Appendix B

General Biology, including Survey for Burrowing Owl (Athene cunicularia), Narrow Endemic Plant Species, Criteria Area Plant Species and other biological resources on the 12.59-acre Redlands Avenue East Industrial Project site (Assessor's Parcel Nos. 300-210-008, 300-210-007, 300-210-006, 300-210-026, 300-210-027, and 300-210-028), Perris, Riverside County, California

Osborne Biological Consulting

November 28, 2020

Information Summary

Report preparation date: November 28, 2020

Fieldwork performed: October 8, 12, 22, 24, 29, November 2, 5, and 10, 2020

Title: General Biology, including Survey for Burrowing Owl (*Athene cunicularia*), Narrow Endemic Plant Species, Criteria Area Plant Species and other biological resources on the 12.59-acre Redlands Avenue East Industrial Project site (Assessor's Parcel Nos. 300-210-008, 300-210-007, 300-210-006, 300-210-026, 300-210-027, and 300-210-028), Perris, Riverside County, California.

Project site location: East side of Redlands Avenue between Rider Street and Placentia Avenue, Perris, CA - Perris, U.S.G.S.-75.' Quadrangle, Township 4 S., Range 3 W., Section 17.

Assessor's Parcel Number: 300-210-008, 300-210-007, 300-210-006, 300-210-026, 300-210-027, and 300-210-028.

Case Number: None.

Acreage of site: 12.59-acres.

Owner/Applicant: Lake Creek Industrial, LLC: 1302 Brittany Cross Road Santa Ana, CA 92705

Principle Investigator: Ken H. Osborne, Osborne Biological Consulting 6675 Avenue Juan Diaz, Riverside, CA 92509.

Report Summary: Results of the biological assessment and survey:

An abundance of ground squirrel burrows and soil cavities suitable for Burrowing Owl indicated potential residence of this species on the site. Survey found negative for Burrowing Owl.

There are no riparian or riverine habitats on the site, and no vernal pools. There are no potential jurisdictional waters/wetlands on-site.

The WRCMSHCP criteria does not indicate conservation for any part of the project site.

The proposed development to commercial use can not be expected to have adverse effects on sensitive biological resources.

Name and contact of Report Preparer: Ken H. Osborne (951) 360-6461

General Biology, including Survey for Burrowing Owl (*Athene cunicularia*), Narrow Endemic Plant Species, Criteria Area Plant Species and other biological resources on the 12.59-acre Redlands Avenue East Industrial Project site (Assessor's Parcel Nos. 300-210-008, 300-210-007, 300-210-006, 300-210-026, 300-210-027, and 300-210-028), Perris, Riverside County, California.

Prepared for:

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

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

Kendall H. Osborne
6675 Avenue Juan Diaz
Riverside, CA 92509

11/29/2020
Date

TABLE OF CONTENTS

SUMMARY

Lake Creek Industrial, LLC has requested a Habitat Assessment (and ultimately survey) for Burrowing Owl (*Athene cunicularia*), Narrow Endemic Plant species, Criteria Area Plant species, and other biological resources on the 12.59-acre Redlands Avenue East Industrial Project site (Assessor's Parcel Nos. 300-210-008, 300-210-007, 300-210-006, 300-210-026, 300-210-027, and 300-210-028), in Perris, Riverside County, California. All relevant biological aspects of the project site were investigated.

In order to assess the project site for potential as habitat for Burrowing Owl, a field investigation was conducted on October 8, 2020. Additional surveys for Burrowing Owl were undertaken on October 12, 22, 24, 29, November 2, 5, and 10, 2020. In addition, notes were taken on vegetation communities and structure and plant or animal species observed on the site, photographs were taken of the project site. Consideration was also given to potential presence of riparian habitats, wetlands, vernal pools, and drainages subject to state or federal jurisdiction.

Burrowing Owl: Open field conditions with numerous ground squirrel burrows along with piles of soil riddled with burrows renders the project site highly suitable for Burrowing Owl. Burrowing Owl was determined to be absent from the site in the course of a focused survey for Burrowing Owl.

Miscellaneous: The site has no potential to support rare, narrow endemic, or MSHCP criteria area plant species.

