WESTERN RIVERSIDE COUNTY
MULTIPLE SPECIES HABITAT CONSERVATION PLAN
CONSISTENCY ANALYSIS REPORT

FOR THE

BARKER BUSINESS PARK PROJECT

Prepared for:
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JUNE 2024

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1.0 EXECUTIVE SUMMARY

The Barker Business Park Project site is located within the city of Perris, Riverside County, California. The proposed project consists of the development of approximately 25.6 acres, located within the southwesterly portion of the Perris Valley Commerce Center Specific Plan. The Project would develop a currently vacant site with two separate complementary uses providing rental, lease, sale, and maintenance of heavy equipment and commercial trailers, and associated facilities.

There is no Cell(s) or Cell Group within the project site and no part of the project site is required for conservation or reserve assembly under the MSHCP.

The only MSHCP survey requirements were for burrowing owl. Focused burrowing owl surveys were conducted and no burrowing owl was detected.

2.0 INTRODUCTION

The Barker Business Park Project site is located in the city of Perris, Riverside County, California (Figure 1). The entire project area is within the western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) area and therefore requires compliance with the plan. The purpose of this Consistency Analysis (Analysis) report is to summarize the biological data for the proposed [Barker Business Park Project] and to document project's consistency with the goals and objectives of the Western Riverside County Multiple Species Habitat Conservation Plan. The proposed project consists of the development of approximately 25.6 acres of light industrial. The Project is anticipated to be constructed and occupied by 2025.

2.1 Project Area

The Barker Business Park Project site is located in Riverside County, California (Figure 1). The site is west of the I-215, north of west Placentia Avenue, south of Walnut Avenue and is bisected by the I-215 freeway East Frontage Road (Figures 2 and 3). The site is within Section 18 of Township 4 South and Range 3 West of the Perris, California, United States Geological Survey (USGS) 7.5-minute topographic quadrangle (Figure 1).

Project Area information:

- Site APNs –
  - 305-050-0055, 305-050-0051
- Permeant impact acres –
  - all 25.6 acres of the site will be permanently impacted
- Temporary impact acres –
  - There are no onsite temporary impact areas

- Off-site impacts acres –
    - There are no off-site impact areas
- Avoidance or conservation areas –
    - There are no project avoidance or conservation areas

The entire Barker Business Park Project site consists of approximately 25.6 acres of undeveloped land, located within the city limits. The project site has been significantly impacted due to years of disturbance, trash, off-road trails and footpaths. The site slopes gently from northwest to southeast and topography varies from an elevation of approximately 1,489 feet above msl along the northwestern boundary to 1,468 feet above msl along the southeastern boundary of the site (Figure 3). The I-215 freeway East Frontage Road bisected the site and is not included in the site acreage reported above.

The site has a Mediterranean type climate, with hot dry summers, relatively cool winters and sparse rains. Annual precipitation for the region averages 11.5 inches, and average annual temperature ranges from 48^0 to 78^0 F. Rainfall during the 2023/2024 season was below normal throughout southern California.

2.2 Project Description

The proposed Barker Business Park Project (Project) proposes the development of a currently vacant site with two separate complementary uses providing rental, lease, sale, and maintenance of heavy equipment and commercial trailers (Figure 4). The Project Development Concept apportions the Project site into 3 lots, to be developed as summarized below.

- Lot 1, located in the northwest portion of the Project site, and south of the I-215 East frontage road. totals approximately 5.0 acres. Lot 1 would be developed with a 25,750 square foot building, employee parking areas (80 stalls), and landscaping (approximately 15 percent or 32,587 sf). The proposed building would accommodate vehicle/trailer maintenance activities and supporting office/administrative functions. Access to Lot 1 would be provided by 3 driveways onto the adjacent I-215 frontage road.

- Lot 2, located in the southeast portion of the Project site and south of the I-215 frontage road, totals approximately 10.3 acres. Lot 2 would be developed with a 14,150 square foot building, trailer holding/display lot (359 stalls), employee parking area (15 stalls) and landscaping (approximately 17.8 percent or 80,021 sf). The proposed building would accommodate vehicle/trailer maintenance activities and supporting administrative functions. Access to Lot 2 would be provided by 1 driveway onto the adjacent I-215 frontage road.

- Lot 3, located in the northern portion of the Project site, and north of the I-215 frontage road, would be developed as a trailer holding/display lot (317 stalls)

that would support trailer lease/rental operations of the Lot 2 tenant.

- The Project would incorporate perimeter and interior landscaping and streetscape elements, including varied trees, shrubs, and ground cover. Project screening elements, would include landscape treatments and screening walls, which would be architecturally compatible with other Project facilities.

- All Project lighting would be designed and implemented in a manner that precludes potential adverse effects of light overspill consistent with requirements identified at Specific Plan.

- All Project stormwater management systems would be subject to review and approval by the City by the Eastern Municipal Water District. The implemented stormwater management system(s) would comprehensively include proposed drainage improvements, and facilities and programs which act to control and treat stormwater pollutants.

- The Project would implement a Storm Water Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) consistent with City requirements. In this manner, the Project would also comply with requirements of the City's National Pollutant Discharge Elimination System (NPDES) Permit and other water quality requirements or storm water management programs specified by the Regional Water Quality Control Board (RWQCB). In combination, implementation of the Project SWPPP, WQMP, and compliance with NPDES Permit and RWQCB requirements acts to protect City and regional water quality by preventing or minimizing potential pollutant discharges to the watershed.

The proposed project consists of the development of approximately the entire 25.6-acre site. There are no proposed off-site development areas.

All areas to be developed by the Project or otherwise disturbed by Project development activities were surveyed in spring 2024, and are the subject of this report.

2.3 Covered Roads

No MSHCP Covered Roads are involved in this project.

2.4 General Setting

The Barker Business Park Project site is located in Riverside County. The area is primarily development, with both residential and light industrial areas located close to the site. There are some few undeveloped areas in the vicinity.

