, Volume 1*. No disturbed surfaces will be left without erosion control measures in place from October 1 through April 15.

The project will be retaining and infiltrating the post development runoff within a series of underground storage facilities located at the project site. They have been designed in a way that each parcel can be developed independently of each other. The underground storage facilities will also provide for water quality treatment through collection and infiltration. There is one area where a bio swale will be used to treat surface runoff.

The project has been designed with underground storage to offset the difference in runoff hydrograph volume between the developed and predeveloped condition for the 24-hour duration, 10-year return frequency design storm. The site soils have suitable infiltration potential greater than what is required, so infiltration will provide water quality treatment and de-watering of the underground and surface storage. In addition to the underground storage, a system of storm drains is proposed to collect and route the site runoff.

A site-specific storm drain system has also been designed and engineered for the project site. Stormwater facilities 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 located downstream and off the site. The basic concept will be that all of the storm water runoff generated by the project will be directed to water quality facilities where it will be treated.

The proposed condition for this site will be to construct a network of paved access within the site to convey storm runoff into a system of storm drains. Storm drains will be used to collect and route the runoff from the paved areas and into the surface basins or underground systems. The underground systems will infiltrate storm water for treatment.

The project will install a 36-inch reinforced concrete storm drain pipe along the Ramona Expressway to accept and route the offsite flow that meets the site at the southwest corner. The 32.6 cubic feet per second offsite flow will be carried to the east and join the existing outlet at the southeast corner of the site. There is an existing headwall and culvert under Webster Avenue. The headwall will be removed and replaced with a storm drain manhole. This 36-inch pipe will also function as the overflow path for each of the onsite underground storage facilities. This 36" RCP will also function as the ultimate outfall of the onsite storm drain. The ultimate outfall is the northeast corner of the site.

The site is within the Perris Valley Master Drainage Plan, Line E regional storm drain system. There are no further regional or offsite drainage facilities proposed.

Internal to the site, it is assumed that the underground systems will be the responsibility of a Property Owner's Association, with easements being placed to allow for City access and emergency maintenance. There are other smaller inlets, control structures, channels, and pipes that will also be the responsibility of the Property Owner's Association.

Mitigation Measures

Non-native grasslands are present on the site that have the potential to provide nesting habitat for migratory birds. Nesting activity typically occurs from February 15 to August 31. Disturbing or destroying active nests is a violation of the MBTA (16 U.S.C. 703 et seq.). In addition, nests and eggs are protected under California Fish and Game Code Section 3503. The removal of vegetation and/or destruction of nests during the breeding season are considered potentially significant impacts. Compliance with the MBTA would reduce potential impacts to a less than significant level.

Optimus Building Corporation shall demonstrate to the satisfaction of the City of Perris Planning Department that either of the following has been or will be accomplished:

- Non-native grasslands removals shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to avoid potential impacts to nesting birds.

- Any construction activities that occur during the nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that the Non-native grasslands are surveyed for the presence of nesting birds by a qualified biologist before commencement of clearing. If any active nests are detected, then a buffer of at least 300 feet (500 feet for raptors) will be delineated, flagged, and avoided until the nesting cycle is complete as determined by the biological monitor to minimize impacts.

The USFWS and CDFW have issued permits pursuant to the Federal Endangered Species Act and the California Natural Community Conservation Planning Act authorizing "Take" of certain species in accordance with the terms and conditions of the acts, the Western Riverside County MSHCP and the associated Implementing Agreement. Under the acts, certain activities by the applicant will be authorized to "Take" certain species, provided all applicable terms and conditions of the acts, MSHCP and the associated Implementing Agreement are met.

