

**BURROWING OWL SURVEY REPORT
FOR THE
WOODCREST RETAIL CENTER PROJECT SITE**

Prepared for:
APPLIED PLANNING, Inc.
11762 De Palma Road, 1-C 310
Corona, CA 92883

Prepared by:

HARMSWORTH ASSOCIATES
31964 Silk Vine Drive
Winchester, CA 92596
(951) 223-3073

FEBRUARY 2026

WOODCREST RETAIL CENTER PROJECT

Burrowing owl survey

APN – 273-130-014, 273-130-019, 273-141-003, 273-141-004,
273-141-005, 273-141-006 and 273-141-007

An approximately 9.42-Acre Property,
Total Area Surveyed: 17 acres (including adjacent buffer area)

PROJECT SITE LOCATION

U.S.G.S. 7.5-minute Riverside East topographic quadrangle in SECTION 26 of
TOWNSHIP 3 SOUTH, RANGE 5 WEST

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Applied Planning, Inc.

11762 De Palma Road, 1-C 310
Corona, CA 92883

Prepared by:

Harmsworth Associates

31964 Silk Vine Drive
Winchester, CA 92596
(951) 223-3073

Principal Investigator

Paul Galvin, M.S.

Surveys conducted by:

Paul Galvin

Surveys conducted on:

25 March, 7 April, 12 May and 16 June 2025

Report date: 11 February 2026

CERTIFICATION

I hereby certify that the statements furnished 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.

A handwritten signature in black ink, appearing to read "Paul Galvin". The signature is fluid and cursive, with the first name "Paul" written in a larger, more prominent script than the last name "Galvin".

HARMSWORTH ASSOCIATES
Paul Galvin, M.S.
Vice President

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1.0 INTRODUCTION

The Woodcrest Retail Center Project site is located in the Woodcrest area of Riverside County, California, at the intersection of Van Buren Boulevard and Washington Street, 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.

This report summarizes the results of focused surveys for burrowing owl (*Athene cunicularia*) conducted in spring 2025 at the Project site, as per Section 6.3.2 of the Western Riverside County MSHCP.

1.1 Proposed Project

The proposed Woodcrest Retail Center Project (Project) proposes development of retail and restaurant facilities potentially including retail gas station, retail, restaurants, supermarket and shops.

Landscaping/streetscaping would occur around the Project boundary and internally to enhance perception of the site, and to screen views of the site interior from off-site vantages. All landscaping/streetscaping would comply with applicable provisions of the County review and approval. Existing drainage patterns on-site would be maintained.

For the purposes of this analysis, the Project Opening Year is defined as 2027, by which time all proposed uses are assumed to be complete, occupied, and operational. For the purposes of this analysis, the Project uses are assumed to be open and operational 7 days per week, 24 hours per day.

The proposed Project consists of the development of approximately the entire 9.42-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 (and the Valley Bank site) were surveyed in spring 2025, and are the subject of this report.

1.2 Site Description

The Woodcrest Retail Center Project site is located in Riverside County, California (Figure 1). The site is northeast of the intersection of Van Buren Boulevard and Washington Street (Figures 2 and 3). The site is within Section 26 of Township 3 South and Range 5 West of the Riverside East, California, United States Geological Survey (USGS) 7.5-minute topographic quadrangle (Figure 1).

The entire Woodcrest Retail Center Project site consists of approximately 9.42 acres of existing development (southern portion), previously developed and undeveloped land, surrounded by urban development. The Project site has been significantly impacted due to development, years of disturbance, trash, off-road trails and footpaths. The site is almost flat with the lowest area in the southwestern corner. Topography varies from an elevation of approximately 1,488 feet above msl at the southwestern corner to 1,500 feet above msl at the northeastern corner of the site (Figure 3).

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 48⁰ to 78⁰ F. Rainfall during the 2024/2025 season was below normal throughout southern California.

