

Appendix B

General Biological Resources Assessment Nance Street Trailer Storage & Maintenance Yard Project

NOREAS Environmental Engineering and Science
May 2024

Nance Street Trailer Storage & Maintenance Yard Project

May 2024

General Biological Resources Assessment

Perris United States Geological Survey
7.5-Minute Topographic Quadrangle Map

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1.0 INTRODUCTION AND EXECUTIVE SUMMARY

NOREAS Inc. (NOREAS) is pleased to provide this *General Biological Resources Assessment* for the Nance Street Trailer Storage & Maintenance Yard Project (hereafter referred to as the “Project”). The Project is located South of Harley Knox Boulevard, West of North Webster Avenue, and North of West Markham Street, in Riverside County, California, Figures 1 and 2). This document details the methods and results of baseline biological resources surveys and habitat assessments for the Project. The intended use of this document is to disclose and evaluate the Project’s biological conditions, and determine the potential for occurrence of common and special-status species¹ - and their habitats. For the purposes of this document, the “study area” includes the Project’s proposed ground disturbance footprint (hereafter referred to as the Project Site), and a buffer (Figure 2).

During pedestrian surveys it was determined that the Project Site was comprised of developed, disturbed and non-native land cover types. The Project Site can be accurately characterized as an anthropogenic biome. That is to say, all of the land cover types within the Project Site are developed, or disturbed habitats. The Project Site has been significantly altered by human activities over many years. Commercial agricultural operations were historically operated within the Project Site. There is also evidence of recent disking, and trash from illegal dumping throughout Project limits. The Project is not collocated with any United States Fish and Wildlife Service (USFWS) designated critical habitat, nor were any special status species detected during field surveys. No nesting birds, remnant raptor nests, or bat guano were detected within the Project Site either.

The Project Site’s developed and disturbed land cover has substantially decreased its value as suitable breeding, nesting, and foraging habitat for native species. Furthermore, the Project Site has limited – if any, value as a low-quality migration corridor - or overland dispersal habitat for native wildlife, because it is severely movement constrained by the surrounding residential, industrial, and commercial developments, and public infrastructure. Even so, the substantive habitat requirements needed to support Burrowing Owl were observed within the Project’s ground disturbance footprint. Burrowing Owl is of limited distribution - or occurs infrequently, throughout California, and their status is therefore monitored by resource agencies². The Burrowing Owl is not a Federal or State listed species. Therefore, measures are recommended for implementation during the Project as a means of avoiding and minimizing adverse effects to Burrowing Owl and other biological resources, that have a reasonable presumption of occurrence within the Project Site, and on adjacent lands.

¹ For the purposes of this analysis, “special-status species” refers to any species that has been afforded special protection by federal, state, or local resource agencies (e.g., U.S. Fish and Wildlife Service [USFWS], California Department of Fish and Wildlife [CDFW]) or resource conservation organizations (e.g., California Native Plant Society [CNPS], Western Riverside County Regional Conservation Authority [RCA], etc.). The term “special-status species” excludes those avian species solely identified under Section 10 of the Migratory Bird Treaty Act (MBTA) for federal protection. Nonetheless, MBTA Section 10 protected species are afforded avoidance and minimization protections per state and federal requirements.

² This species could be important locally with deference to preparation of environmental documents relating to the California Environmental Quality Act (CEQA) - based on CEQA Guidelines §15125 (c), and/or §15380.

2.0 PROJECT AND PROPERTY DESCRIPTION

For the purposes of this document, the “study area” includes the Project’s proposed ground disturbance footprint (Project Site) and a buffer (Figure 2). The Project can be found on the Perris United States Geological Survey (USGS) 7.5-Minute Topographic Quadrangle Map (USGS 1988). The Project involves the construction of a trailer storage and maintenance yard and associated landscaping, parking, and drive aisles. Additionally, the Project is located within the and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) - within the Mead Valley Area Plan, and the San Jacinto Habitat Management Unit (Figures 3 and 4).

The Project is not within the boundaries of any MSHCP established Subunit, Cell Group, Criteria Cell, Linkages/Cores, Conserved Lands or Regional Conservation Authority (RCA) Easements. According to the RCA MSHCP Information Map, the Project lies partially or completely within predetermined survey areas for the Burrowing Owl (*Athene cunicularia*). That said, the RCA MSHCP Information Map specifies that the Project is not within a predetermined survey area for narrow endemic or criteria area sensitive plant species, amphibians, mammals or deli sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*). With that said, a detailed MSHCP Consistency Analysis Report will be provided under a separate cover.