The site has no drainages subject to State or Federal jurisdiction.

The proposed development for commercial use can not be expected to have adverse effects on sensitive biological resources.

1.0 INTRODUCTION

This report presents the methods and results of a Habitat Assessment and Survey for Burrowing Owl (*Athene cunicularia*), Criteria Area plant species, Narrow Endemic plant species, and other biological resources for the 12.59 acre Redlands Avenue East Industrial Project site (Assessor's Parcel Nos. 300-210-008, 300-210-007, 300-210-006, 300-210-026, 300-210-027, and 300-210-028) located along the east side of Redlands Avenue between Rider Street and Placentia Avenue in the City of Perris, Riverside County. It is my understanding that the applicant proposes commercial development for the site.

The entire project site consists of six parcels on open land interrupted by fence-lines in various stages of disrepair.

Figure 1 shows the general vicinity of the survey site at 50% scale on the Perris, 7.5' USGS quadrangle. Figure 2 shows the site at 200% scale on this quadrangle.

2.0 SITE DISPOSITION

The project site is located along the east side of Redlands Avenue between Rider Street and Placentia Avenue in the City of Perris, Riverside County. Specifically, the site is located on the Perris U.S.G.S.-75.' quadrangle, in Section 17, Township 4 S., Range 3 W.

3.0 METHODS

Prior to the site investigation, satellite images in Google Earth and USGS Topographic maps covering the project site were investigated for indications of topography, drainages, and riparian vegetation.

The initial site visit on October 8, 2020 documented conditions on the site. All non-cultivated plant species and animal species observed were noted, and a pointed effort was made to locate any rare or Narrow Endemic Plant species and Criteria Area Plant species (or suitable soil/ecological conditions for these) that might occur on the site. In this context, care was taken to search for any special soils or other long undisturbed substrate conditions which would be capable of supporting any rare or narrow endemic plant species. A thorough search, by walking transects across the site was made in order to locate and map any animal burrows of potential use to Burrowing Owl. All non-cultivated plant species and animal species observed were noted.

The site was directly examined for any evidence of drainages, wetlands, riparian habitat,– focusing on the presence or absence of any riparian vegetation such as willows and cottonwoods, or riparian herb vegetation with diagnostic aquatic plants. A search for basins or depressions capable of holding water and supporting vernal conditions, was made. Vernal pools represent important habitat for a number of endangered fairy shrimp species and many narrow endemic plant species.

Finally, after reviewing any conservation requirements identified by the MSHCP for the project site (there are none), the character and distribution of commercial development, roads, canyon bottom, and wildland conservation areas was noted in consideration of wildlife dispersal corridors and potential urban/wildlands interface policy and compliance issues.

3.1 Burrowing Owl:

Habitat conditions for Burrowing Owl (*Athene cunicularia*) were evaluated on October 8, 2020. This species potential occurrence on the project site is evaluated pursuant to conditions of MSHCP section 6.3.2 ("In addition to the Narrow Endemic Plant Species listed in *Section 6.1.3*, additional surveys may be needed for certain species in conjunction with Plan implementation in order to achieve coverage for these species. This section discusses those additional survey needs and procedures.").

All portions of the project site were immediately identified as suitable for Burrowing Owl. The site, consisting of open fields, was searched for any animal burrows or cavities potentially suitable for Burrowing Owl. Such burrows or cavities (if any) were checked for owl sign such as

pellets (composed of insects and small rodents), plumage, tracks at burrow entrances, and guano deposits on perches near burrow entrances. Locations (if any) of all ground squirrel burrows and any soil cavities or other structures suitable for Burrowing Owl were recorded using GPS. Extensive open fields surround and adjacent to the project site were also found to be suitable for Burrowing Owl due the large numbers of ground squirrel burrows in the context of these open fields.