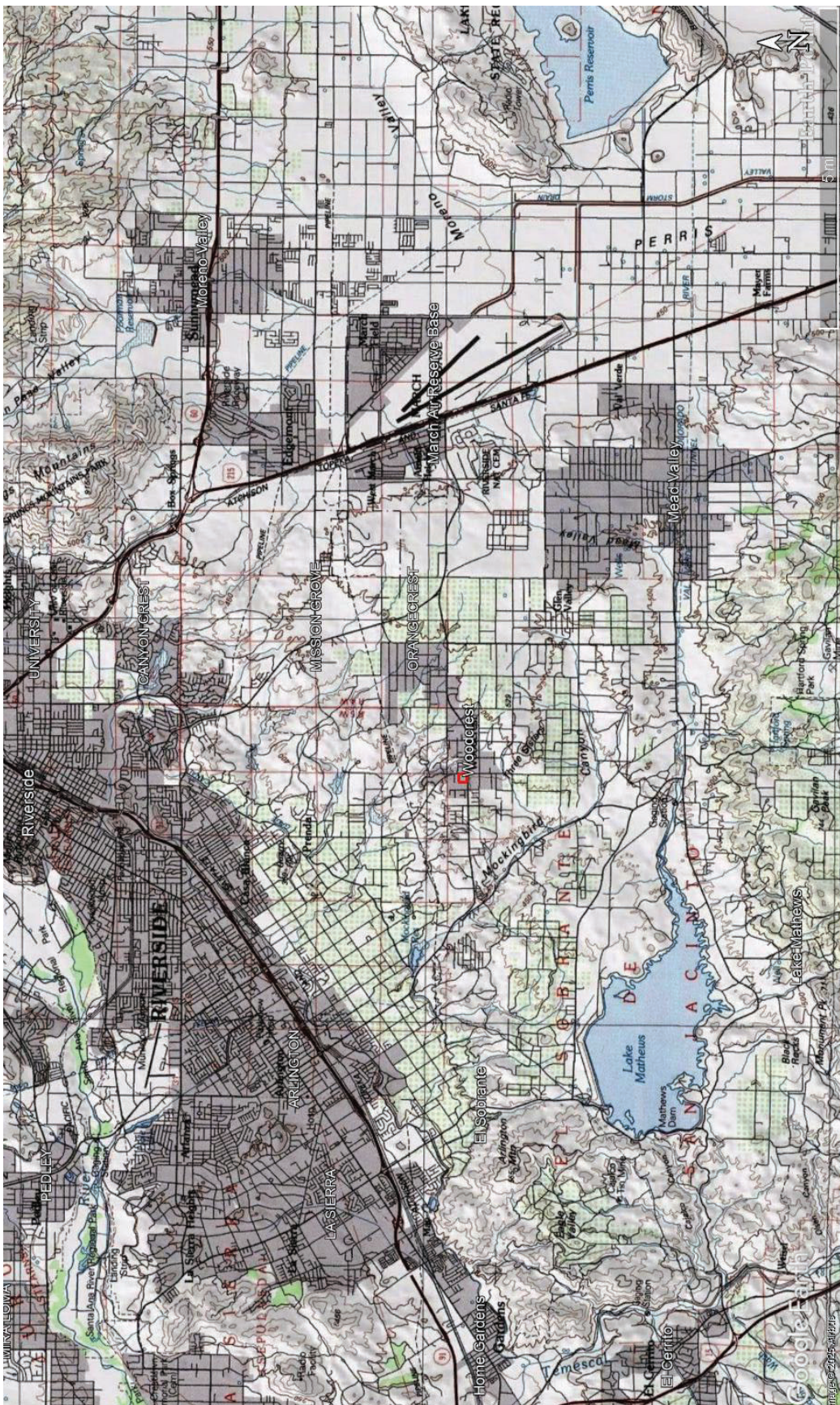


Figure 1: Location of the Woodcrest Retail Center Project site in Riverside County, California. Source: USGS Topographical quadrant: Riverside East.



Figure 2: Location of the Woodcrest Retail Center Project site (in red). Source: Google Earth, Inc.



Figure 3: Woodcrest Retail Center Project site (in red), showing Valley Bank site (included in the biological report but not part of the proposed Project). Source: Google Earth, Inc.

2.0 METHODS

Burrowing owls occur in shortgrass prairies, grasslands, lowland scrub, agricultural lands (particularly rangelands), prairies, coastal dunes, desert floors, and some artificial, open areas as a yearlong resident. They require large open expanses of sparsely vegetated areas on gently rolling or level terrain with an abundance of active small mammal burrows. As a critical habitat feature, they require the use of rodent or other burrows for roosting and nesting cover. They can also use pipes, culverts, and nest boxes (USFWS 2003, Haug *et al.* 1993, Zeiner *et al.* 1990).