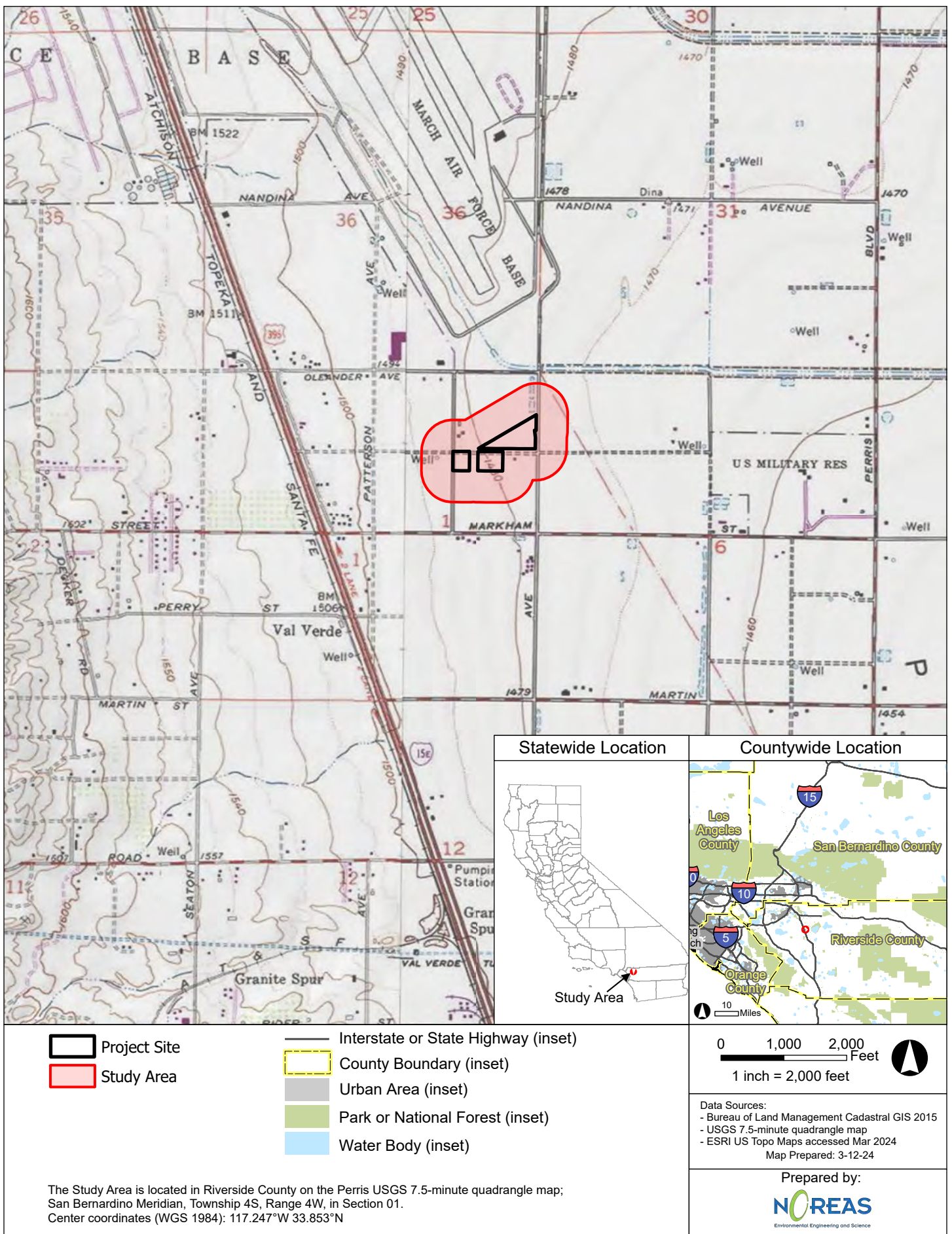


Figure 1. Regional Location

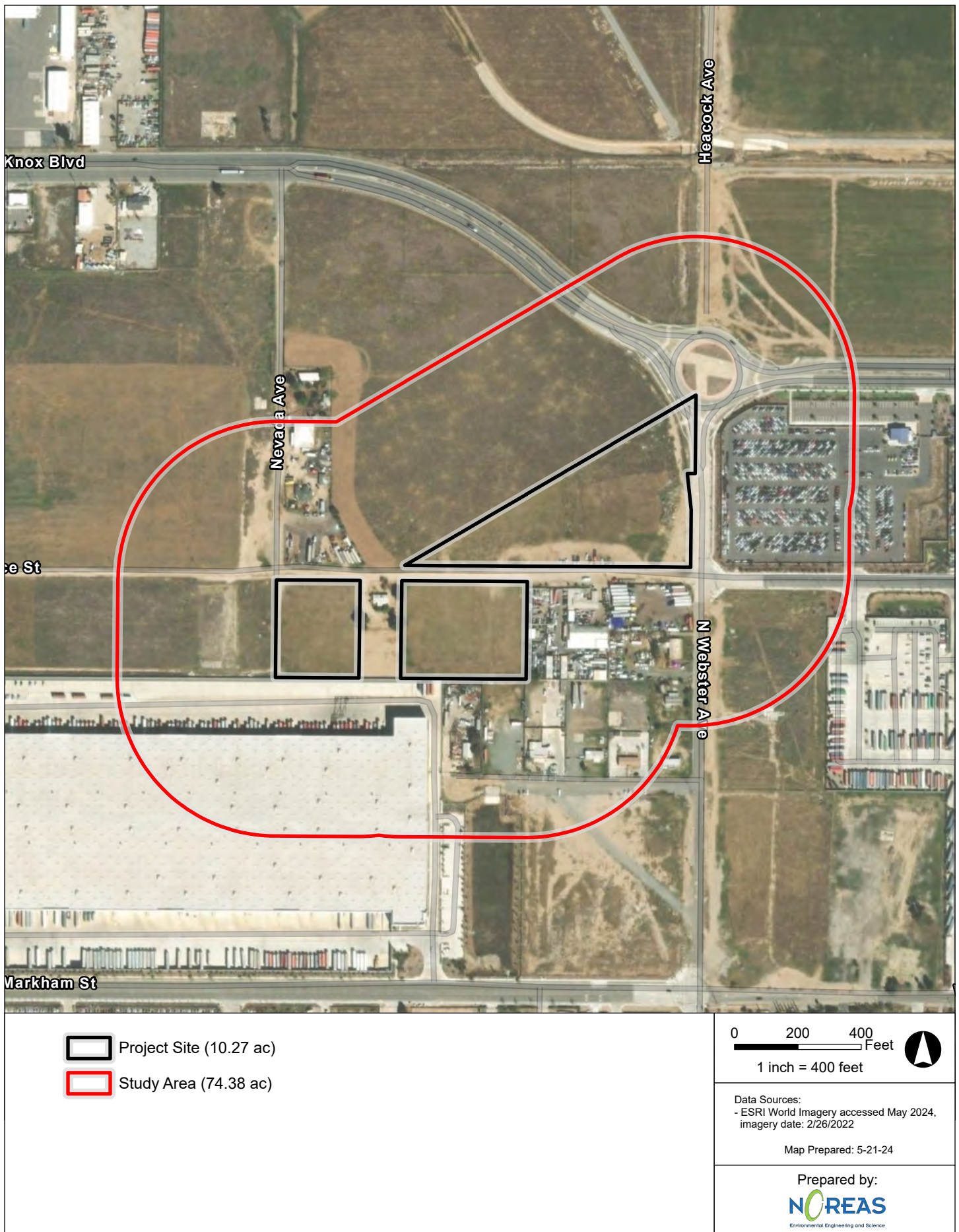


Figure 2. Site Vicinity

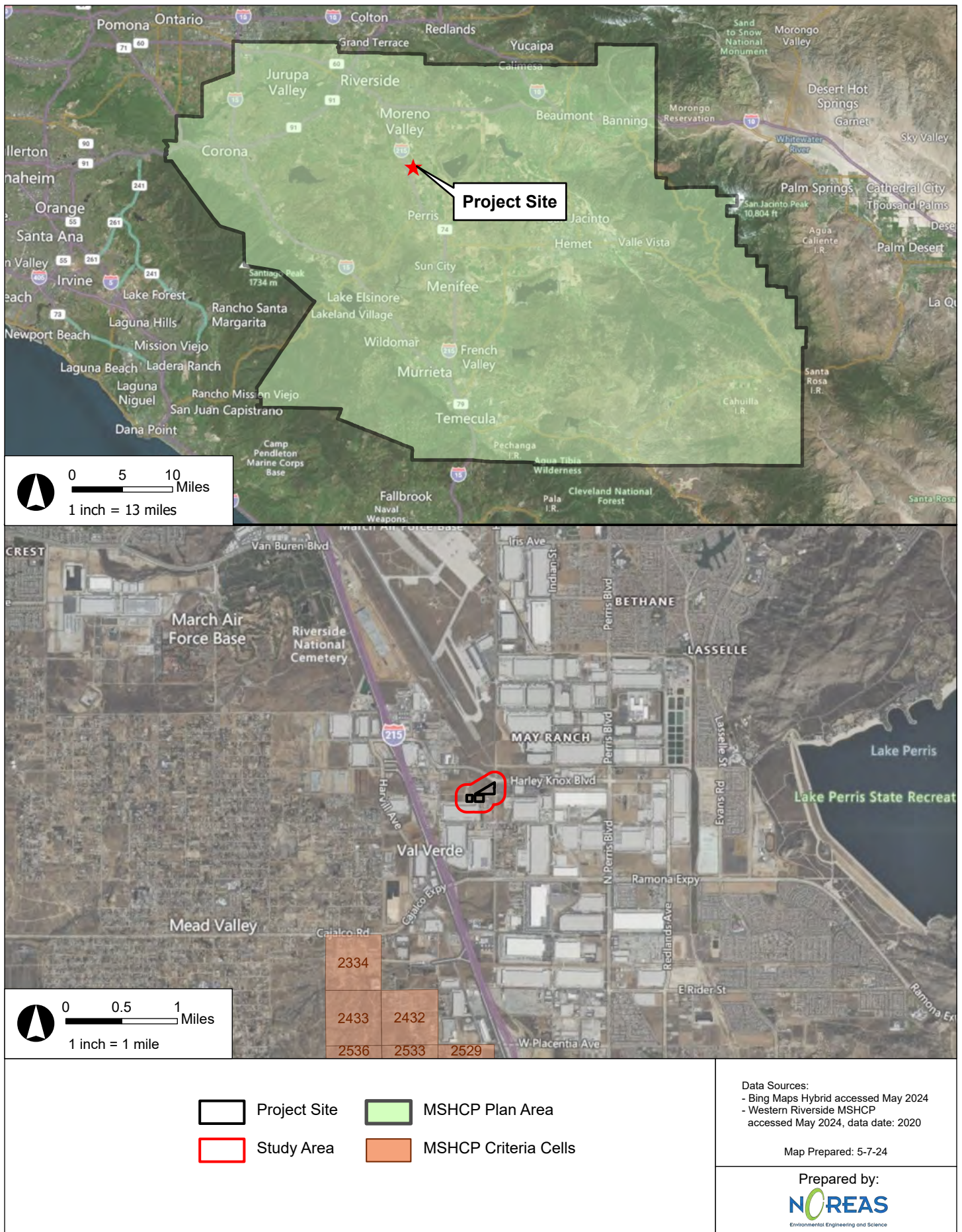


Figure 3. MSHCP Criteria Cells

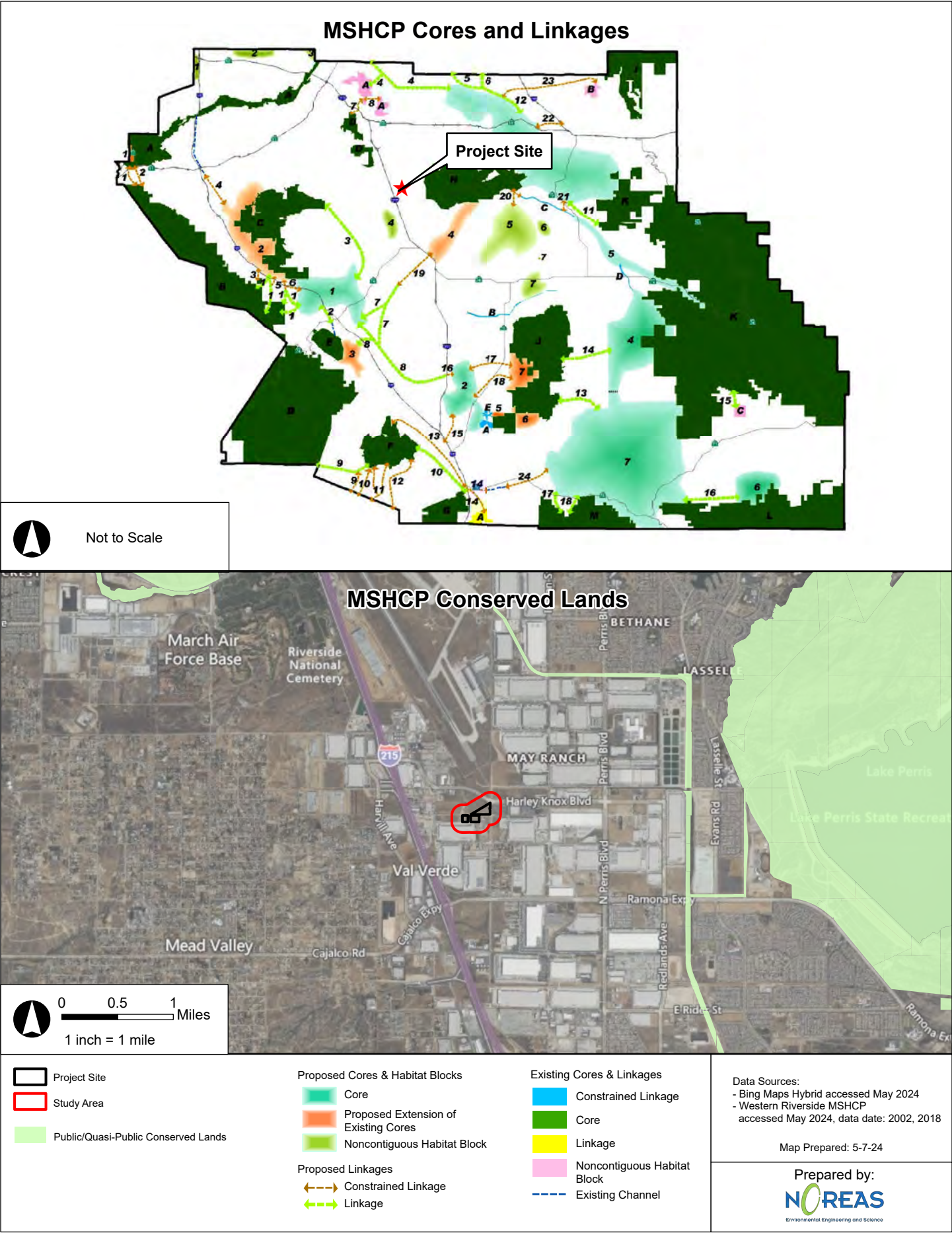


Figure 4. Cores, Linkages, and Conserved Lands

3.0 FOCUSED STUDY/SPECIES OF CONCERN

Prior to beginning field surveys, resource specialists were consulted and available information from resource management plans, databases and relevant documents were reviewed to determine the locations and types of biological resources³ that have the potential to exist within - and adjacent to the study area. Biological resources were evaluated within several miles of the Project.