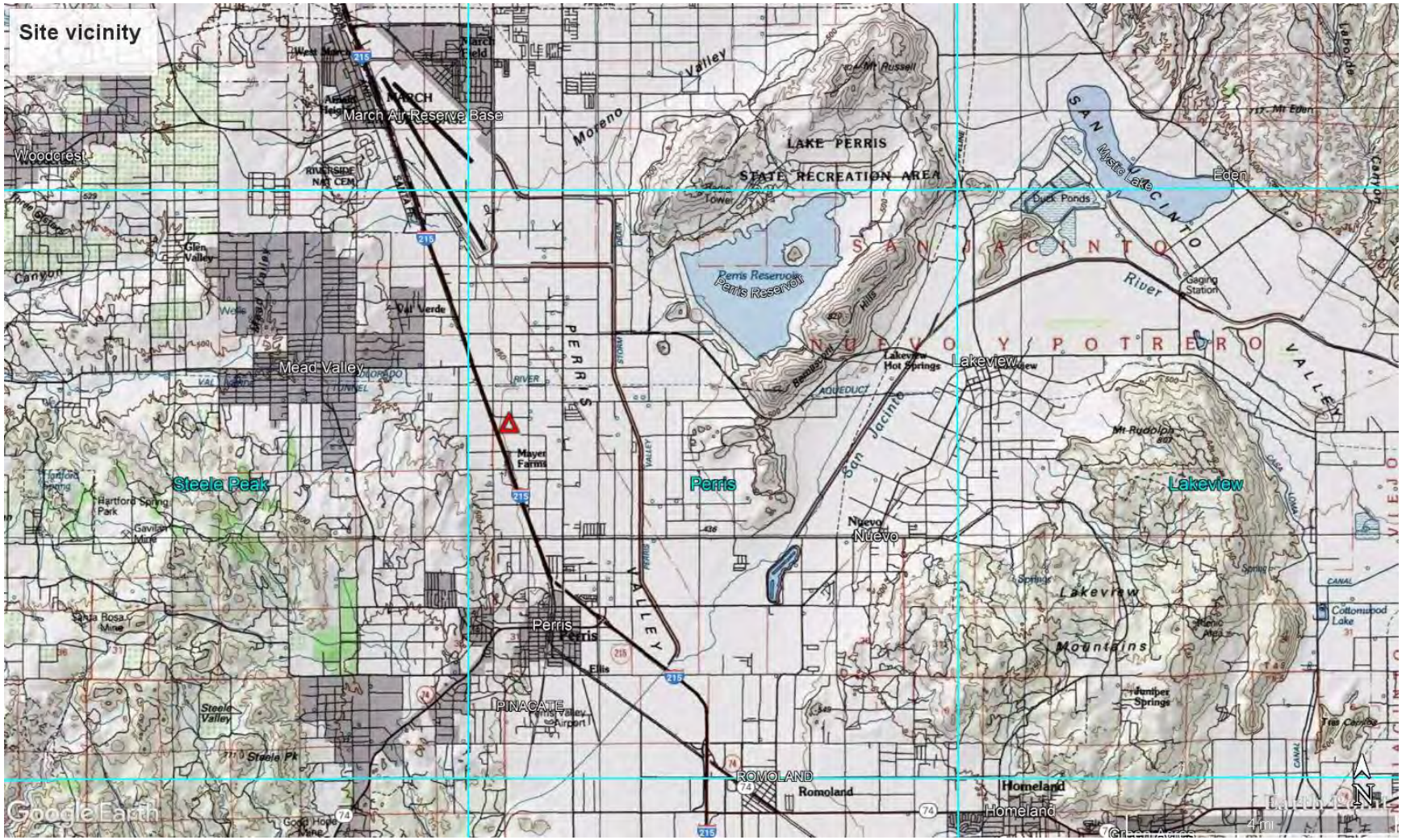


Figure 1: Location of the Barker Business Park Project site in Riverside County, California. Source: USGS Topographical quadrant: Riverside West.

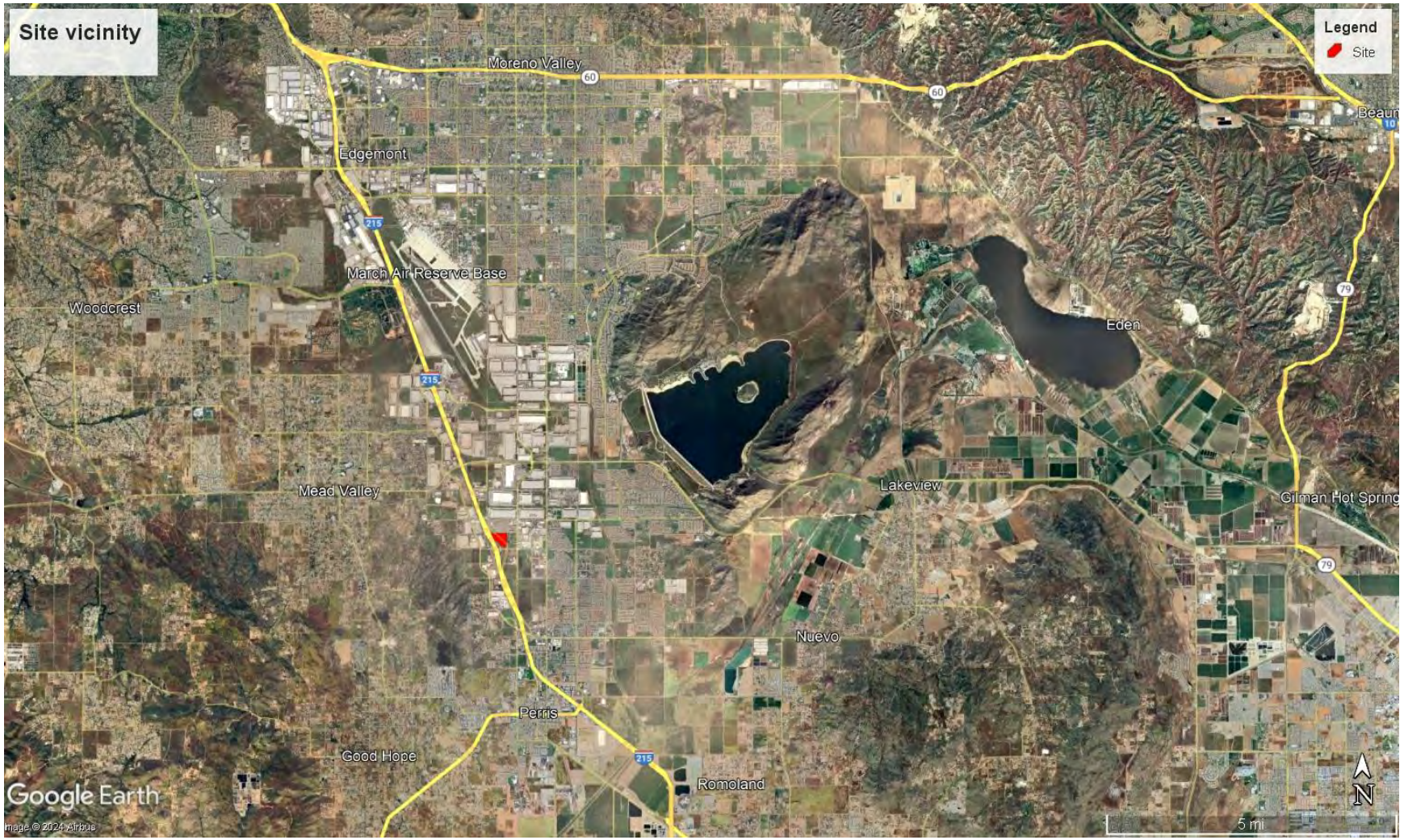


Figure 2: Location of the Barker Business Park Project site (in red). Source: Google Earth, Inc.