Prior to conducting fieldwork previous results of wildlife surveys and habitat assessments in the Project area were reviewed. Potential burrowing owl habitat occurs throughout the entire site 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. The open non-native grassland areas to the south and west of the site were surveyed on foot but developed areas and residential backyards to the west and north of the site were surveyed via binoculars only. Off-site areas to the east and north were developed and unsuitable for burrowing owls. All these areas were surveyed a total of 4 times. Focused burrowing owl surveys were conducted on 25 March, 7 April, 12 May and 16 June 2025 by Paul Galvin (Table 1, Figures 4 and 5).

Surveys were conducted during the morning hours (approximately from 1 hour before sunrise to 2 hours after sunrise). Additional time was spent after each survey completion documenting burrow locations and obtaining photographs. 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 as described above). 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 surveys.

Date	Biologist	Time	%Cloud cover	Temp (°F)	Wind speed (mph)	Area surveyed	BUOW
3/25/25	PG	7.00-9.00	100-100	56-60	0-0	Project site and 150m buffer area	None
4/07/25	PG	6.30-8.30	0-0	54-65	0-0	Project site and 150m buffer area	None
5/12/25	PG	5.00-7.30	20-0	57-83	1-2	Project site and 150m buffer area	None
6/16/25	PG	5.00-7.30	0-0	58-81	0-3	Project site and 150m buffer area	None