Methods for this burrowing owl study follow the survey protocol recommended by the Burrowing Owl Consortium (www2.ucsc.edu/scpbrg/owls.htm), with the additional condition that surveys are not undertaken within five days of any rain. These methods are published as follows (in relevant part):

> "**Phase I: Habitat Assessment**
>
> The first step in the survey process is to assess the presence of Burrowing Owl habitat on the project site including a 150-meter (approx. 500 ft.) buffer zone around the project boundary (Thomsen 1971, Martin 1973).
>
> **Burrowing Owl Habitat Description**
>
> Burrowing Owl habitat can be found in annual and perennial grasslands, deserts, and scrublands characterized by low-growing vegetation (Zarn 1974). Suitable owl habitat may also include trees and shrubs if the canopy covers less than 30 percent of the ground surface. Burrows are the essential component of Burrowing Owl habitat: both natural and artificial burrows provide protection, shelter, and nests for Burrowing Owls (Henny and Blus 1981). Burrowing Owls typically use burrows made by fossorial mammals, such as ground squirrels or badgers, but also may use man-made structures, such as cement culverts; cement, asphalt, or wood debris piles; or openings beneath cement or asphalt pavement.
>
> **Occupied Burrowing Owl Habitat**
>
> Burrowing Owls may use a site for breeding, wintering, foraging, and/or migration stopovers. Occupancy of suitable Burrowing Owl habitat can be verified at a site by an observation of at least one Burrowing Owl, or, alternatively, its molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance. Burrowing Owls exhibit high site fidelity, reusing burrows year after year (Rich 1984, Feeney 1992). A site should be assumed occupied if at least one Burrowing Owl has been observed occupying a burrow there within the last three years (Rich 1984).
>
> The Phase II burrow survey is required if Burrowing Owl habitat occurs on the site. If Burrowing Owl habitat is not present on the project site and buffer zone, the Phase II burrow survey is not necessary. A written report of the habitat assessment should be prepared (Phase IV), stating the reason(s) why the area is not Burrowing Owl habitat.

Phase II: Burrow Survey

1. A survey for burrows and owls should be conducted by walking through suitable habitat over the entire project site and in areas within 150 meters (approx 500 ft.) of the project impact zone. This 150-meter buffer zone is included to account for adjacent burrows and foraging habitat outside the project area and impacts from factors such as noise and vibration due to heavy equipment which could impact resources outside the project area.

2. Pedestrian survey transects should be spaced to allow 100 percent visual coverage of the ground surface. The distance between transect center lines should be no more than 30 meters (approx. 100 ft.), and should be reduced to account for differences in terrain, vegetation density, and ground surface visibility. To efficiently survey projects larger than 100 acres, it is recommended that two or more surveyors conduct concurrent survey. Surveyors should maintain a minimum distance of 50 meters (approx. 160 ft.) from any owls or occupied burrows. It is important to minimize disturbance near occupied burrows during all seasons.

3. If burrows or Burrowing Owls are recorded on the site, a map should be prepared of the burrow concentration areas. A breeding season survey and census (Phase III) of Burrowing Owls is the next step required.

Phase III: Burrowing Owl Survey, Census and Mapping

If the project site contains burrows that could be used by Burrowing Owls, then survey efforts should be directed towards determining owl presence on the site. Survey in the breeding season is required to describe if, when, and how the site is used by Burrowing Owls.

Survey Methodology

A complete Burrowing Owl survey consists of four site visits. During the site visit examines burrows for owl sign and map the locations of occupied burrows. Subsequent observations should be conducted from as many fixed points as necessary to provide visual coverage of the site using spotting scopes or binoculars. It is important to minimize disturbance near occupied burrows during all seasons. Site visits must be repeated on four separate days. Conduct these visits from two hours before sunset to one hour after or from one hour before to two hours after sunrise. Survey should be conducted during weather that is conducive to observing owls outside their burrows. Avoid survey during heavy rain, high winds (> 20 mph), or dense fog."

3.1.1 Phase I: Habitat Assessment

On October 8, 2020, the entire project site, including (to the extent accessible, lands surrounding the site to 500 feet) was systematically searched for any animal burrows or natural soil cavities that might support Burrowing Owl. The site visit determined that there are open ground

conditions on the site and surrounding areas and numerous animal burrows or soil cavities potentially suitable for Burrowing Owl on the site.