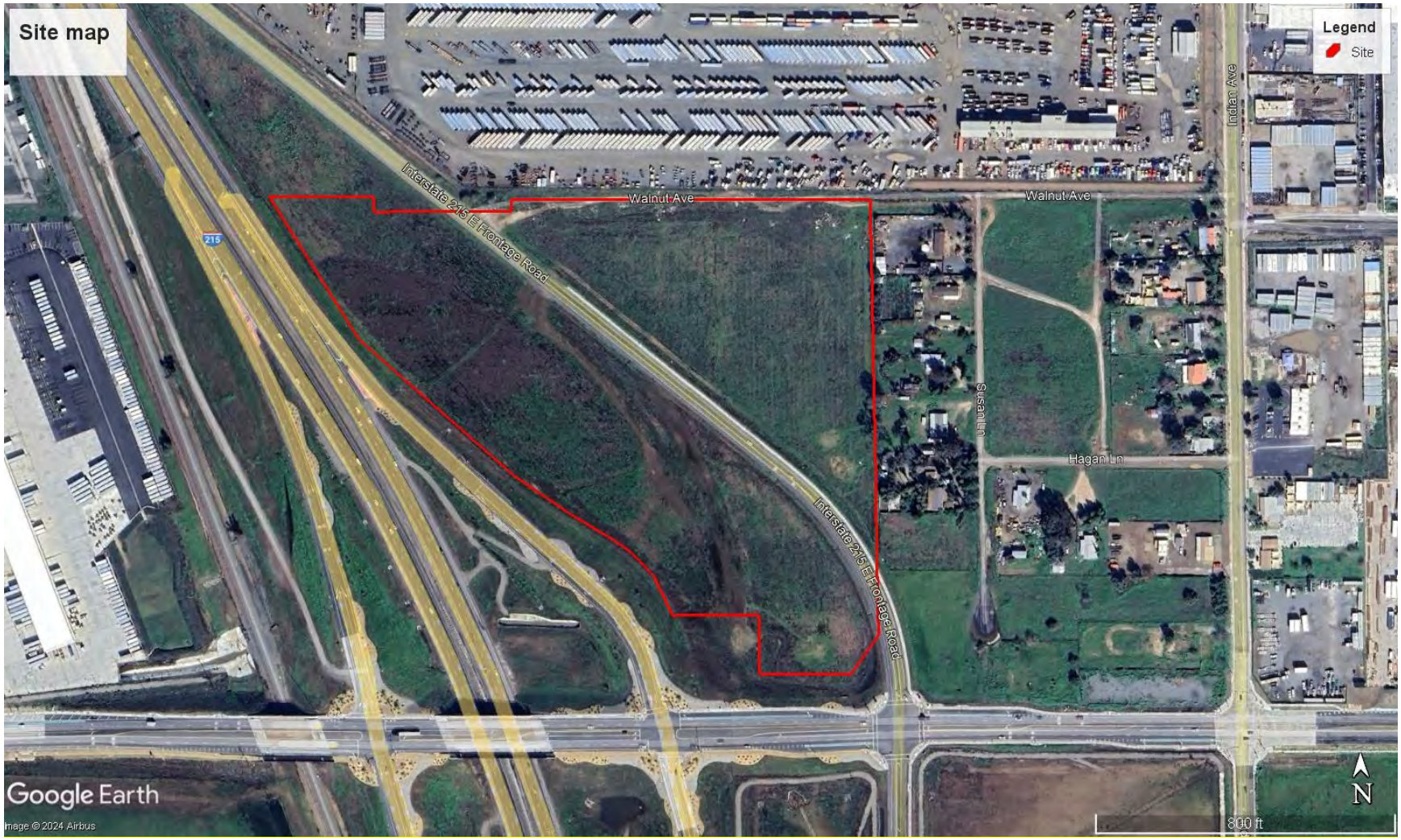
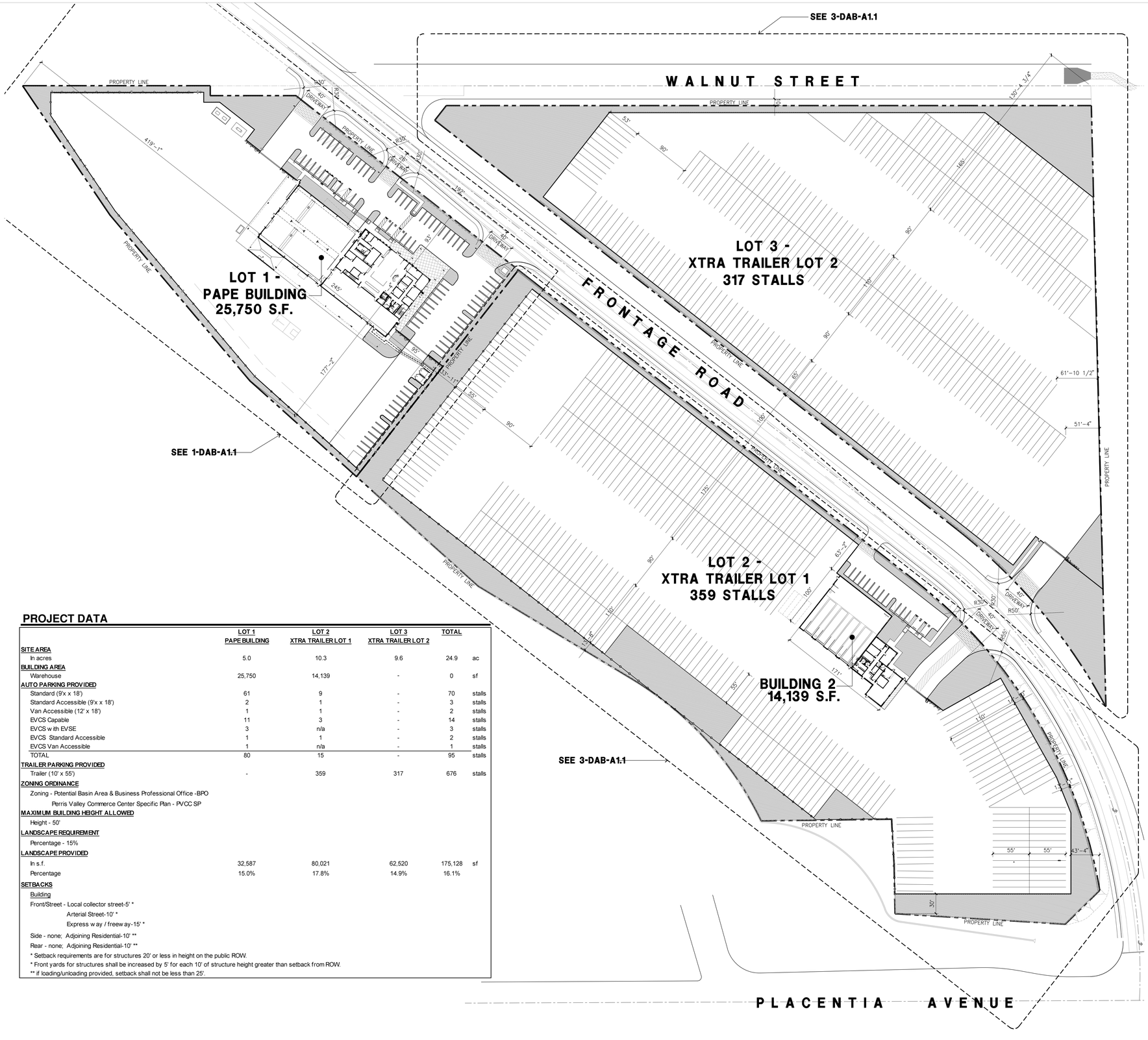


Figure 3: Barker Business Park Project site (in red). Source: Google Earth, Inc.