PG = Paul Galvin

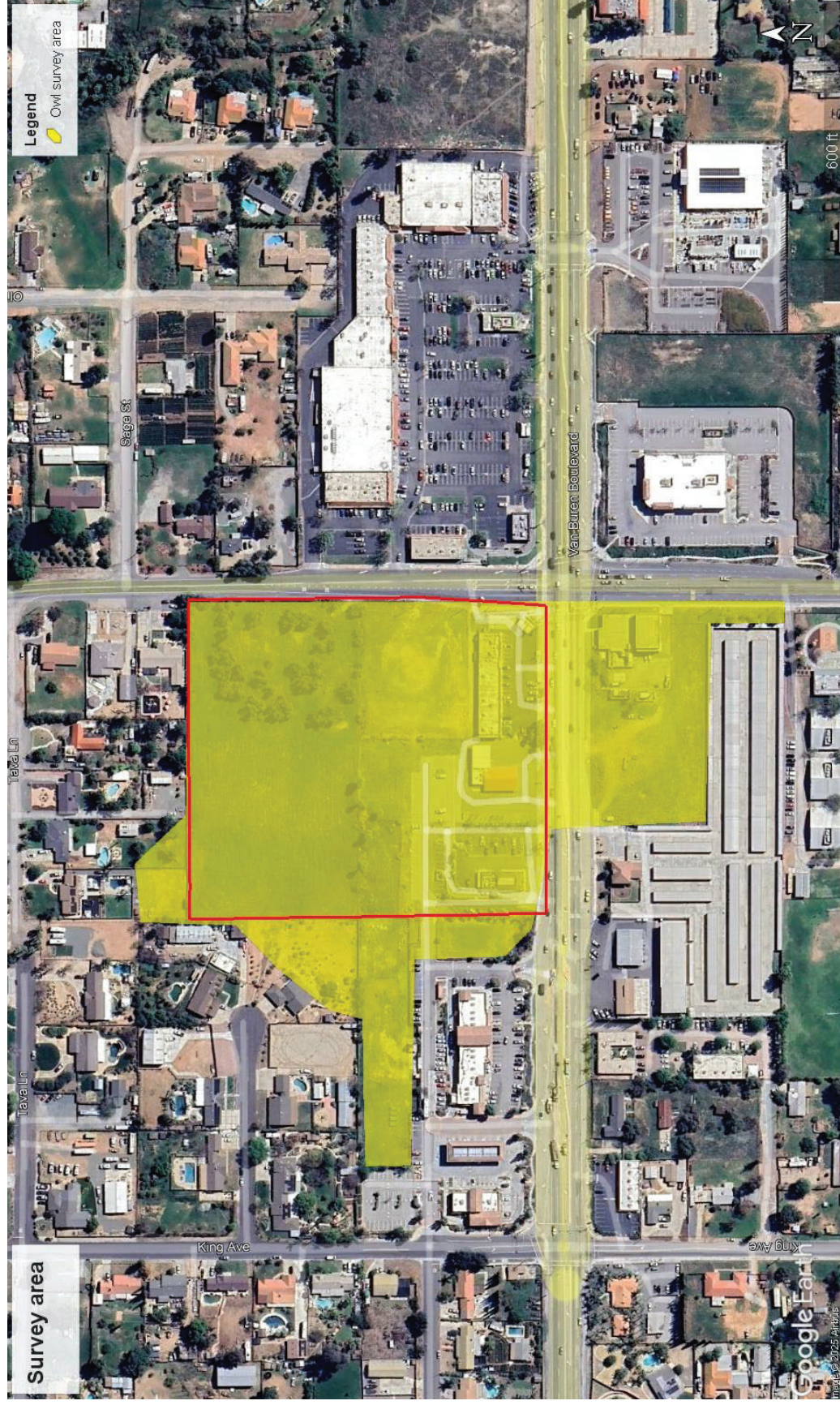


Figure 4: Burrowing owl survey area (yellow shading) at the Woodcrest Retail Center Project site (in red), including buffer survey area. Approximate survey routes consisted of walking transects spaced approximately 75 feet apart. Source: Google Earth, Inc.