3.1.2 Phase II: Burrow Survey

As abundant animal burrows or soil cavities suitable for Burrowing Owl occur on and adjacent to the project site, a burrow survey was undertaken and a subsequent Burrowing Owl survey was determined to be necessary. The distribution of burrows is presented (Figure 11, Table A3).

3.1.3 Phase III: Burrowing Owl Survey

Following identification of animal burrows or soil/rubble cavities suitable for Burrowing Owl, a focused survey (winter season Burrowing Owl) was undertaken on the site. These surveys were conducted by Kendall Osborne. These survey efforts were generally conducted within two hours of sunrise or sunset. Table 1 provides a schedule and site weather conditions, including relevant sunrise and sunset times, during surveys of the subject property. At least two hours of survey effort were applied on the site and adjacent lands on each of seven site visits, October 12, 22, 24, 29, November 2, 5, and 10, 2020. This large number of site visits, twice what might have been indicated for the project site, was undertaken due to the circumstantial presence of a similar, approximately 20.26-acre project site located adjacent to the Redlands Avenue East Industrial Project site on the western side of Redlands Avenue – also representing suitable Burrowing Owl habitat. This additional survey area – the Redlands Avenue West Industrial Project, also being undertaken by Lake Creek Industrial – has been surveyed for Burrowing owl concurrently with this project. Thus, the surveys of these two project sites reciprocally supported and augmented one another.

Table 1. Nesting Season Burrowing Owl Focused Survey Schedule and Site Weather Conditions (2015). All times given in Pacific Standard Time.

Date and are:	Hours	Weather Conditions
*8 October	0820-1010	100% clouds, 63° *F*, calm: Sunrise 0653 hrs
**8 October	1010-1200	100% clouds, 65-70° *F*, calm
**12 October	1730-1850	clear, 90-83° *F*, winds 2-5 mph: Sunset 1821 hrs
**22 October	1630-1830	clear, 73-75° *F*, calm: Sunset 1809 hrs
*24 October	0728-1000	100% clouds, 61-63° *F*, calm: Sunrise 0706 hrs
*29 October	0700-0900	clear, 50-57° *F*, calm: Sunrise 0710 hrs
*2 November	0700-0900	clear, 56-76° *F*, calm: Sunrise 0714 hrs
*5 November	0702-0930	30% clouds, 48-74° *F*, calm: Sunrise 0716 hrs
**10 November	0730-0930	clear, 32-50° *F*, calm: Sunrise 0721 hrs

*Redlands Avenue East Industrial project and surroundings
**Redlands Avenue West Industrial project and surroundings

3.2 Criteria Area Plant species and Narrow Endemic Plant species

Site conditions; in particular, geomorphology, soil conditions; type, degree and type of disturbance; as well as overall ecological context (exotic vs native vegetation community) were evaluated with consideration of any potential for Criteria Area Plant species and Narrow Endemic Plant species. Of concern for this project area are vernal pool and alkali or clay soil associated species including MSHCP Criteria Area species; Little mousetail, Coulter's goldfields,

San Jacinto Valley crownscale, Davidson's saltscale, Parish's brittlescale, Round-leaved filaree, smooth tarplant, Mud nama, and thread-leaved brodiaea and Narrow Endemic plant species; San Diego ambrosia, spreading navarretia, California Orcutt's grass and Wright's trichocornia.

3.3 Miscellaneous

Throughout the course of the survey, general notes were taken on animal species (or their sign) observed on the site, along with photographs of the project site. In the conduct of the field work, additional consideration was given to presence or absence of riparian or riverine habitats, vernal pools, or any other potential jurisdictional waters or wetlands.

4.0 RESULTS

Figures 3 – 8 are photographs representative of landscapes and habitats found on the subject property. Figure 9 provides a key as to where on the site these photographs were taken.

This investigation determined that the subject property consists of flat fields supporting exotic annual grassland vegetation. Large numbers of animal burrows or soil cavities potentially suitable for Burrowing Owl were found on the site and surrounding areas. The site supports exotic grassland/forbland vegetation dominated by common weeds. Lists of plant and animal species encountered on the site are given in the appendix.