PROJECT DATA

	LOT 1 PAPE BUILDING	LOT 2 XTRA TRAILER LOT 1	LOT 3 XTRA TRAILER LOT 2	TOTAL	
SITE AREA					
In acres	5.0	10.3	9.6	24.9	ac
BUILDING AREA					
Warehouse	25,750	14,139	-	0	sf
AUTO PARKING PROVIDED					
Standard (9'x x 18')	61	9	-	70	stalls
Standard Accessible (9'x x 18')	2	1	-	3	stalls
Van Accessible (12' x 18')	1	1	-	2	stalls
EVCS Capable	11	3	-	14	stalls
EVCS with EVSE	3	n/a	-	3	stalls
EVCS Standard Accessible	1	1	-	2	stalls
EVCS Van Accessible	1	n/a	-	1	stalls
TOTAL	80	15	-	95	stalls
TRAILER PARKING PROVIDED					
Trailer (10' x 55')	-	359	317	676	stalls
ZONING ORDINANCE					
Zoning - Potential Basin Area & Business Professional Office -BPO					
Perris Valley Commerce Center Specific Plan - PVCC SP					
MAXIMUM BUILDING HEIGHT ALLOWED					
Height - 50'					
LANDSCAPE REQUIREMENT					
Percentage - 15%					
LANDSCAPE PROVIDED					
In s.f.	32,587	80,021	62,520	175,128	sf
Percentage	15.0%	17.8%	14.9%	16.1%	
SETBACKS					
Building					
Front/Street - Local collector street-5' *					
Arterial Street-10' *					
Express w ay / freew ay-15' *					
Side - none; Adjoining Residential-10' **					
Rear - none; Adjoining Residential-10' **					

* Setback requirements are for structures 20' or less in height on the public ROW.
* Front yards for structures shall be increased by 5' for each 10' of structure height greater than setback from ROW.
** if loading/unloading provided, setback shall not be less than 25'.

MASTER SITE PLAN (A) scale: 1" = 60'-0"

SCALE: 1" = 60'-0"
0 60' 120' 180' TRUE NORTH

PROPERTY OWNER/APPLICANT

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1501 QUAIL STREET, STE 200
NEWPORT BEACH, CA 92660
PHONE: (562) 381-3388
CONTACT: GRANT ROSS

APPLICANT'S REPRESENTATIVE

HPA, INC.
18831 BARDEEN AVE. - SUITE 100
IRVINE, CA 92612
PHONE: (949) 966-7769
CONTACT: SHA MAHONEY

ADDRESS OF THE PROPERTY

TO BE DETERMINED

ASSESSOR'S PARCEL NUMBER

305-050-051
305-050-055

ZONING

ZONING - POTENTIAL BASIN AREA & BUSINESS PROFESSIONAL OFFICE - BPO
PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN - PVCC SP

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THE WEST 46.37 ACRES OF THE SOUTH 86.37 ACRES OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM ALL THAT PORTION THEREOF LYING SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF FREEWAY, AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED FEBRUARY 7, 1952 IN BOOK 1340, PAGE 45, OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THOSE PORTIONS OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA, AS SET FORTH AND DESCRIBED BY THOSE CERTAIN DOCUMENTS RECORDED MARCH 15, 1991 AS INSTRUMENT NO. 86817 AND AS INSTRUMENT NO. 86818 AND SEPTEMBER 7, 1994 AS INSTRUMENT NO. 346123, ALL OF OFFICIAL RECORDS.

ALSO EXCEPTING THOSE PORTIONS CONDEMNED BY THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION DESCRIBED IN THE FINAL ORDER OF CONDEMNATION, CASE NO. RIC 1903612 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, RECORDED MAY 16, 2023 AS INSTRUMENT NO. 2023-0139849 OF OFFICIAL RECORDS.

PARCEL 2:
THE WEST HALF OF THE WEST HALF EAST 40 ACRES OF THE SOUTH 86.37 ACRES OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF. EXCEPT THAT PORTION OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA BY DOCUMENT RECORDED SEPTEMBER 7, 1994 AS INSTRUMENT NO. 346123 OF OFFICIAL RECORDS. ALSO EXCEPTING THOSE PORTIONS CONDEMNED BY THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION DESCRIBED IN THE FINAL ORDER OF CONDEMNATION, CASE NO. RIC 1903612 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, RECORDED MAY 16, 2023 AS INSTRUMENT NO. 2023-0139849 OF OFFICIAL RECORDS.

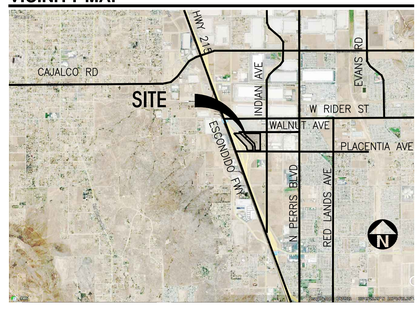
PARCEL 3:
THAT PORTION OF THE EAST FRONTAGE ROAD (100.00 FEET WIDE) AS SHOWN ON THE MONUMENTATION MAPS FILED AS RIV. CO. 205-228 AND 205-229, LYING IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BOUNDED ON THE SOUTH BY A LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST SCORNER OF THE LAND DESCRIBED IN GRANT DEED RECORDED JULY 18, 1963, AS INSTRUMENT NO. 75284, OF OFFICIAL RECORDS, AS SHOWN ON THE MONUMENTATION MAP FILED AS RIV. CO 205-228, RECORDS, OF SAID COUNTY, SAID CORNER BEINGTHE INTERSECTION OF THE WESTERLY LINE OF THE EAST; THENCE ALONG SAID NORTHERLY LINE, NORTH 85°19'34" WEST, A DISTANCE OF 47.78 FEET; THENCE LEAVING SAID NORTHERLY LINE, NORTH 13°18'04" WEST, A DISTANCE OF 87.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 504.00 FEET, AND TO WHICH A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 76°41'56" WEST; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°25'37", AN ARC LENGTH OF 91.72 FEET; THENCE SOUTH 88°18'04" EAST, A DISTANCE OF 196.72 FEET TO THE EASTERLY LINE OF SAID EAST FRONTAGE ROAD, AND THE POINT OF TERMINATION; AND BOUNDED ON THE NORTH BY THE SOUTHERLY LINE OF A STRIP OF LAND 100 FEET WIDE, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STRIP "A":

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF EAST FRONTAGE ROAD WITH THE CENTERLINE OF PLACENTIA AVENUE AS SHOWN ON THE MONUMENTATION MAP FILED AS RIV. CO 205-228, RECORDS OF SAID COUNTY; THENCE ALONG SAID CENTERLINE, SOUTH 88°18'04" EAST, A DISTANCE OF 365.35 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID CENTERLINE, NORTH 01°41'57" EAST, A DISTANCE OF 47.73 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 800.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 88°41'56" WEST; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°41'43", AN ARC LENGTH OF 721.80 FEET; THENCE NORTH 49°59'47" WEST, A DISTANCE OF 846.26 FEET TO THE CENTERLINE OF EAST FRONTAGE ROAD AS SHOWN ON SAID MAP, AND THE POINT OF TERMINATION.