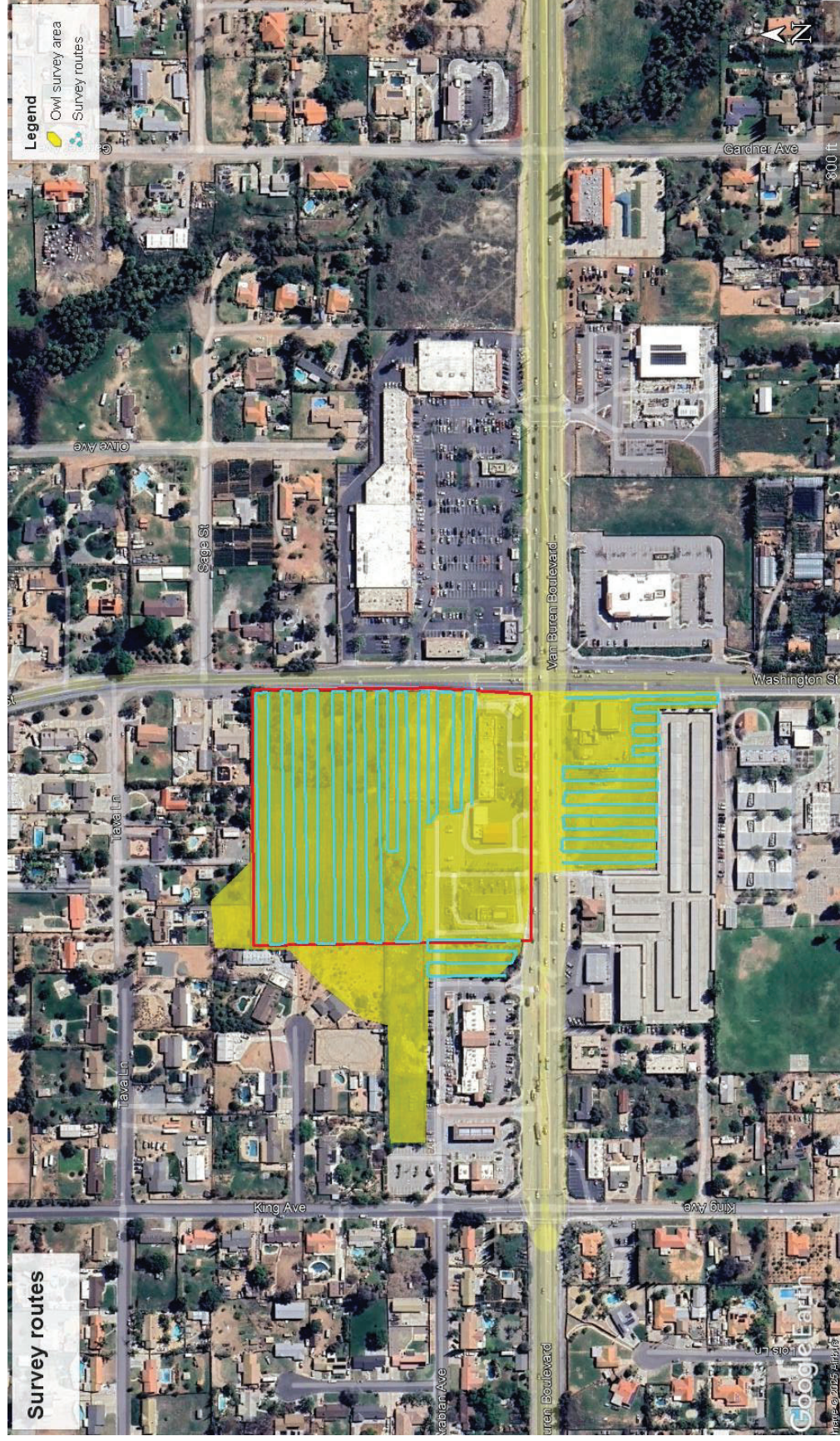


Figure 5: Burrowing owl survey area (yellow shading) at the Woodcrest Retail Center Project site (in red), including buffer survey area. Approximate survey routes in blue, consisted of walking transects spaced approximately 75 feet apart. Source: Google Earth, Inc.

3.0 RESULTS

3.1 Burrowing owl survey 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 (CNDDDB 2025, Dudek and Associates 2003).

Some of the more heavily vegetated areas of the site would not be considered as burrowing owl habitat (Figure 4), however, all areas were included in the survey.

Burrowing owls are presumed absent from the site.

California ground squirrels (*Otospermophilus beecheyi*) were present onsite and created numerous 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.

3.2 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 shall be conducted at the Project site within 30 days prior to disturbance. Take of active nests shall 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 shall 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 shall require subsequent protocol active eviction.