The materials reviewed included - but were not limited to, the following:

- ✓ US Fish and Wildlife Service (USFWS) Critical Habitat Mapper and File Data (USFWS 2023a);
- ✓ USFWS Riverside County Field Office Species List (USFWS 2023b);
- ✓ USFWS National Wetlands Inventory database (USFWS 2023c);
- ✓ Regional South Coast Missing Linkages Project Report (South Coast Wildlands 2008);
- ✓ California Natural Diversity Database maintained by the California Department of Fish and Wildlife (CDFW) (CDFW 2023);
- ✓ Natural Resource Conservation Service, Soil Survey Geographic Database (SSURGO) (USDA-NRCS 2023a);
- ✓ California Native Plant Society (CNPS) Electronic Inventory (CNPS 2023);
- ✓ MSHCP Transportation and Land Management Agency Geographic Information Services Database (GISD 2023);
- ✓ Regional Conservation Authority GIS Data Mapping Tool (RCA 2023, <https://www.wrc-rca.org/rcamaps/>);
- ✓ Western Riverside County Multiple Species Habitat Conservation Plan (Dudek 2003); and
- ✓ Aerial Photographs (Microsoft Corporation 2023).

³ For the purposes of this analysis, “biological resources” refers to the plants, wildlife, and habitats that occur, or have the potential to occur, within the study area.

4.0 METHODS

To support the analysis detailed within Section 3.0 above, pedestrian-based field surveys were performed to assess land cover, general and dominant vegetation communities, habitat types, and species present within communities in 2022, and again in 2023. Community descriptions were based on observed dominant vegetation composition, and derived from the criteria and definitions of widely accepted vegetation classification systems (Holland 1986 and Sawyer et al. 2009).

Plants were identified to the lowest taxonomic level sufficient to determine whether the species observed were non-native, native, or special-status. Plants of uncertain identity were subsequently identified from taxonomic keys (Baldwin et al. 2012). Scientific and common species names were recorded according to *The Jepson Manual* (Baldwin et al. 2012). The presence of a wildlife species was based on direct observation and/or detection of wildlife sign (e.g., tracks, burrows, nests, scat, skeletal remains or vocalization). Field data compiled for wildlife species included scientific name, and common name. Wildlife of uncertain identity were documented and subsequently identified from specialized field guides and related literature (Burt and Grossenheider 1980; Halfpenny 2000; Sibley 2000; Elbroch 2003 and Stebbins 2003).

Additionally, the Project Site was assessed for its potential to support special-status species based on habitat⁴ suitability comparisons with reported occupied habitats (Appendix A). The following potential for occurrence definitions were utilized within Appendix A:

- **Absent [A]** – Species distribution is restricted by substantive habitat requirements which do not occur – or are negligible within the Project Site, and no further survey or study is necessary to determine likely presence or absence of this species.
- **Habitat Present [HP]** – Species distribution is restricted by substantive habitat requirements which occur within the Project Site, and further study may be necessary to determine likely presence or absence of species.
- **Present [P]** – Species or species sign were observed within the Project Site, or historically has been documented within Project limits.
- **Critical Habitat [CH]** – The Project Site is located within a USFWS-designated critical habitat unit.

4.1 Focused Surveys

As a result of literature reviews and general biological surveys, additional targeted census activities were performed for Burrowing Owl. Survey methods for Burrowing Owl were derived from generally accepted professional standards including – but not limited to, the *2006 Western Riverside County MSHCP Burrowing Owl Survey Instructions*. Detailed Burrowing Owl survey methods, results, and assumptions are presented within Appendix E.

4.2 Evaluation of Wetlands and Waterways

Based on the aforementioned review of commercially available literature and habitat assessments, the presence - or absence, of surface water conveyance features, riparian plant communities, riverine land cover types and wetlands - including vernal pools, were evaluated. The study area was evaluated via field surveys for the presence of riverine/riparian and vernal pool resources, and jurisdictional waters (i.e., waters as regulated by the United States Army Corps of Engineers [USACE] and Regional Water Quality Control Board [RWQCB], streambeds and associated riparian habitat as regulated by the CDFW, and those resources defined under Section 6.1.2 of the MSHCP). This evaluation was completed using

⁴ A “habitat” is defined as the place or type of locale where a plant or animal naturally or normally lives and grows.

data acquired from current and historic imagery, hydrologic databases, analytic tools, physical on the ground analyses and measurements by subject matter experts. Historic and current aerial photography of the study area were reviewed, prior to - and during, the field assessments.

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5.0 GENERAL BIOLOGICAL SURVEY RESULTS

Weather conditions during the June and July 2023 surveys included clear to cloudy skies, temperatures ranging from 58–87 °F, and winds fluctuating from 0 to 10 miles per hour (mph). Representative photos of the study area are provided in Appendix B.

5.1 Vegetation Communities and Land Cover Types

Two land cover types were observed within the study area: Disturbed/Developed and Non-native Grassland (Figure 5). These types are described below. Nonetheless, please note that in 2012, the MSHCP mapped the vegetation within the Project Site as entirely Cropland, Orchard - Vineyard (GISD 2023; Figure 6).

Developed/Disturbed

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

Non-Native Grassland

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

5.2 Wildlife

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

5.3 Special-Status Plants

No Federal or State listed plant species were observed within the study area during the field surveys. Nonetheless, several have been documented within 10 miles (Figure 7). The study area includes no USFWS-designated critical habitat for plants (Figure 8), and the Project Site does not include the substantive habitat requirements necessary to support special-status flora. Special-status species known to occur within 10 miles of the Project and their potential for occurrence within the Project Site are detailed within Appendix A. Plant species observed during the surveys are listed in Appendix C.

5.4 Special-Status Wildlife

No special status wildlife species were observed within the study area during the field survey events. The study area includes no USFWS-designated critical habitat for wildlife (Figure 8). Nonetheless, the Project Site is within a mapped MSHCP Survey Area for Burrowing Owl (MSHCP Figure 6-4). Therefore, focused surveys for Burrowing Owl were warranted. Detailed Burrowing Owl methods, results, and assumptions are presented within Appendix E. Additionally, special-status species known to occur

within 10 miles of the Project, and their potential for occurrence within the Project Site, are detailed within Appendix A, and Figure 7. Wildlife species detected during the surveys are listed in Appendix D.

The substantive habitat requirements needed to support the Burrowing Owl were observed within portions of the Project Site. But no Burrowing Owls, or their characteristic sign were detected. The Burrowing Owl is not a Federal or State listed species. But they are of limited distribution, and occur infrequently throughout portions of their range in California. Notably, the Project Site also does not include Delhi Fine Sands either – which would be needed to support the Delhi Sands Flower-loving Fly (*Rhaphiomidas terminatus abdominalis* [DSF]) (Figure 9). To that end, Project Site conditions are inconsistent with those known to support DSF populations in the region.

5.5 Wetlands and Waterways

The literature review and field survey data imply it is appropriate to characterize the Project Site as an upland, since no drainage, water conveyance, riparian or riverine habitats - or obvious indicators of well-defined water bed, bank or channel were detected. The soils, vegetation, signatures present, and topography suggest that the Project Site lacks features which are typically subject to Clean Water Act and Fish and Game Code Section 1600 jurisdiction, or require the processing of a Waste Discharge Requirement pursuant to the California Water Code (Porter-Cologne Act). Furthermore, the National Wetland Inventory has no records of special aquatic resources within the Project Site (Figure 10).