VICINITY MAP



PROJECT NOTES

AS A MINIMUM, THE FOLLOWING MUST BE PRESUMED AND/OR ADDRESSED IN TIA:
- ON-SITE AND OFF-SITE TRUCK AND AUTO ACCESS AND CIRCULATION INCLUDING TURN TEMPLATES. STACKING AT THE TRUCK ENTRANCE GATES.
- TRAFFIC SIGNAL WARRANT AT THE INTERSECTION OF FRONTAGE ROAD WITH WALNUT AVENUE AND PLACENTIA AVENUE.
- PEDESTRIAN AND BICYCLE CIRCULATION.
- I-215 FREEWAY TRUCK ACCESS SHALL BE SOLELY FROM FRONTAGE ROAD TO PLACENTIA AVENUE, PLACENTIA INTERCHANGE AND VICE VERSA.
- COMING IN OF TRUCK AND AUTO TRAFFIC ACCESS, ON-SITE CIRCULATION, AND PARKING IS NOT ALLOWED.

HPA 43 Years architecture

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email: hpa@hparchs.com

OWNER

ORBIS REAL ESTATE PARTNERS

280 Newport Center Dr. Suite 240
Newport Beach, CA 92660

tel: 949-330-7564

Project:

BARKER PLACENTIA

Perris, CA

Consultants:

Civil: -
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: -
Fire Protection: -
Soils Engineer: -

Title: MASTER SITE PLAN

Project Number: 22146
Drawn by: SM
Date: 04/30/2024
Revision:

Sheet:

0-DAB-A1.0

3.0 RESERVE ASSEMBLY ANYLSIS

There is no Cell(s) or Cell Group within the project site and no part of the project site is required for conservation or reserve assembly under the MSHCP.

3.1 Public Quasi-Public Lands

3.1.1 Public Quasi-Public Lands in reserve Assembly Analysis

The project site is located outside any lands depicted as PQP lands on the MSHCP Plan map.

4.0 VEGETATION MAPPING

4.1 Vegetation mapping

Vegetation mapping was conducted on 9 and 15 May 2021 by Glen Morrison. Vegetation types within the project site were mapped according the state-wide A Manual of California Vegetation, Second Edition (Sawyer *et al.* 2009). This is the mapping system recognized and recommend by regulatory agencies. Vegetation was mapped to the association level by hand on an aerial photographic base map conducted while walking throughout the study area. A general plant species list was compiled concurrently with the vegetation mapping surveys. Scientific and common nomenclature in Hickman (1993) was used as the taxonomic resource. The equivalent vegetation community under the old Holland classification system (Holland 1986) was also noted.

4.2 Vegetation communities

The Barker Business Park Project site has been significantly impacted by historical or recent human land use, such as disking, dumping and disturbance (Photographs 1 through 10). Currently the site contains one vegetation community/land types; annual brome grasslands. Vegetation types within the project site were mapped according the state-wide A Manual of California Vegetation (Sawyer *et al.* 2009) to the extent possible. Since this system focuses on native vegetation communities man disturbed and man-made land covers do not fit cleanly into the system. The best fit possible was made to map and classify the onsite vegetation. The equivalent vegetation community under the old Holland classification system (Holland 1986) is also noted. Dirt roads were mapped as the vegetation community which they go through.

Annual brome grasslands - *Bromus* (*diandrus, hordeaceus*)-*Barchypodium distachyon* semi-natural herbaceous stands

The site vegetation was dominated by stinknet (*Oncosiphon pilulifer*), brome grasses (Bromus spp.), barley (*Hordeum murinum*) and summer mustard (*Hirschfeldia incana*). This vegetation could not be classified according to the Sawyer (Sawyer *et al.* 2009) classification system, as there is no recognized vegetation type that describes these non-native dominants. The best fit would be annual brome grasses.

The annual brome grass vegetation type describes areas dominated by the non-native Eurasian annual grasses, where ripgut brome (*Bromus diandrus*), soft brome (*Bromus hordeaceus*) or purple false brome (*Brachypodium distachyon*) is dominant or co-dominant with non-native species in the herbaceous layer, with a large component of ruderal herbs/forbs. This classification is the best fit under the Sawyer *et al.* 2009 system, for the onsite vegetation. This is a type of non-native grassland community, mapped under non-native grassland by Holland (1986).

At the project site stinknet was the most dominant species in this stand. Other species of appreciable cover in this stand included, brome grasses, wall barley and summer mustard. A few native herb species, typical of ruderal environments, were also present, including Menzie's fiddlneck (*Amsinckia menziesii*) and slender buckwheat (*Eriogonum gracile*). These native herb species, however, were present at very small percentages of cover (well less than 1%).

The onsite vegetation is likely the result of intensive maintenance (disking, mowing) of the land on and around the project site. A few gum trees (Eucalyptus spp.) occurred offsite but adjacent to the northeastern boundary, in residential yards.

The entire 25.6 acre project site consisted of annual brome grasslands. The I-215 E Frontage Road is paved and not included in the site acreage (Figure 5).

4.3 Vegetation impacts

The entire 25.6-acres of the Barker Business Park Project site would be permanently impacted.