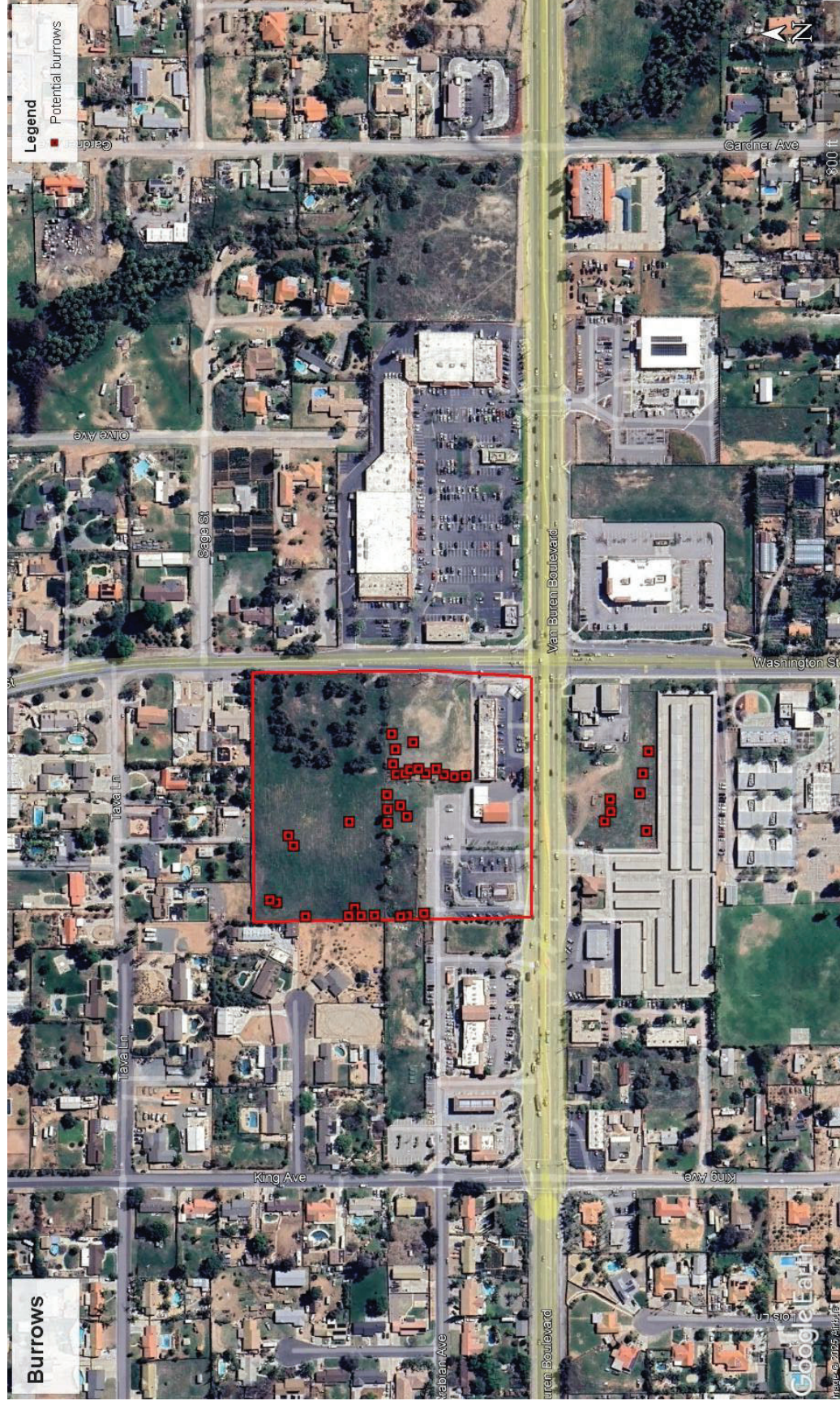


Figure 6: Potential owl burrows at the Woodcrest Retail Center Project site. Source: Google Earth, Inc.

4.0 REFERENCES

- California Natural Diversity Data Base (CNDDB) 2025. Riverside West USGS 7.5-minute quadrangle.
- 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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- Zeiner, D. C., W., F. Laudenslayer, Jr., K. E. Mayer, M. White. Editors. 1990. California's Wildlife. Volume 2. Birds. State of California, Department of Fish and Game. Sacramento, California. 731 pp.

5.0 APPENDICES

5.1 Appendix A: Wildlife species detected at the Woodcrest Retail Center Project site.

FAMILY/SPECIES NAME	COMMON NAME
REPTILIA	REPTILES
PHRYNOSOMATIDAE	ZEBRA-TAILED, EARLESS, FRING-TOED, SPINY, TREE, SIDE-BLOTCHED AND HORNED LIZARDS
<i>Sceloporus occidentalis</i>	Western Fence Lizard
AVES	BIRDS
ACCIPITRIDAE	HAWKS, KITES, EAGLES AND ALLIES
<i>Buteo jamaicensis</i>	Red-tailed Hawk
COLUMBIDAE	PIGEONS AND DOVES
<i>Columba livia</i>	Rock Pigeon
TYRANNIDAE	TYRANT FLYCATCHERS
<i>Sayornis nigricans</i>	Black Phoebe
<i>Tyrannus vociferans</i>	Cassin's Kingbird
<i>Tyrannus verticalis</i>	Western Kingbird
CORVIDAE	JAYS AND CROWS
<i>Corvus brachyrhynchos</i>	American Crow
<i>Corvus corax</i>	Common Raven
TROGLODYTIDAE	WRENS
<i>Thryomanes bewickii</i>	Bewick's Wren
MIMIDAE	MOCKINGBIRDS AND THRASHERS
<i>Mimus polyglottos</i>	Northern Mockingbird
PARULIDAE	WOOD-WARBLERS
<i>Setophaga coronata</i>	Yellow-rumped Warbler
EMBERIZIDAE	EMBERIZIDS
<i>Melospiza crissalis</i>	California Towhee
<i>Zonotrichia leucophrys</i>	White-crowned Sparrow
FRINGILLIDAE	FRINGILLINE AND CARDUELINE FINCHES
<i>Haemorhous mexicanus</i>	House Finch
PASSERIDAE	OLD WORLD SPARROWS
<i>Passer domesticus</i>	House Sparrow
MAMMALIA	MAMMALS
LEPORIDAE	RABBITS & HARES
<i>Sylvilagus audubonii</i>	Desert Cottontail

SCIURIDAE	SQUIRRELS, CHIPMUNKS & MARMOTS
<i>Otospermophilus beecheyi</i>	California Ground Squirrel

5.2 Appendix B: Woodcrest Retail Center Project site photographs.



Photograph 1: Southern area of site looking from eastern boundary, April 2025.



Photograph 2: Southwestern area of site looking from eastern area, April 2025.



Photograph 3: Northwestern area of site looking from central area, April 2025.



Photograph 4: Northeastern area of site looking from central area, April 2025.



Photograph 5: Fan Palm Grove looking from west, April 2025.



Photograph 6: Fan Palm Grove looking from central area, April 2025.



Photograph 7: One of the potential owl burrows, April 2025.



Photograph 8: One of the potential owl burrows, April 2025.



Photograph 9: One of the potential owl burrows, April 2025.



Photograph 10: One of the potential owl burrows, April 2025.