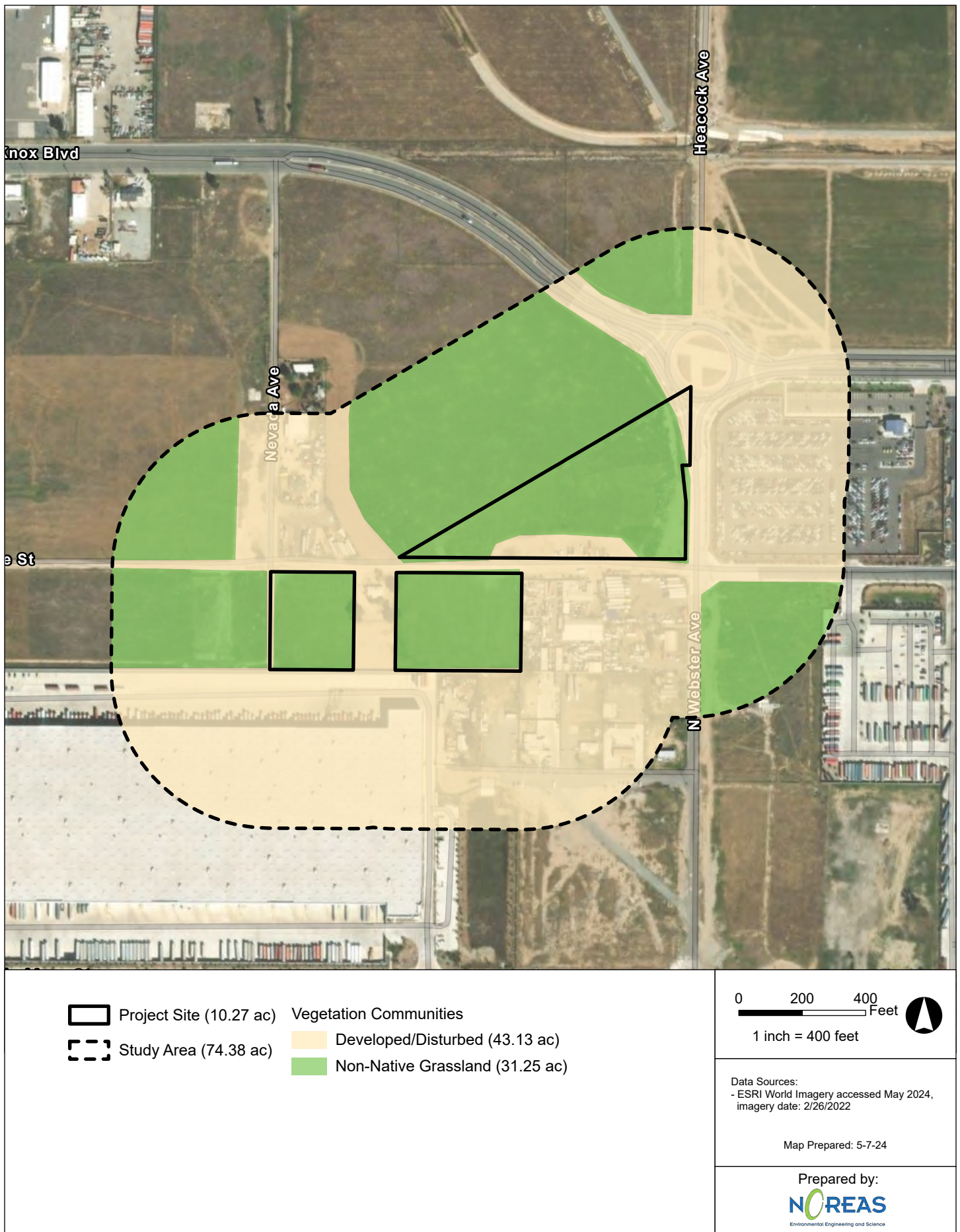


Figure 5. Vegetation Communities and Land Cover Types

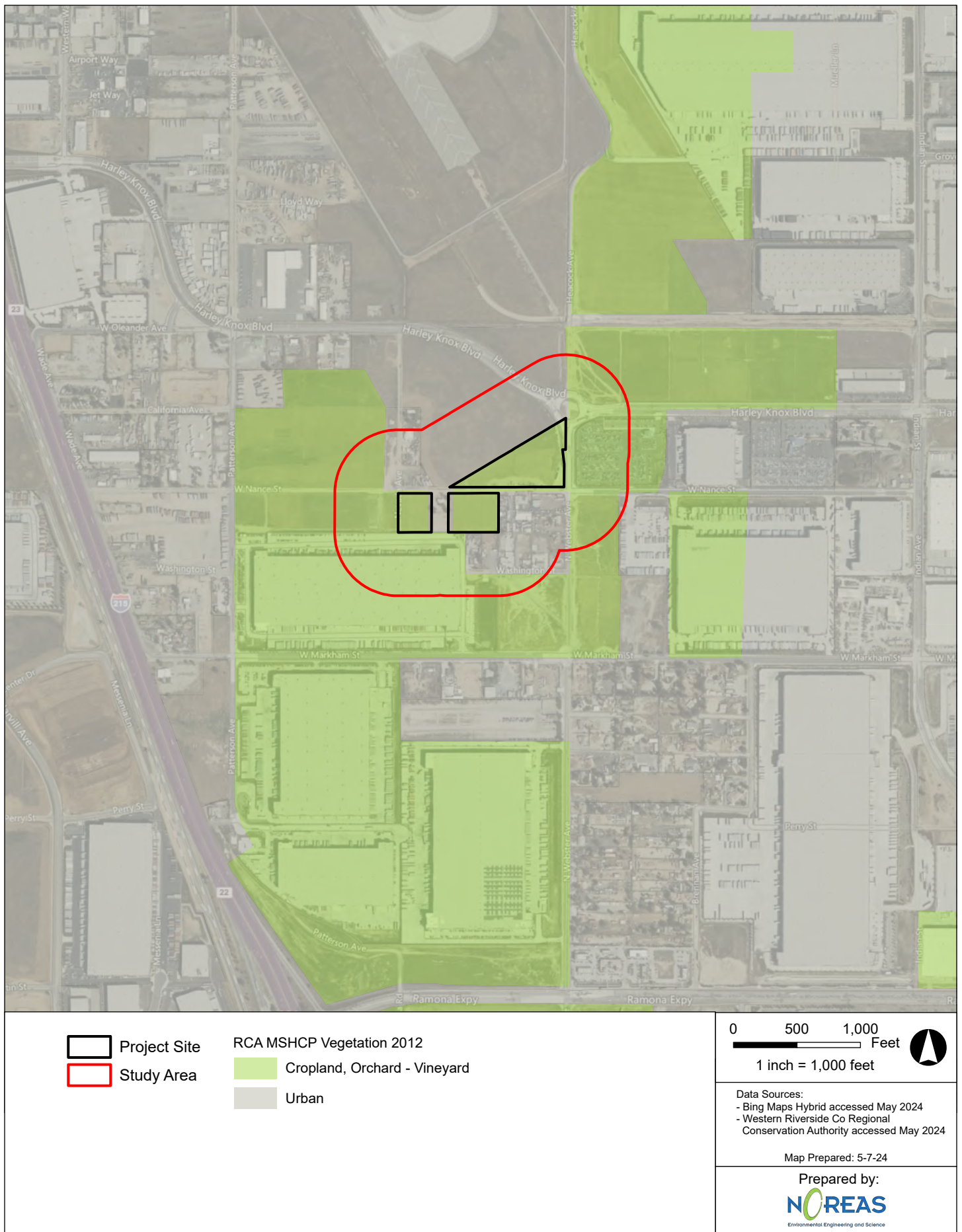
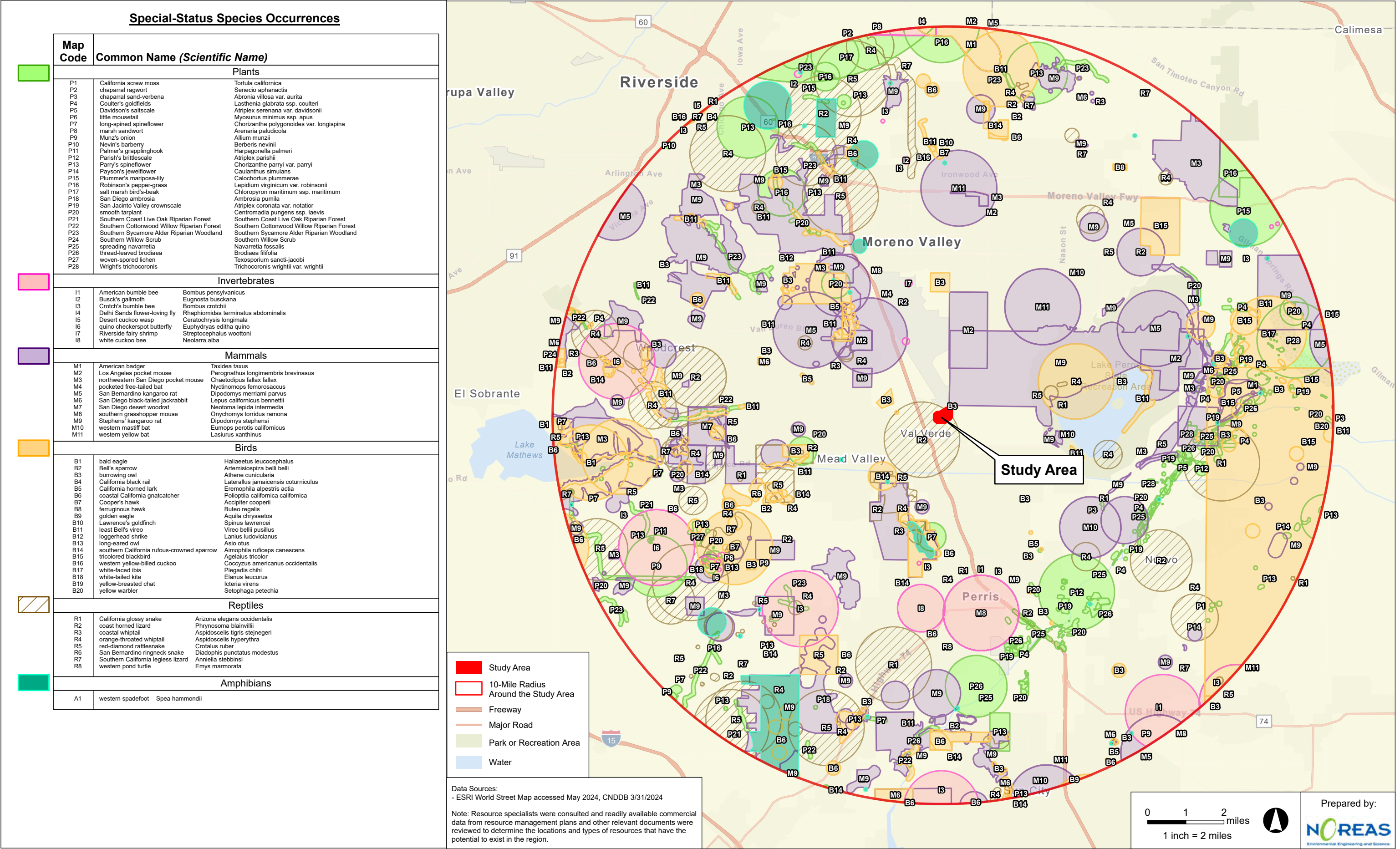