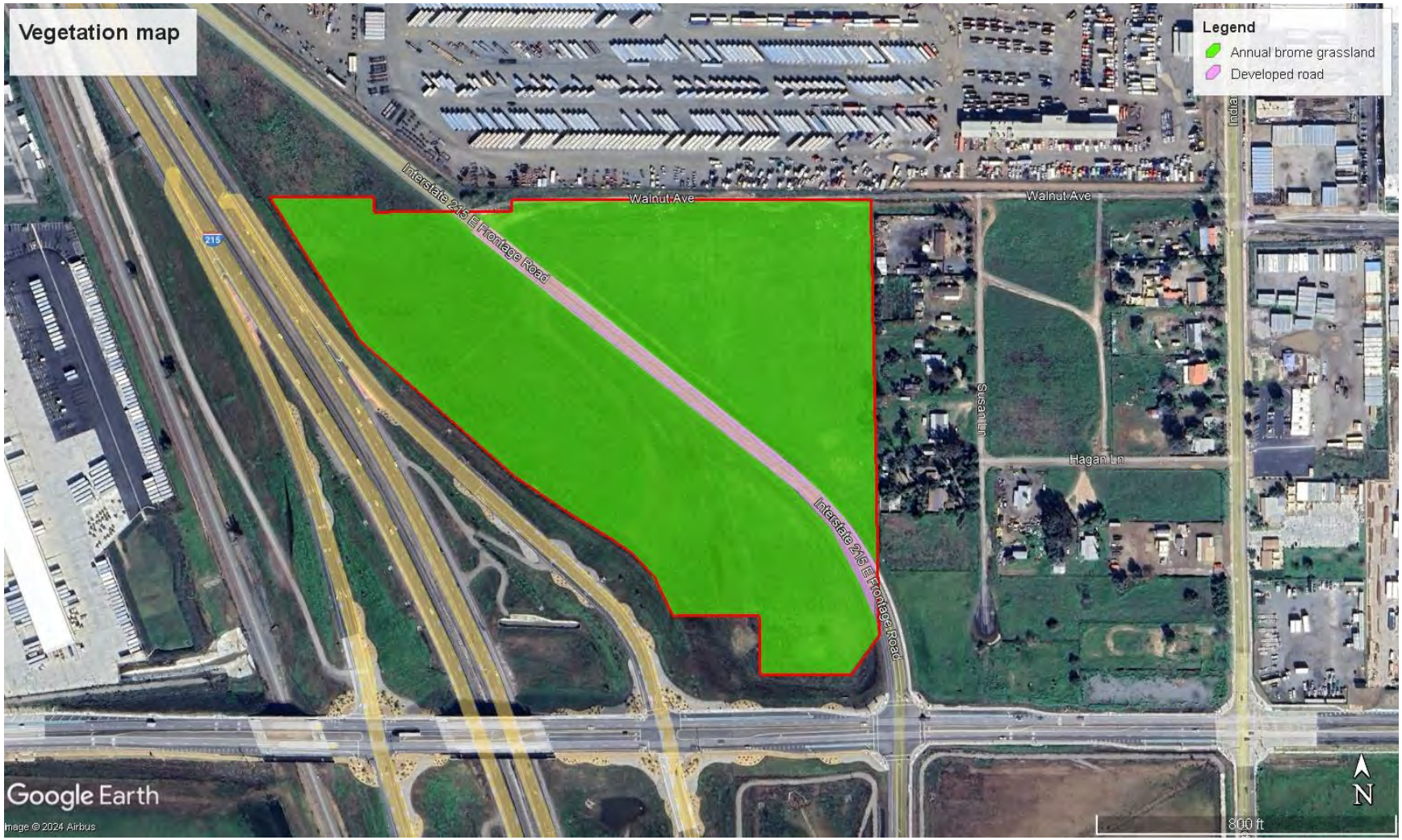


Figure 5: Vegetation map of Barker Business Park Project site (in red). Source: Google Earth, Inc.

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

5.1 Riparian/Riverine

Riparian/riverine areas are defined under Section 6.1.2 of the MSHCP as;

> *lands which contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or depend on soil moisture from a nearby freshwater source; or areas with fresh water flow during all or a portion of the year.*

5.1.1 Methods

A formal delineation was conducted for Riparian/riverine areas, the project area was checked in the field for the presence of streambeds, definable channels, wetland/riparian vegetation, hydric soils and any areas that would qualify as Riparian/riverine areas as defined under the MSHCP. All areas of topographic relief suspected of representing historic or current drainage patterns were inspected on-foot. Field visits were conducted on 5 December 2023 and 17 January 2024 by Paul Galvin.

5.1.2 Existing Conditions and Results

No streambeds, definable channels, wetland/riparian vegetation, hydric soils or any areas that would qualify as Riparian/riverine areas as defined under the MSHCP, were present onsite. No portion of the site had the potential to support ponded water for any significant period.

There are no hydric soils onsite and all site soils drain quickly and have limited capacity to store water. The site occurs in uplands and the hydrology is not suitable for ponding water. There are no channels, drainages or other features where water could pond or where wetland/riparian vegetation could grow.

Upland vegetation occurs throughout the site and there were no areas with aquatic/riparian vegetation or the absence of vegetation indicating standing water or flowing water.

5.2 Vernal Pools

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

5.2.1 Methods

The project area was checked in the field for the presence of vernal pools, temporary pools, wetland/riparian vegetation, hydric soils, hydrology and the potential for any portions of the site to support ponded water. All areas were inspected on-foot. Field visits were conducted on 5 December 2023 and 17 January 2024 by Paul Galvin.

5.2.2 Existing Conditions and Results

No vernal pools or temporary rain pools occur within the project site, and no portion of the site had the potential to support ponded water for any significant period.

There are no hydric soils onsite and all site soils drain quickly and have limited capacity to store water. The site occurs in uplands and slopes gently so the hydrology is not suitable for ponding water. There are no flat areas, depressions or other areas where water could pond for any significant period.

Upland vegetation occurs throughout the site and there were no areas with aquatic vegetation or the absence of vegetation indicating standing water.

5.3 Fairy Shrimp

Fairy shrimp occur in vernal pools but can also 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 for any significant period.

5.3.1 Methods

The project area was checked in the field for the presence of vernal pools, temporary pools, streambeds, stock ponds, ephemeral pools, road ruts, human-made depressions, or other depressions that may pond water. All areas were inspected on-foot. Field visits were conducted on 5 December 2023 and 17 January 2024 by Paul Galvin.

5.3.2 Existing Conditions and Results

No vernal pools, temporary rain pools, stock ponds, ephemeral pools, road ruts, human-made depressions, or other depressions that may pond water occur within the project site. There are no hydric soils onsite and all site soils drain quickly and have limited capacity to store water. No portion of the site had the potential to support ponded water for any significant period.

In the absence of suitable habitat for fairy shrimp species onsite, protocol-level focused surveys are not required.

5.4 Riparian Birds

Riparian birds include least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*) and yellow-billed cuckoo (*Coccyzus americanus*).

5.4.1 Methods

The project area was checked in the field for the presence of streambeds, definable channels, wetland/riparian vegetation, hydric soils and any areas that could support habitat suitable for riparian birds. All areas were inspected on-foot. Field visits were conducted on 5 December 2023 and 17 January 2024 by Paul Galvin.

5.4.2 Existing Conditions and Results

No riparian vegetation occurred onsite. No willows (*Salix* spp.), mulefat (*Baccharis salicifolia*), sycamores (*Platanus racemosa*), cottonwoods (*Populus fremontii*) or other vegetation that could potentially support riparian birds was present onsite.

In the absence of suitable habitat for riparian bird species onsite, protocol-level focused surveys are not required.