With the take permits issued to the County, 118 of 146 species covered by the MSHCP will be adequately conserved. The MSHCP has addressed the Federal, State and local project-specific mitigation requirements for each of these species and their specific habitats. The MSHCP will mitigate direct, indirect and cumulative impacts resulting from the take of these 118 adequately conserved species by establishing and maintaining a

reserve system consisting of approximately 500,000 acres (347,000 acres are currently within public ownership, and 153,000 acres are currently in private ownership). Impacts to adequately conserved species will not require additional mitigation under the Endangered Species Act or the California Environmental Quality Act, but will require the following:

- In order to implement the goals and objectives of the MSHCP and to mitigate the impacts caused by new development in the unincorporated area of Riverside County, lands supporting species covered by the MSHCP must be acquired and conserved. A development fee is necessary in order to supplement the financing of the acquisition of lands supporting species covered by the MSHCP and to pay for new development's fair share of this cost. The appropriate funding source to pay the costs associated with mitigating the impacts of new development to the natural ecosystems and covered species is a fee for residential, commercial and industrial development. The amount of the fee is determined by the nature and extent of the impacts from the development to the identified natural ecosystems and the relative cost of mitigating such impacts. Optimus Building Corporation will pay the Western Riverside County MSHCP Mitigation Fee for the development of the project or portions thereof to be constructed within the County (Riverside County Ordinance 810.2).

- As the site is located within the Stephens' Kangaroo Rat Mitigation Fee Area, Optimus Building Corporation will also pay the Stephens' Kangaroo Rat Mitigation Fee (Riverside County Ordinance 663.10).

SECTION 6. CERTIFICATION STATEMENT

Date: January 15, 2024

I hereby certify that the statements furnished herein and in the attached exhibits present the data and information required for this MSHCP Consistency Analysis to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Paul A. Principe

_____

PRINCIPE AND ASSOCIATES
Paul A. Principe
Principal

View along the site's eastern property line adjacent to Webster Avenue.Looking north to south towards the intersection of Webster Avenue and the Ramona Expressway.

SITE PHOTOGRAPH 1

PERRIS GATEWAY

PRINCIPE AND ASSOCIATES

View of the northern portion of the site from the northwest corner. Looking west to east from Webster Avenue to the area where Nevada Road once intersected with Patterson Avenue. This portion of the site was recently mowed.

SITE PHOTOGRAPH 2

PERRIS GATEWAY

PRINCIPE AND ASSOCIATES

View of the southern portion of the site from the southwest corner adjacent to the Ramona Expressway. Looking west to east from Webster Avenue to Nevada Road.

SITE PHOTOGRAPH 3

PERRIS GATEWAY

PRINCIPE AND ASSOCIATES

View of the area where Nevada Road once entered the site. As the elevation of the site was lower than that of Ramona Expressway, a ramp was constructed to raise the road to the same elevation as that of Ramona Expressway.

SITE PHOTOGRAPH 4

PERRIS GATEWAY

PRINCIPE AND ASSOCIATES

View of the northern portion of the site from west of Nevada Road. Looking west to east along the north property line adjacent to the existing Industrial buildings and landscaping. The vegetation has not been mowed in this portion of the site.

SITE PHOTOGRAPH 5

PERRIS GATEWAY

PRINCIPE AND ASSOCIATES

View of the southwest portion of the site located adjacent to the intersection of Ramona Expressway and northbound onramp of the I-215 Freeway. The site turns to the north at a wide angle at this intersection. Looking southwest to northwest from atop of the Nevada Road ramp.

SITE PHOTOGRAPH 6

PERRIS GATEWAY

PRINCIPE AND ASSOCIATES

View of the west central portion of the site from the west property line located adjacent to the freeway onramp. Looking south to north through the overgrown Non-native grassland vegetation.

SITE PHOTOGRAPH 7

PERRIS GATEWAY

PRINCIPE AND ASSOCIATES

View of the narrow north corner of the site located between the industial property on the east and the I-215 onramp on the west. Looking south to north from the center of the site.

SITE PHOTOGRAPH 8

PERRIS GATEWAY

PRINCIPE AND ASSOCIATES

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