Figure 6. RCA MSHCP Vegetation 2012



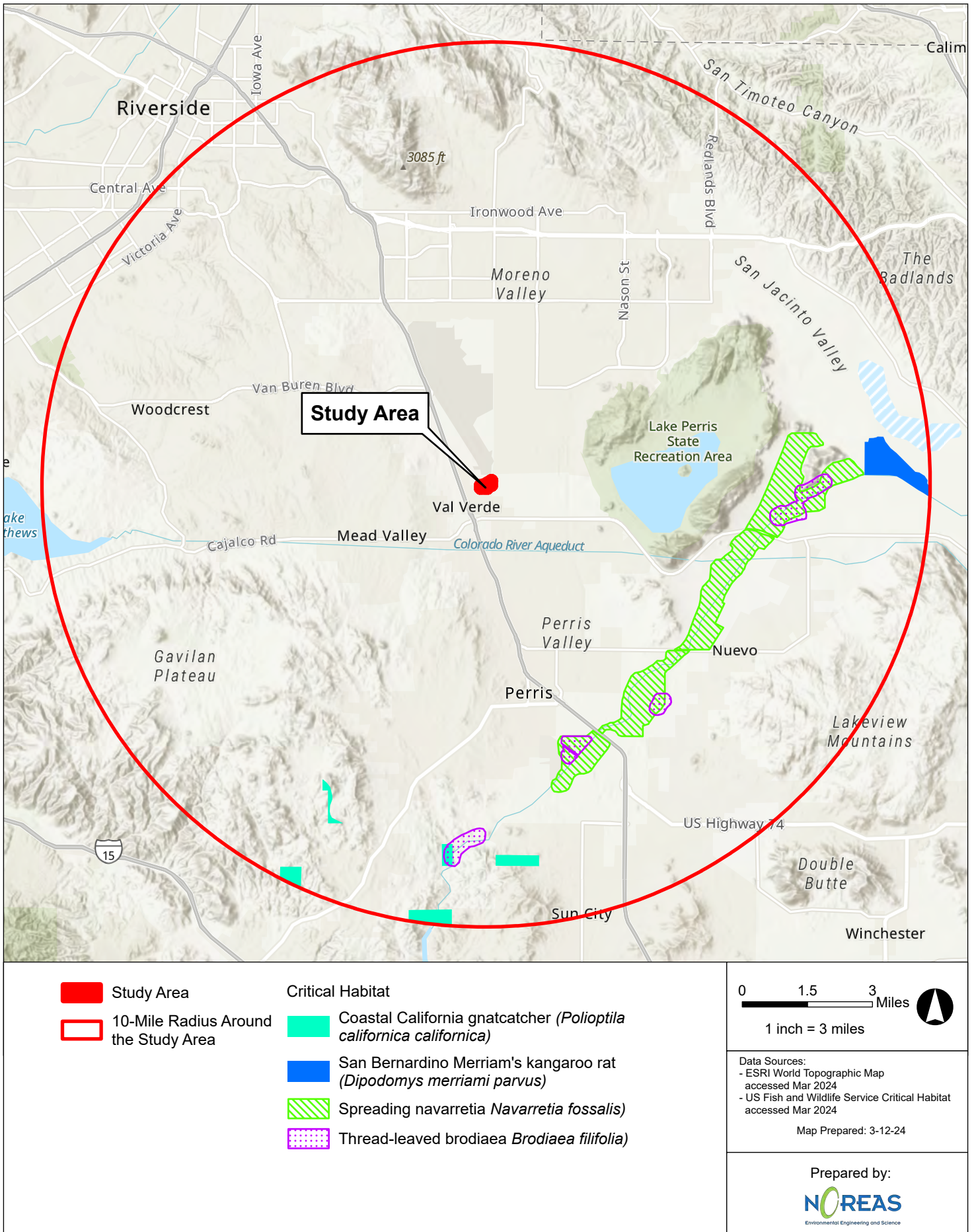
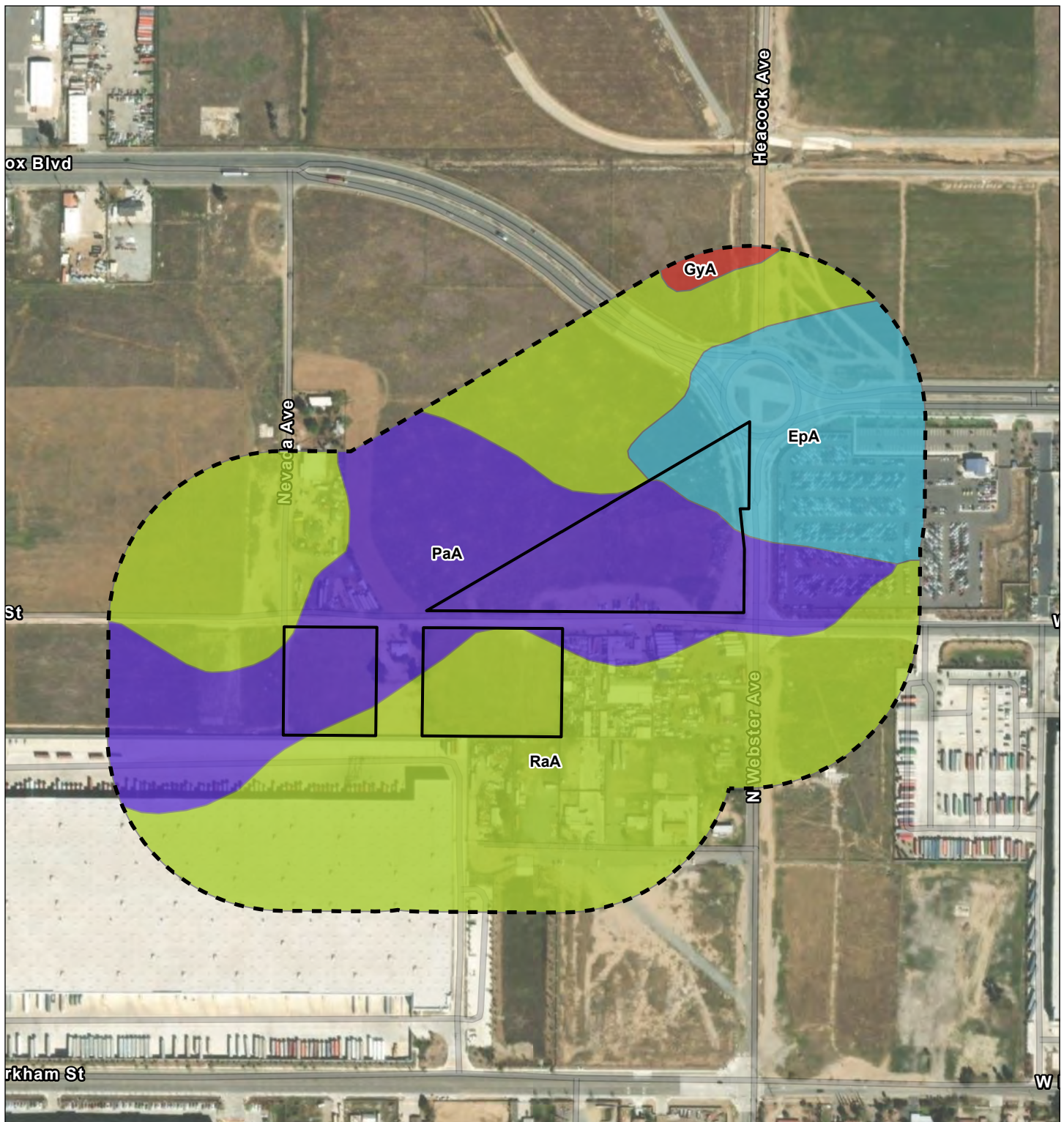


Figure 8. Critical Habitat



- Project Site
- Study Area

Soil Types

- EpA - Exeter sandy loam, deep, 0 to 2 percent slopes
- 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, MLRA 19

0 200 400 Feet
1 inch = 400 feet



Data Sources:
- ESRI World Imagery accessed May 2024, imagery date: 2/26/2022
- NRCS Web Soil Survey accessed May 2024
Map Prepared: 5-7-24