6.0 PROTECTION OF NARROW ENDEMIC PLANT SPECIES (SECTION 6.1.3)

The proposed project is not located within a Section 6.1.3 Narrow Endemic Plant Species Survey Area.

7.0 ADDITIONAL SURVEY NEEDS AND PROCEDURES (SECTION 6.3.2)

7.1 Criteria Area Plant Species

The proposed project is not located within a mapped survey area for Criteria Area plant species.

7.2 Amphibians

The proposed project is not located within a mapped survey area for amphibian species.

7.3 Burrowing Owl

The proposed project is within the mapped survey area for burrowing owl.

7.3.1 Methods

The habitat assessment for burrowing owl was conducted on 5 December 2023 and 17 January 2024 by Paul Galvin. All portions of the site were traversed on foot to survey each vegetation community, look for evidence of owl presence and to assess the potential habitat for burrowing owl.

Potential burrowing owl habitat occurs throughout the site and adjacent off-sites areas and all areas of the site were included in the survey.

Focused burrowing owl surveys at the project site were conducted following the MSHCP burrowing owl survey instructions (County of Riverside 2006). The survey area consisted of the project site and a buffer area of 150 meters outside the entire extent of the site boundary, where possible. Adjacent areas within the Riverside Municipal Airport were surveyed via binoculars only. All these areas were surveyed a total of 4 times. Focused burrowing owl surveys were conducted on 22 and 29 March, 27 April and 17 May 2024 by Paul Galvin (Table 2, Figure 6).

Surveys were conducted during the morning hours (approximately from 1 hour before sunrise to 3 hours after sunrise). All surveys were conducted during good weather conditions (not too hot and no or only light winds).

The survey methods consisted of scanning all open areas and suitable habitat with binoculars prior to walking through that area. The biologist then conducted pedestrian walking surveys through all areas (except inaccessible areas in the Riverside Municipal Airport). The walking transects were spaced to ensure 100% visual coverage of the ground surface. The exact distance between transect lines varied depending on topography and vegetation but was generally no more than 75 feet. All open areas, banks, rodent burrows and any other area likely to support owl burrows were checked.

Table 1: **Survey conditions during burrowing owl assessment/surveys.**

Date	Biologist	Time	%Cloud cover	Temp (^{0}F)	Wind speed (mph)	Area surveyed	BUOW
3/22/24	PG	6.30-9.30	10-0	52-70	1-2	Project site and 150m buffer area	None
3/29/24	PG	6.30-9.00	80-40	52-60	1-4	Project site and 150m buffer area	None
4/27/24	PG	5.00-9.00	0-0	55-75	2-4	Project site and 150m buffer area	None
5/17/24	PG	5.00-9.00	100-80	56-78	0-2	Project site and 150m buffer area	None

PG = Paul Galvin

7.3.2 Existing Conditions and Results

No burrowing owls or their sign were detected during the surveys and there was no evidence that any burrowing owls occur onsite. In addition, this species has not been recorded from the project site in the past.

All areas of the site could be considered as burrowing owl habitat (Figure 6) since it is undeveloped. However, vegetation in 2024 (due to high rainfall) was very dense, consisting of tall weeds and grasses, with few open or unvegetated areas. These types of habitats are not ideal for burrowing owl. The site was disked in early May, 2024.

A few California ground squirrels (*Otospermophilus* beecheyi) were present onsite and created a small number of burrows. Occupied and unoccupied burrows large enough to potentially support burrowing owls were mapped (Figure 5). Mapped locations typically represent multiple burrows or one burrow with multiple entrances. None of these burrows within the project site showed any evidence of owl occupancy. One old pipe was present near the ground squirrel burrows but it was not occupied buy burrowing owl.

Burrowing owls are presumed absent from the site.

7.3.3 Pre-construction burrowing owl surveys

Under the Western Riverside County MSHCP (Section 9.0, Table 9.2, Burrowing owl Species Objective 6), pre-construction presence/absence surveys for burrowing owl

(*Athene cunicularia*) should be conducted for all projects. To comply with this measure, a pre-construction presence/absence survey for burrowing owl will be conducted at the project site within 30 days prior to disturbance. Take of active nests will be avoided.

If absence of this species is confirmed, project work can proceed. If however, burrowing owl is located on site, the appropriate resource agencies (CDFW and USFWS) shall be contacted. The Project Applicant shall consult with the wildlife agencies regarding the most appropriate methods and timing for removal of owls. As necessary, owls will be actively evicted following agency approved protocols (i.e., placing a one-way door at the burrow entrance to ensure that owls cannot access the burrow once they leave). Any such active eviction shall occur outside of the breeding/nesting season. That is, active eviction shall be accomplished between September 1 and February 15. If more than 30 days has elapsed between owl eviction and completion of clearing and grubbing activities, a subsequent survey for the burrowing owl shall be conducted to ensure that owls have not re-populated the site. Any reoccupation by owls will require subsequent protocol active eviction.

Figure 6: Burrowing owl survey area (yellow shading) at the Barker Business Park Project site (in red), including buffer survey area. Approximate survey routes, consisted of walking transects spaced approximately 75 feet apart. Source: Google Earth, Inc.

Figure 7: Potential owl burrows at the Barker Business Park Project site. Source: Google Earth, Inc.

Barker Business Park Project site photographs 2024.

Photograph 1: Northwestern corner of site looking south, January 2024.

Photograph 2: Southwestern area of site looking north, January 2024.

Photograph 3: Southern boundary of site looking north, January 2024.

Photograph 4: Southeastern corner of site looking north, January 2024.