4.1 Burrowing Owl

Abundant ground squirrel burrows or other soil cavities suitable for Burrowing Owl were found on and adjacent to the project site (Figure 11). Burrowing Owl was not observed on the site during the course of this survey.

4.2 Criteria Area Plant species and Narrow Endemic Plant species

The site does not support open non-native grasslands on fine sandy loam soils; does not feature Gabbroic and metavolcanic geological conditions, and soils related to this geology, do not occur on the study site. There are no vernal pools on the site, no alkaline soils, no clay soils, and no wetlands. Due to the lack of these special conditions, the site is not suitable for the majority of Criteria Area Plant species and Narrow Endemic Plant species considered with this report. Table 1 presents a list of Narrow Endemic Plant and Criteria Area Species adapted from section 6 of the MSHCP. This table presents the expected or appropriate habitat conditions, soils and other special conditions associated with each plant species. The last column of the table presents the actual site conditions (to be compared with required conditions for a species) and survey results. No Narrow Endemic Plant and no Criteria Area Species were encountered during the course of plant surveys on the site.

Table 1. Table of Narrow Endemic Plant and Criteria Area Species showing appropriate habitats, soils and special conditions for each (adapted from Section 6 of the MSHCP), and giving actual Study Site Conditions and results of surveys. *Species of special concern for this study are indicated.

Species	NEPSSA Survey Area ID #	Habitat	Soils	Special Considerations	Site Conditions and status of Plant Species
Brand's phacelia *Phacelia stellaris*	7	Sandy washes and/or benches in alluvial flood plains.	Sandy soils	This species is generally dependent on periodic flooding and sediment transport. Population size may vary from year to year depending upon rainfall.	The site supports disturbed annual grassland on sandy loam soils No washes with sandy substrate and/or alluvial benches occur on the site.
*California Orcutt grass *Orcuttia californica*	1, 2, 3, 4, 9	Vernal pools	Alkaline soils and southern basaltic claypan.	In Riverside County, this species can be difficult to detect as the vernal pools it inhabits may receive enough water to germinate and grow the plants only two or three times a decade. Therefore, surveys conducted during years of rainfall inadequate to germinate the species may not result in detection.	The site supports disturbed annual grassland on sandy loam soils No vernal pool is present on the site.
Hammitt's clay-cress (F) *Sibaropsis hammittii*	1, 2, 9	Chaparral and valley and foothill grassland habitats at elevations of 700 m to 1,100 m.	Clay soils		The site supports disturbed annual grassland on sandy loam soils Predominantly clay soils do not occur on the study site.

Johnston's rockcress (F) *Arabis johnstoni*	6	Chaparral and pine forest at elevations of 1,400 m to 2,150 m.	No known soils requirements.	Johnston's rockcress is known to occur in association with Munz's mariposa lily.	The site supports disturbed annual grassland on sandy loam soils. Coniferous forest and chaparral vegetation at elevations of 1,400 m to 2,150 m. do not occur on the study site. The study site is well below this elevation range. This species in not known from the vicinity of the study site.
many-stemmed dudleya *Dudleya multicaulis*	1, 2, 3, 3a, 4, 5, 8, 9	Clay soils in barrens, rocky places, and ridgelines as well as thinly vegetated openings in chaparral, coastal sage scrub, and southern needlegrass grasslands on clay soils.	Clay soils	Observations indicate that early rains followed by prolonged dry periods during midwinter may cause individuals to become dormant while extended periods of rain throughout the rainy season encourage flowering. Many-stemmed dudleya is an ephemeral perennial originating from a corm and thus, may not be detectable from one year to the next. Population size varies considerably from year to year both in number of seedlings produced and number of mature plants leafing	The site supports disturbed annual grassland on sandy loam soils Conditions with predominantly clay soils in barrens, rocky places, and ridgelines do not occur on the site. Thinly vegetated openings in chaparral, coastal sage scrub, and southern needlegrass grasslands on clay soils do not occur on the study site.