Prepared by:
NOREAS
Environmental Engineering and Science

Figure 9. Soils Map

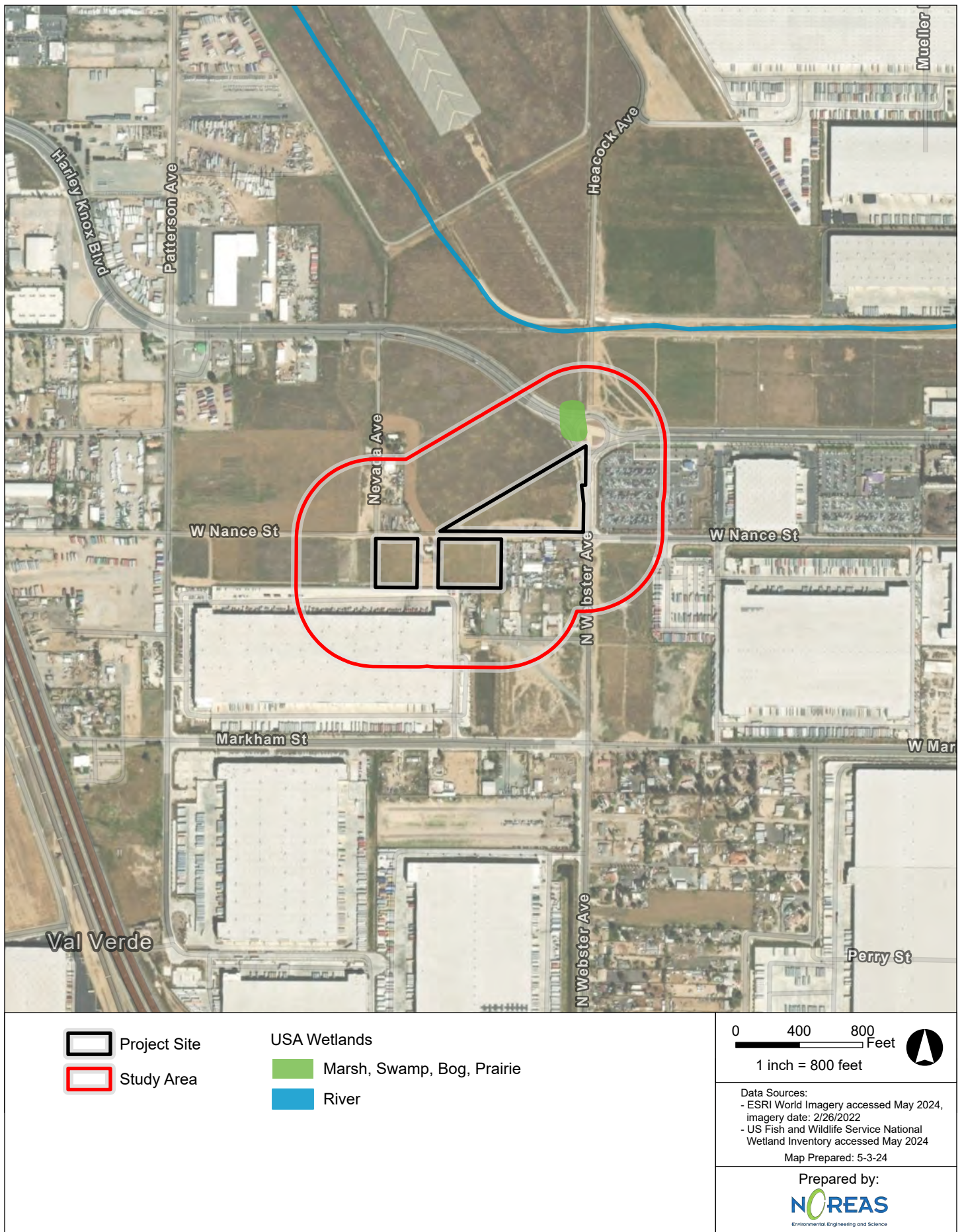


Figure 10. National Wetland Inventory

6.0 CONCLUSION AND RECOMMENDATIONS

The data provided implies that the Project Site consists of land which been developed, disturbed, or overtaken by non-native plants. As such, the Project Site can be characterized as *Anthropogenic Biome*. *Anthropogenic Biomes* are ecosystems that have been significantly altered by human activities. This includes everything from agricultural lands shaped by farming practices, developed lands transformed by urbanization and construction, to areas dominated by non-native species due to human influence, and ruderal habitats colonizing lands disturbed by human activities. As a result of the Project's disturbed land cover, it has diminished value as suitable breeding, nesting and foraging habitat for native and special status species as well. Although the Project is large in total size – it has very low species richness and diversity, and lacks high quality breeding and refuge habitats for native - and special status, species. This is to be expected as a result of the significant ground disturbance associated with numerous human related undertakings that have occurred over the past quarter of a century within the study area.

The Project is not collocated with any USFWS designated critical habitat, nor were any special status species detected during the field surveys. No burrowing owls, nesting birds, remnant raptor nests, or bat guano were detected within the Project Site either. Given the Project Site's current state, and surrounding urban environment, it has low ecological value as a functional habitat for native flora and fauna. It also offers limited – if any, potential as a migration corridor for wildlife. In simple terms, the Project Site is severely movement constrained by the surrounding residential, industrial and commercial developments, and public infrastructure. Even so, the following measures are recommended for implementation during the Project avoid and minimize adverse impacts to biological resources:

- Training of all field staff on applicable, relevant and appropriate local, state, and federal regulatory agency requirements, environmental laws, and regulations associated with working within and near common and special status species habitats, and biological resources.
- No personnel working within Project Site will “take” or destroy plants, animals, or active nests (or eggs) of birds that are protected under the Federal or State Endangered Species Acts, California Fish and Game Code, and Migratory Bird Treaty Act (MBTA).
- In order to comply with Section 10 of the Migratory Bird Treaty Act and relevant sections of the California Fish and Game Code any necessary vegetation clearing should take place outside of the typical avian nesting season (e.g., March 15th until September 1st).
 - If work needs to take place between March 15th and September 1st, a pre-activity clearance survey for nesting birds should be completed prior to the onset of ground disturbance.
 - An activity exclusion buffer zone around occupied nests should be maintained during physical ground disturbing undertakings. Once nesting has ended, the buffer may be removed.

With the implementation of the measures recommended herein, there would be no presumption that the Project would result in the loss of individual species, nor that it would adversely affect local or regional populations of them.

7.0 CERTIFICATION

I hereby certify that the statements furnished above and in the attached figures present the data and information required for this resource assessment, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. Field work conducted for this investigation was performed by me and under my direct supervision. I certify that I have not signed a nondisclosure or consultant confidentiality agreement with Lake Creek Industrial LLC representatives, and that I have no financial interest in the Project. The services performed and documented in this report have been conducted in a manner consistent with the level of care and skill ordinarily exercised by other professional consultants under similar circumstances. No other representations are either expressed or implied and no warranty or guarantee is included or intended in this report.

DATE: May 23, 2024

SIGNED: _____

Lincoln Hulse

8.0 REFERENCES

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APPENDIX A
SPECIAL-STATUS SPECIES POTENTIAL FOR
OCCURRENCE WITHIN THE PROJECT SITE

Potential for occurrence	Common name (Scientific name)	Federal listing status	State listing status	CNPS list	Number of records within 10 miles	Year(s) sighted
A	Coast horned lizard (<i>Phrynosoma blainvillii</i>)	None	None	-	19	1929-2008
HP	Burrowing owl (<i>Athene cunicularia</i>)	None	None	-	59	1980-2017
A	Stephens' kangaroo rat (<i>Dipodomys stephensi</i>)	Threatened	Threatened	-	83	1923-2011
A	Los Angeles pocket mouse (<i>Perognathus longimembris brevinasus</i>)	None	None	-	7	1916-2016
A	Southern California rufous-crowned sparrow (<i>Aimophila ruficeps canescens</i>)	None	None	-	12	1992-2011
A	Pocketed free-tailed bat (<i>Nyctinomops femorosaccus</i>)	None	None	-	1	1985-1985
A	Orange-throated whiptail (<i>Aspidoscelis hyperythra</i>)	None	None	-	34	1918-XXXX
A	Red-diamond rattlesnake (<i>Crotalus ruber</i>)	None	None	-	32	1923-XXXX
A	Riverside fairy shrimp (<i>Streptocephalus woottoni</i>)	Endangered	None	-	2	2009-2009
A	Western spadefoot (<i>Spea hammondi</i>)	Proposed Threatened	None	-	37	1958-2023
A	California glossy snake (<i>Arizona elegans occidentalis</i>)	None	None	-	9	1929-2016
A	Coastal California gnatcatcher (<i>Poliophtila californica californica</i>)	Threatened	None	-	35	1928-2008
A	Western mastiff bat (<i>Eumops perotis californicus</i>)	None	None	-	4	1957-1992
A	Western yellow bat (<i>Lasiurus xanthinus</i>)	None	None	-	4	1981-1992
A	Long-spined spineflower (<i>Chorizanthe polygonoides var. longispina</i>)	None	None	1B.2	11	1980-2015
A	Coastal whiptail (<i>Aspidoscelis tigris stejnegeri</i>)	None	None	-	5	1993-2007
A	Least Bell's vireo (<i>Vireo bellii pusillus</i>)	Endangered	Endangered	-	30	1920-2014
A	San Bernardino kangaroo rat (<i>Dipodomys merriami parvus</i>)	Endangered	Endangered	-	7	1908-2015
A	loggerhead shrike (<i>Lanius ludovicianus</i>)	None	None	-	1	1994-1994
A	Smooth tarplant (<i>Centromadia pungens ssp. laevis</i>)	None	None	1B.1	33	1969-XXXX
A	California horned lark (<i>Eremophila alpestris actia</i>)	None	None	-	5	1992-2015
A	San Bernardino ringneck snake (<i>Diadophis punctatus modestus</i>)	None	None	-	1	2000-2000

Potential for occurrence	Common name (Scientific name)	Federal listing status	State listing status	CNPS list	Number of records within 10 miles	Year(s) sighted
A	Southern grasshopper mouse (<i>Onychomys torridus ramona</i>)	None	None	-	3	1908-1932
A	Crotch's bumble bee (<i>Bombus crotchii</i>)	None	Candidate Endangered	-	12	1938-2020
A	American bumble bee (<i>Bombus pensylvanicus</i>)	None	None	-	2	1946-1946
A	Western pond turtle (<i>Emys marmorata</i>)	Proposed Threatened	None	-	1	1987-1987
A	White cuckoo bee (<i>Neolarra alba</i>)	None	None	-	1	1938-1938
A	Bell's sparrow (<i>Artemisiospiza belli belli</i>)	None	None	-	4	1999-2002
A	Northwestern San Diego pocket mouse (<i>Chaetodipus fallax fallax</i>)	None	None	-	15	1992-2017
A	Chaparral sand-verbena (<i>Abronia villosa</i> var. <i>aurita</i>)	None	None	1B.1	2	2004-2014
A	San Diego black-tailed jackrabbit (<i>Lepus californicus bennettii</i>)	None	None	-	12	1998-2015
A	Parish's brittlescale (<i>Atriplex parishii</i>)	None	None	1B.1	2	1999-XXXX
A	Southern Cottonwood Willow Riparian Forest	None	None	-	7	1980-1980
A	San Jacinto Valley crownscale (<i>Atriplex coronata</i> var. <i>notatior</i>)	Endangered	None	1B.1	12	2000-2015
A	Southern California legless lizard (<i>Anniella stebbinsi</i>)	None	None	-	19	1897-2018
A	Cooper's hawk (<i>Accipiter cooperii</i>)	None	None	-	2	1983-2001
A	Spreading navarretia (<i>Navarretia fossalis</i>)	Threatened	None	1B.1	11	1995-2020
A	Wright's trichocoronis (<i>Trichocoronis wrightii</i> var. <i>wrightii</i>)	None	None	2B.1	4	1937-2011
A	Coulter's goldfields (<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>)	None	None	1B.1	18	1989-2017
A	San Diego desert woodrat (<i>Neotoma lepida intermedia</i>)	None	None	-	1	1999-1999
A	Southern Sycamore Alder Riparian Woodland	None	None	-	11	1980-1985
A	Thread-leaved brodiaea (<i>Brodiaea filifolia</i>)	Threatened	Endangered	1B.1	8	2000-2017
A	Munz's onion (<i>Allium munzii</i>)	Endangered	Threatened	1B.1	5	1897-2012
A	Davidson's saltscale (<i>Atriplex serenana</i> var. <i>davidsonii</i>)	None	None	1B.2	7	1991-2013