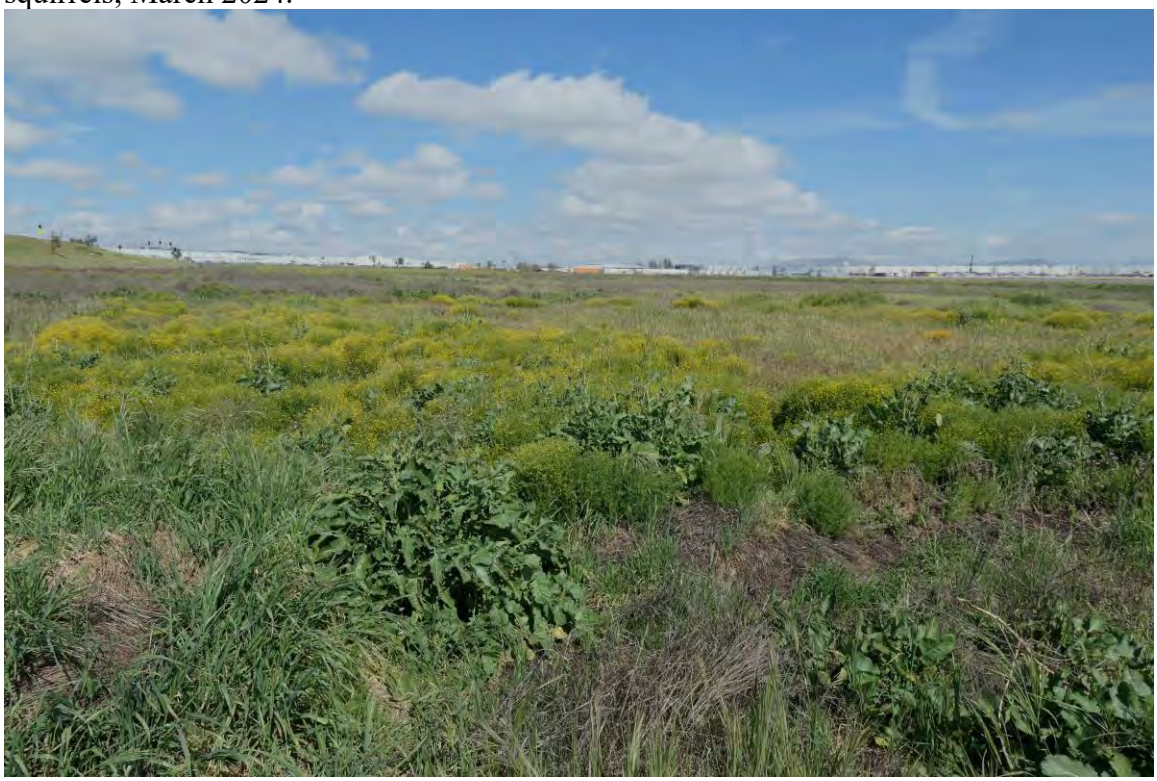
Photograph 5: Northeastern corner of site looking south, January 2024.

Photograph 6: Northeastern corner of site looking west, January 2024.

Photograph 7: One of the potential owl burrows, March 2024.

Photograph 8: One of the potential owl burrows, March 2024.

Photograph 9: One of the potential owl burrows and old pipe both occupied by ground squirrels, March 2024.



Photograph 10: Site looking north showing dense, tall weeds and grasses present in March, March 2024.

7.4 Mammals

The proposed project is not located within a mapped survey area for mammal species.

8.0 INFORMATION ON OTHER SPECIES

8.1 Delhi Sands Flower Loving Fly

The proposed project is located outside any area mapped with Delhi soils within the MSHCP baseline data.

8.2 Species Not Adequately Conserved

None of species listed in the MSHCP Table 9-3 occur on the site.

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

There are no onsite project conservation areas and we are not aware of any existing or future MSHCP Conservation Areas in the project vicinity. There are currently open undeveloped areas located to the north, south and west of the project site, consequently the following urban/wildlands guidelines will be implemented.

Urban and storm water runoff
Existing drainage patterns on-site would be maintained. The Project would implement on-site stormwater management systems to detain and treat stormwater discharges. Per the Preliminary Project WQMP, the entire design capacity volume (DCV) would be retained and treated on-site. The Project Final WQMP, as approved by the City, would ensure that the Project stormwater management systems have been designed to convey and treat stormwater discharges and limit the post-development peak flows consistent with available storm drain capacities.

Toxic material
To minimize impacts from toxic materials, the following mitigation measures will be implemented during project construction:

- No equipment maintenance will occur near storm drains where associated pollutants (petrochemical products, etc.) may enter the storm drain system.

- Toxic Material, including raw cement, debris, asphalt, and other toxins, will be prevented from contaminating soil or entering the storm drain. Any toxic materials placed where they may pose any risk of contamination of the project site will be removed immediately.
- Any spills of hazardous materials will be reported to proper agencies immediately. In the event of contamination, toxic soils will be removed to agency approved disposal areas.

Lighting
Impacts from ambient lighting from project areas will be minimized by:

- Directing light sources away from adjacent undeveloped areas.
- Incorporating light shielding technology where necessary to prevent spillage of light into adjacent undeveloped areas.

Noise
Wildlife will not be subjected to high noise levels as development will not involve noisy equipment or work.

Dust
Dust will be controlled on the project site in accordance with the Riverside County General Plan and the South Coast Air Quality Management District (SCAQMD).

Trash/debris
The following mitigation measures will be implemented during project construction:

- The operator will comply with all pollution, sediment and litter ordinances. During construction, the project site will be kept as clean as possible, and all food related trash items would be enclosed in sealed containers and regularly removed from the site.

Exotic plant and animal infestations
Any habitat areas will include weed monitoring and abatement measures during implementation and long-term management; the use of native xeriscaping species within the development areas to the maximum extent possible; and the promotion of movement and migration of native predators (e.g. bobcat, coyote) through the site to control populations of domestic and urban-adapted exotic animals. In addition, exotic plant and animal infestations will be minimized through active management and project design features that minimize and control invasion and propagation of exotic species, as follows:

- Landscape plans will not include any species from the Cal-EPPC list A-1, A-2, or Red Alert list of noxious weeds, and will avoid the use of species listed under Table 6-2 of the MSHCP adjacent to the riparian/riverine areas.
- Onsite routine weeding will be accomplished by mechanical means such as hand tools and pulling, supplemented by spot spraying with herbicide. In addition to

regular weeding activities, establishment of any Cal-EPPC list A-1, A-2, or Red Alert list of noxious weeds will trigger remedial action for eradication or containment, depending on the biology of the species.

10.0 BEST MANAGEMENT PRACTICES (VOLUME 1, APPENDIX C)

The following Beast Management Practices will be implemented.

- Nesting birds. Impacts to nesting birds will be minimized by complying with the federal Migratory Bird Treaty Act of 1918 (MBTA). The MBTA governs the taking and killing of migratory birds, their eggs, parts, and nests and prohibits the take of any migratory bird, their eggs, parts, and nests.

  Compliance with the MBTA shall be accomplished by the following:

  - If possible, all vegetation removal activities shall be scheduled from August 1 to February 15, which is outside the nesting season. This would ensure that no active nests would be disturbed and that removal could proceed rapidly,
  - If vegetation is to be cleared during the nesting season (February 15 – July 31), all suitable habitat will be thoroughly surveyed for the presence of nesting birds by a qualified biologist 72 hours prior to clearing. If any active nests are detected, the area shall be flagged and mapped on the construction plans along with a minimum 50-foot buffer and up to 300 feet for raptors, with the final buffer distance to be determined by the qualified biologist. The buffer area shall be avoided until the nesting cycle is complete or it is determined that the nest has failed. In addition, the biologist will be present on the site to monitor the vegetation removal to ensure that any nests, which were not detected during the initial survey, are not disturbed.

- Construction Minimization measures

  1. Within 30 days prior to disturbance at the project site, a pre-construction survey will be conducted for burrowing owl (*Athene cunicularia*), and if owls are present they can be relocated following accepted protocols to comply with the MSHCP.
  2. All temporary work areas, including stockpiles, will be located outside any sensitive biological resources.
  3. The limits of the work will be flagged prior to start of work.

11.0 REFERENCES

County of Riverside 2006. Burrowing owl survey instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area. 29 March 2006.

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