				out. Populations may not be detectable in dry years and population boundaries may be difficult to delineate.	
Munz's mariposa lily (F) *Calochortus palmeri* var. *munzii*	6	Seasonally-moist, fine granitic loam on exposed knolls in the shade of lower montane coniferous forest (yellow pine woodland), and on moist, sandy clay in chaparral and meadows at elevations between 900 m and 1640 m.	Fine granitic loam and sandy clay.	Munz's mariposa lily is known to occur in association with Johnston's rockcress.	The site supports disturbed annual grassland on sandy loam soils Moist meadows in coniferous forest, on granitic loam soils do not occur on the study site. This species in not known from the vicinity of the study site.
Munz's onion *Allium munzii*	1, 2, 3, 4	Mesic exposures or seasonally moist microsites in grassy openings in coastal sage scrub, chaparral, juniper woodland, valley and foothill grasslands in clay soils.	Munz's onion is restricted to clay soils with the exception of one population documented to occur in association with pyroxenite outcrops	A bulb-bearing perennial, this species may not flower in very dry years and may be difficult to locate during surveys conducted in such a year.	The site supports disturbed annual grassland on sandy loam soils Predominantly clay soils and/or magnesium rich soils do not occur on the site.
*San Diego ambrosia *Ambrosia pumila*	2, 3, 3a, 4, 7	Open floodplain terraces or on in the watershed margins of vernal pools. This species occurs in a variety of associations that are dominated	Garretson gravelly fine sandy loams when in association with floodplains, and on Las Posas loam in close	A portion of San Diego ambrosia populations remain dormant in dry years and because of its vegetative similarity with other *Ambrosia* spp., it is difficult to inventory in terms of identification,	The site supports disturbed annual grassland on sandy loam soils No flood plain occurs on the site, and no vernal conditions are present on the site.

		by sparse non-native grasslands or ruderal habitat in association with river terraces, vernal pools, and alkali playas.	proximity to silty, alkaline soils of the Willows series	number of individuals and true spatial extent of populations. Additional multi-year surveys are usually necessary to determine presence or absence of the species in superficially suitable habitats.	Alkaline soils are not present on the site.
San Jacinto Mountains bedstraw (F) *Galium angustifolium* ssp. *jacinticum*	6	Partially shady, lower montane mixed forest and coniferous forest.	No known soils requirements.		The site supports disturbed annual grassland on sandy loam soils Conditions with partially shady, lower montane mixed forest and coniferous forest do not occur on the study site.
San Miguel savory (Santa Rosa Plateau, Steele Rock) *Satureja chandleri*	1, 7, 9	Coastal sage scrub, chaparral, cismontane woodland, riparian woodland, and valley and foothill grasslands.	Rocky, gabbroic and metavolcanic substrates.		The site supports disturbed annual grassland on sandy loam soils Rocky, gabbroic and metavolcanic substrates do not occur on the site. This species is not known from the vicinity of the study site.
slender-horned spine flower *Dodecahema leptoceras*	1, 5	At the majority of sites, slender-horned spine flower is found in sandy soil in association with mature alluvial	Sandy or gravelly soils, frequently with cryptogamic crusts.	This species is generally dependent on mature alluvial scrub that is maintained by periodic flooding and sediment transport.	The site supports disturbed annual grassland on sandy loam soils Undisturbed, sandy,

		scrub. In the Vail Lake area this species is also associated with gravel soils of Temecula arkose deposits in association with open chamise chaparral. The ideal habitat appears to be a terrace or bench that receives overbank deposits every 50 to 100 years.		Individuals are small, and thus may be difficult to locate. Population size varies considerably from year to year depending upon rainfall.	alluvial benches do not occur on the site and therefore this plant species in not expected on the site.
*spreading navarretia *Navarretia fossalis*	1, 2, 3, 4, 9	Vernal pools and depressions and ditches in areas that once supported vernal pools.	Saline-alkaline	Upon fruiting, this species fades rapidly and can be difficult to detect late in the dry season or in dry years	The site supports disturbed annual grassland on sandy loam soils Vernal or vernal pool conditions do not occur on the site.
*Wright's trichocoronis *Trichocoronis wrightii* var. *wrightii*	1, 2, 3, 4, 9	Alkali playa, alkali annual grassland, and alkali vernal pools.	Alkali soils		The site supports disturbed annual grassland on sandy loam soils Vernal or alkaline conditions (and venal pool) are not present on the site.
Yucaipa onion *Allium marvinii*	8	Openings in chaparral habitat at elevations between 760 and 1065 m .	Clay	A bulb-bearing perennial, this species may not flower in very dry years and may be difficult to locate during surveys conducted in such a year.	The site supports disturbed annual grassland on sandy loam soils Chaparral habitat on predominantly clay soils does not occur on the site.