Potential for occurrence	Common name (Scientific name)	Federal listing status	State listing status	CNPS list	Number of records within 10 miles	Year(s) sighted
A	Long-eared owl (<i>Asio otus</i>)	None	None	-	2	1983-1983
A	Tricolored blackbird (<i>Agelaius tricolor</i>)	None	Threatened	-	12	2011-2015
A	Parry's spineflower (<i>Chorizanthe parryi</i> var. <i>parryi</i>)	None	None	1B.1	15	1917-2012
A	Robinson's pepper-grass (<i>Lepidium virginicum</i> var. <i>robinsonii</i>)	None	None	4.3	7	1952-2004
A	Busck's gallmoth (<i>Eugnosta busckana</i>)	None	None	-	2	2021-2023
A	Quino checkerspot butterfly (<i>Euphydryas editha quino</i>)	Endangered	None	-	4	1945-1998
A	American badger (<i>Taxidea taxus</i>)	None	None	-	3	1908-1990
A	Little mouselink (<i>Myosurus minimus</i> ssp. <i>apus</i>)	None	None	3.1	1	1981-1981
A	Palmer's grapplinghook (<i>Harpagonella palmeri</i>)	None	None	4.2	3	1986-1990
A	Lawrence's goldfinch (<i>Spinus lawrencei</i>)	None	None	-	1	2001-2001
A	Western yellow-billed cuckoo (<i>Coccyzus americanus occidentalis</i>)	Threatened	Endangered	-	2	1894-2001
A	Yellow-breasted chat (<i>Icteria virens</i>)	None	None	-	1	2001-2001
A	Southern Coast Live Oak Riparian Forest	None	None	-	3	1980-1980
A	Woven-spored lichen (<i>Texosporium sancti-jacobi</i>)	None	None	3	1	2002-2002
A	White-tailed kite (<i>Elanus leucurus</i>)	None	None	-	1	1983-1983
A	Bald eagle (<i>Haliaeetus leucocephalus</i>)	Delisted	Endangered	-	5	1975-1981
A	White-faced ibis (<i>Plegadis chihi</i>)	None	None	-	1	1993-1993
A	Ferruginous hawk (<i>Buteo regalis</i>)	None	None	-	1	2005-2005
A	San Diego ambrosia (<i>Ambrosia pumila</i>)	Endangered	None	1B.1	1	2009-2009
A	Payson's jewelflower (<i>Caulanthus simulans</i>)	None	None	4.2	5	1982-1982
A	Plummer's mariposa-lily (<i>Calochortus plummerae</i>)	None	None	4.2	3	1989-2003
A	California screw moss (<i>Tortula californica</i>)	None	None	1B.2	1	2012-2012
A	Marsh sandwort (<i>Arenaria paludicola</i>)	Endangered	Endangered	1B.1	1	1899-1899
A	Salt marsh bird's-beak (<i>Chloropyron maritimum</i> ssp. <i>maritimum</i>)	Endangered	Endangered	1B.2	1	1888-1888
A	Chaparral ragwort (<i>Senecio aphanactis</i>)	None	None	2B.2	1	2004-2004
A	Delhi Sands flower-loving fly (<i>Rhaphiomidas terminatus abdominalis</i>)	Endangered	None	-	20	1990-2013

Potential for occurrence	Common name (Scientific name)	Federal listing status	State listing status	CNPS list	Number of records within 10 miles	Year(s) sighted
A	Nevin's barberry (<i>Berberis nevinii</i>)	Endangered	Endangered	1B.1	1	1999-1999
A	Golden eagle (<i>Aquila chrysaetos</i>)	None	None	-	1	1974-1974
A	Southern Willow Scrub	None	None	-	1	1980-1980
A	California black rail (<i>Laterallus jamaicensis coturniculus</i>)	None	Threatened	-	1	1892-1892
A	Desert cuckoo wasp (<i>Ceratochrysis longimale</i>)	None	None	-	1	1915-1915
A	Yellow warbler (<i>Setophaga petechia</i>)	None	None	-	1	2014-2014

CNPS List Definitions

List 1A: Plants presumed extinct in California

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

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

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

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

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

Potential for Occurrence Definitions

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

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

Present [P] – Species or species sign were observed within the Project Site, or historically has been documented within Project limits

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

**APPENDIX B
PHOTOGRAPH LOG**



Photograph 1. Facing West.



Photograph 2. Facing North.



Photograph 3. Facing South.



Photograph 4. Facing South.

APPENDIX C
PLANT SPECIES OBSERVED WITHIN THE STUDY AREA

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

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

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

* = naturalized, non- native plant species.

APPENDIX D
WILDLIFE SPECIES OBSERVED WITHIN THE STUDY AREA

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

APPENDIX E
BURROWING OWL SURVEY REPORT

DRAFT

Nance Street Trailer Storage & Maintenance Yard Project

May 2024

BURROWING OWL SURVEY

Perris United States Geological Survey
7.5-Minute Topographic Quadrangle Map

Prepared By



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1.0 SUMMARY / INTRODUCTION

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

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

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

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

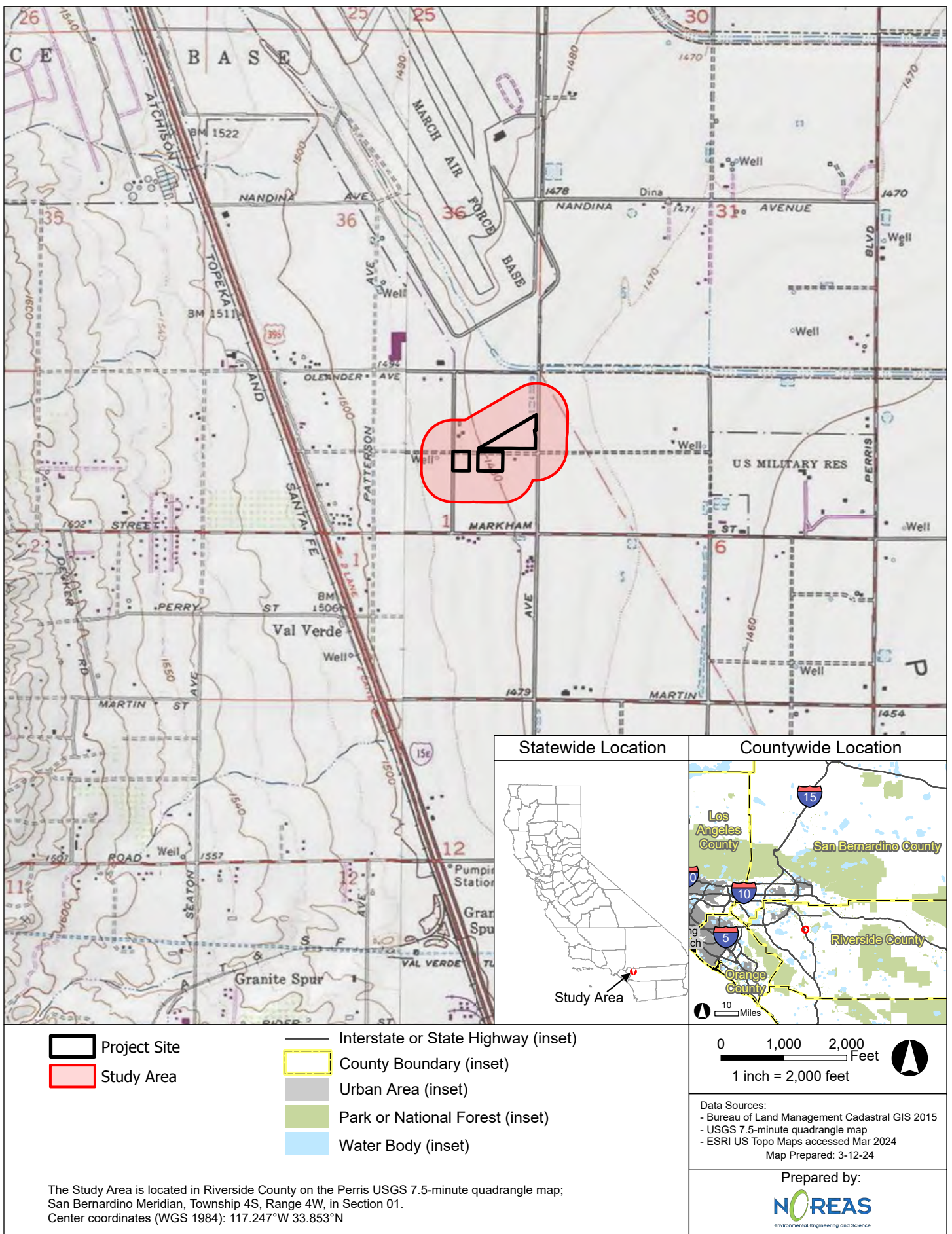


Figure 1. Regional Location

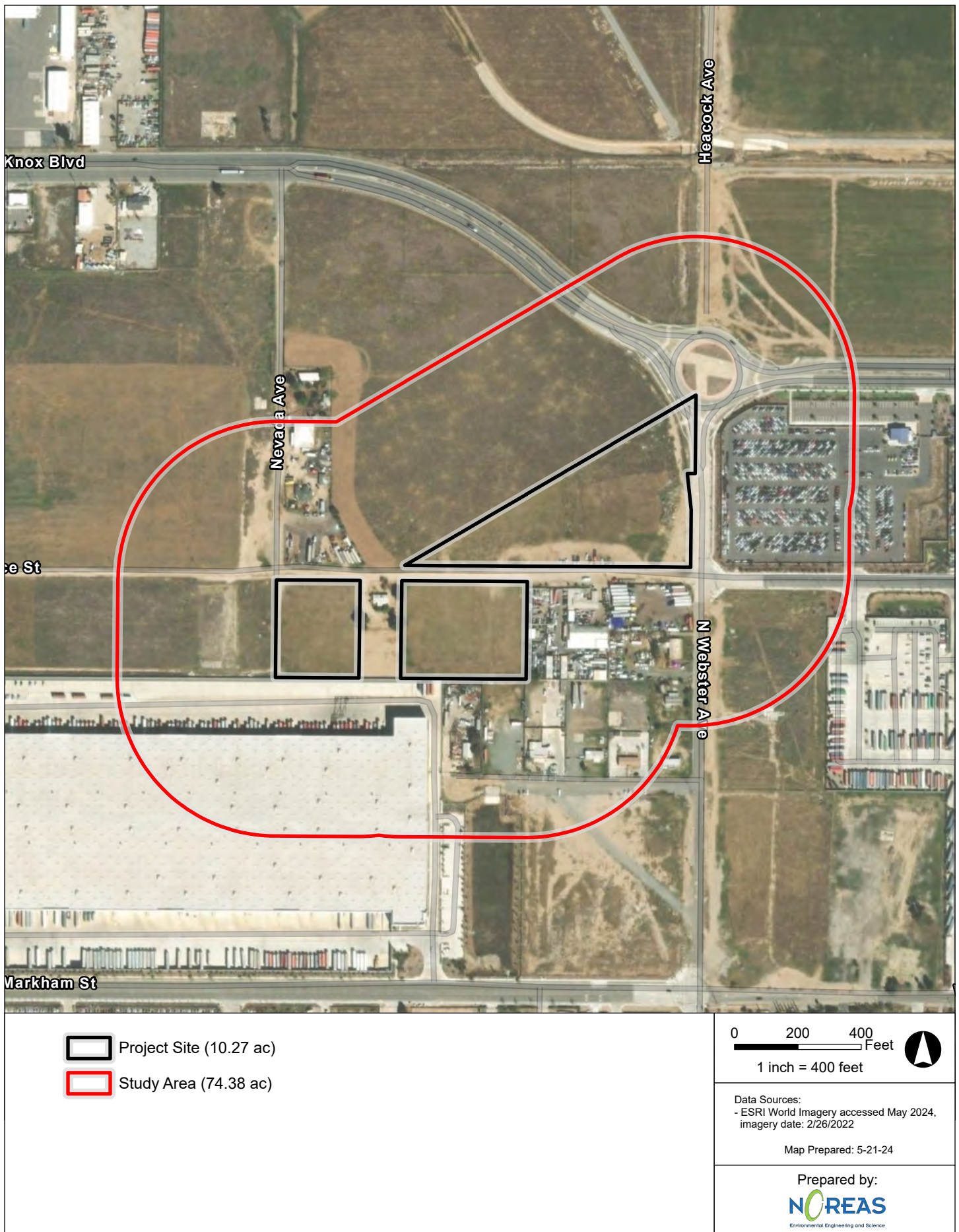


Figure 2. Site Vicinity

2.0 BURROWING OWL BACKGROUND

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

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

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

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

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

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

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3.0 METHODS

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

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

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

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

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

4.0 BURROWING OWL SURVEY RESULTS

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

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

TABLE NO. 1 - SUMMARY OF SURVEY CONDITIONS FOR SURVEYS

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

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

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

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

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



Photograph 1. Facing Northwest.



Photograph 2. Facing East.



Photograph 3. Facing South.



Photograph 4. Potential Burrow

TABLE NO. 2 – WILDLIFE DETECTED DURING FIELD SURVEYS

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

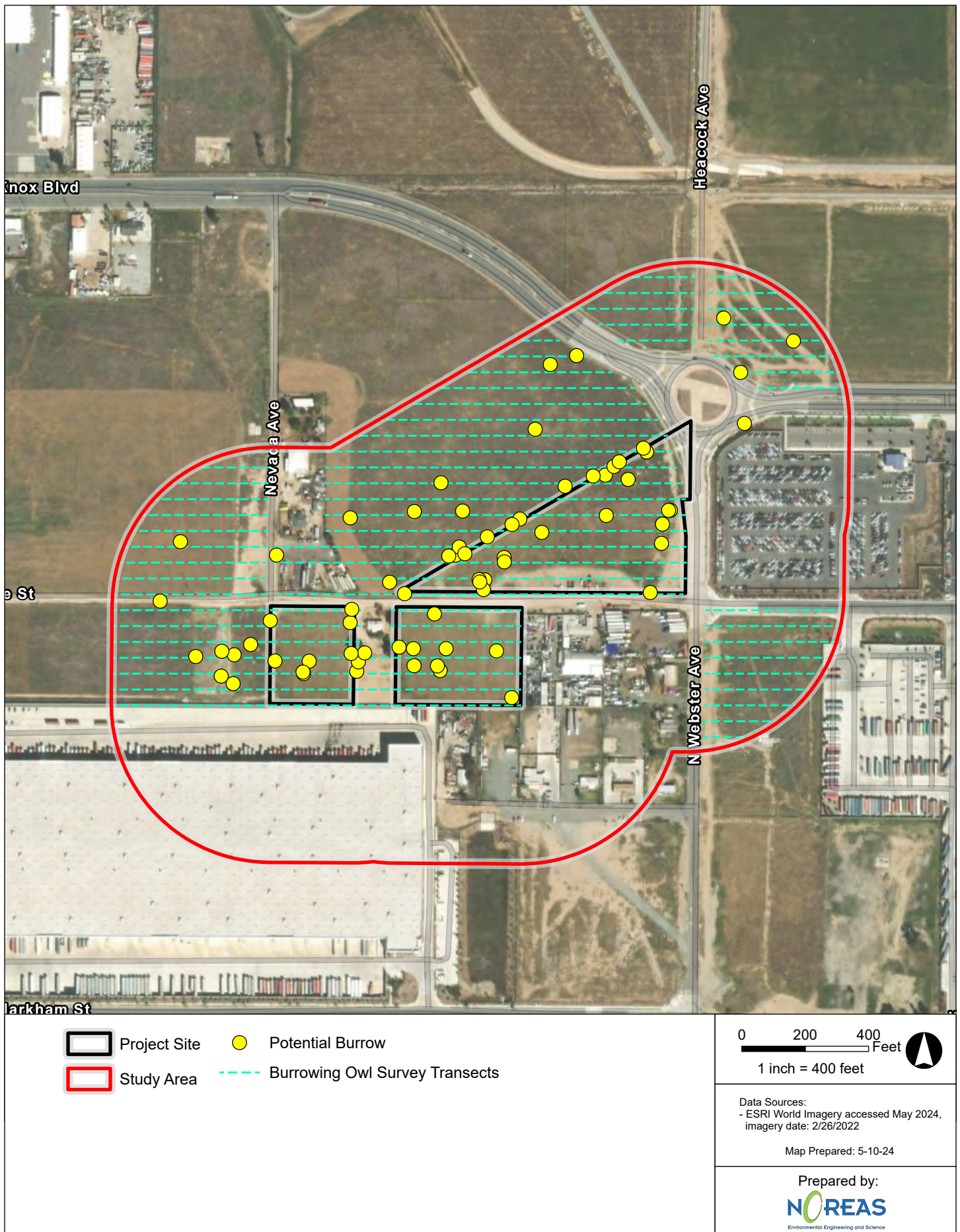


Figure 3. Burrowing Owl Potential Burrows

5.0 RECOMMENDED MEASURES TO AVOID AND MINIMIZED IMPACTS TO NESTING BIRDS

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

- Due to the presence of potentially suitable Burrowing Owl habitat within the Project Site, a 30-day pre-construction survey for owls is warranted prior to initial ground-disturbing activities (including vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging, grading, etc.). This is an MSHCP requirement, as it safeguards that no owls have colonized the Project Site in the days - or weeks, preceding the ground-disturbing activities.
 - If Burrowing Owls have colonized the Project Site prior to the initiation of ground-disturbing activities, the Project shall immediately inform the RCA and the appropriate wildlife agencies, to coordinate regarding the need for a Project specific Burrowing Owl Protection, Management and/or Relocation Plan.
 - If ground-disturbing activities occur, but the Project Site is left undisturbed for more than 30 days, a pre-construction survey will again be warranted to safeguard that Burrowing Owl has not colonized the Project Site since it was last disturbed. If Burrowing Owl is found, the same coordination described above is necessary
- In order to comply with Section 10 of the Migratory Bird Treaty Act and relevant sections of the California Fish and Game Code, any vegetation clearing within the Project Site should take place outside of the typical avian nesting season (e.g., March 15th until September 1st) – to the maximum extent practical. If work needs to take place between March 15th and September 1st, a pre-activity survey for nesting birds would be warranted prior to the onset of Project activities. To the maximum extent practicable, a buffer zone from occupied nests should be maintained during physical ground disturbing activities. Once nesting has ended, the buffer may be removed.
- Limits of grading and Project activities shall be clearly delineated with temporary construction staking, flagging, or similar materials.
- To avoid attracting predators and nuisance species, the Project Site shall be clear of debris, where possible. All food-related trash items shall be enclosed in sealed containers and regularly removed from the Project.

6.0 CERTIFICATION

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

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

DATE: May 21, 2024

SIGNED: _____

Lincoln Hulse

7.0 REFERENCES

- Belthoff, J. R., and R. A. King. 1997. Between-year movements and nest burrow use by burrowing owls in southwestern Idaho. Technical Report No. 97-3. Idaho Bureau of Land Management.
- Botelho, E. S. 1996. Behavioral ecology and parental care of breeding western burrowing owls (*Speotyto cunicularia hupugaea*) in southern New Mexico, USA. Dissertation, New Mexico State University, Las Cruces.
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