*Coulter's goldfields *Lasthenia glabrata* ssp. *coulteri*	1, 2, 3, 4, 7	Alkali scrub, alkali playas, vernal pools, and, alkali grasslands.	Traver, Domino and Willows soils. Most Riverside County populations are associated with the Willows soil series.	Because of its annual habit and reliance on periodic inundation, population size varies considerably from year to year, and can be difficult to recognize in dry years or after recent disturbance such as discing.	The site supports disturbed annual grassland on sandy loam soils No vernal pool is present on the site, and no alkaline soils. Alkali scrub, alkali playas, vernal pools, and, alkali grasslands do not occur on the site.
*Davidson's saltscale *Atriplex serenana* var. *davidsonii*	1, 2, 3, 4, 7	Alkali vernal pools, alkali annual grassland, alkali playa, and alkali scrub components of alkali vernal plains.	Domino, Willows and Traver soils series.	Low, obscure, and difficult to distinguish from other saltbushes. Because of its annual habit and reliance on periodic inundation, population size varies considerably from year to year. This species can be difficult to recognize in dry years or after recent disturbance such as discing.	The site supports disturbed annual grassland on sandy loam soils No vernal pool is present on the site, and no alkaline soils. Alkali scrub, alkali playas, vernal pools, and, alkali grasslands do not occur on the site.
heart-leaved pitcher sage *Lepechinia cardiophylla*	7, 8	Closed-cone coniferous forest, chaparral and cismontane woodland.	Decomposed granite soils.		The site supports disturbed annual grassland on sandy loam soils Granitic soil is not present on the site. Heart-leaved pitcher sage was not encountered during the plant survey of the site.
*little mousetail *Myosurus minimus*	1, 2, 3, 4	Vernal pools and within the alkali vernal pools and alkali	Alkaline soils.	Little mousetail depends on specific hydrology associated with vernal pools.	The site supports disturbed annual grassland on sandy loam soils

		annual grassland components of alkali vernal plains.		This species may not germinate or be detectable in dry years. Little mousetail is associated with California Orcutt's grass, San Diego button celery, Orcutt's brodiaea, Coulter's goldfields, San Jacinto Valley crownscale, Davidson's saltscale, Parish's brittlescale, vernal barley, smooth tarplant, and thread-leaved brodiaea.	No vernal pool is present on the site, and no alkaline soils. Alkali scrub, alkali playas, vernal pools, and, alkali grasslands do not occur on the site.
*mud nama *Nama stenocarpum*	7	Muddy embankments of marshes and swamps, and within lake margins and riverbanks.			The site supports disturbed annual grassland on sandy loam soils Muddy embankments of marshes, swamps, lake margins, and riverbanks do not occur on the site. This species was not observed during plant surveys of the site.
Nevin's barberry *Berberis nevinii*	5, 6	Chaparral and alluvial scrub.	Coarse soils and rocky slopes (chaparral) and gravelly wash margins (alluvial scrub).		The site supports disturbed annual grassland on sandy loam soils Though course rocky slopes occur on the site, Nevin's berbarry – a large, conspicuous plant - was not encountered

					on the site.
*Parish's brittlescale *Atriplex parishii*	1, 2, 3, 4, 7	Alkali vernal pools, alkali annual grassland, alkali playa, and alkali scrub components of alkali vernal plains.	Domino, Willows and Traver soils series.	This species is small, easily overlooked, and its habitat is often mistaken for being highly disturbed late in the dry season. Population size varies considerably from year to year depending upon rainfall and local flooding and may not be detectable every year.	The site supports disturbed annual grassland on sandy loam soils No vernal pool is present on the site, and no alkaline soils. Alkali scrub, alkali playas, vernal pools, and, alkali grasslands do not occur on the site.
prostrate navarretia *Navarretia prostrata*	3	Coastal sage scrub, valley and foothill grassland (alkaline washes) and vernal pools.			The site supports disturbed annual grassland on sandy loam soils No vernal pool is present on the site, and no alkaline soils. Alkali scrub, alkali playas, vernal pools, and, alkali grasslands do not occur on the site.
*round-leaved filaree *Erodium macrophyllum*	1, 2, 3, 3a, 5, 6, 7	Open cismontane woodland and valley and foothill grassland .	Clay soils		The site supports disturbed annual grassland on sandy loam soils Clay soils do not occur on the site.
*San Jacinto Valley crownscale *Atriplex coronata* var. *notatior*	2, 3	Floodplains (seasonal wetlands) dominated by alkali scrub, alkali playas, vernal pools,	San Jacinto Valley crownscale is restricted to highly alkaline, silty-clay soils in	San Jacinto Valley crownscale may be difficult to distinguish from other species of *Atriplex* (particularly *A. rosea*)	The site supports disturbed annual grassland on sandy loam soils No vernal pool, alkaline soils present

		and, to a lesser extent, alkali grasslands.	association with the Traver-Domino-Willows soil association; the majority (approximately 80 percent) of the populations being associated with the Willows soil series.	early or late in the season. This species is found in association with Parish's brittlescale, thread-leaved brodiaea, smooth tarplant, California Orcutt grass, Coulter's goldfields, little mousetail and spreading navarretia.	on the site.
*smooth tarplant *Centromadia pungens* (formerly known as *Hemizonia pungens* ssp. *laevis*)	1, 2, 3, 4, 6	Alkali scrub, alkali playas, riparian woodland, watercourses, and alkaline grasslands.	Primarily alkaline soils.	In the spring, when in juvenile form, smooth tarplant is difficult to distinguish from *Hemizonia paniculata*. Smooth tarplant is frequently associated with other rare species, including San Jacinto Valley crownscale, Davidson's saltscale, Parish's brittlescale, vernal barley, Coulter's goldfields, and thread-leaved brodiaea.	The site supports disturbed annual grassland on sandy loam soils No stream channel, no alkaline soils or conditions exist there. This species was not observed during plant surveys of the site.
*thread-leaved brodiaea *Brodiaea filifolia*	1, 2, 3, 4	Gentle hillsides, valleys, and floodplains in semi-alkaline mudflats, vernal pools, mesic southern needlegrass grassland, mixed native-nonnative	Clay, or alkaline silty-clay soils.	The size and extent of populations within suitable habitat vary in response to the timing and amount of rainfall, as well as temperature patterns. In any given year only a fraction of the plants will develop to maturity. Thread-	The site supports disturbed annual grassland on sandy loam soils Semi-alkaline mudflats, vernal pools, mesic southern needlegrass grassland, mixed native-nonnative

		grassland and alkali grassland.		leaved brodiaea is known to hybridize with other species of *Brodiaea* which may affect identification in areas of overlap. Thread-leaved brodiaea is associated with San Diego button-celery and California Orcutt grass.	grassland and alkali grasslands do not occur on the site. This species was not observed during plant surveys of the site.
Vail Lake ceanothus *Ceanothus ophiochilus* -	5	Dry habitats along ridgetops and north-northeast-facing slopes in chamise chaparral.	Shallow soils originating from ultra-basic parent rock and deeply weathered gabbro, which are both phosphorous-deficient.	Outside of the flowering period, it is difficult to differentiate Vail Lake ceanothus from surrounding *Adenostoma*. Vail Lake ceanothus is able to hybridize with *Ceanothus crassifolius* where the two species occur together.	The site supports disturbed annual grassland on sandy loam soils Gabbroic geology and soils do not occur on the study site and the study site is just outside of the range of this plant species.

4.3 Miscellaneous

There are no drainages subject to State or Federal jurisdiction found on the site. The site has no potential to support rare, narrow endemic, or MSHCP criteria area plant species.

5.0 EXISTING ENVIRONMENT

5.1 Topography

The site is flat, with an elevation ranging approximately through 1440 to 1445 feet.

5.2 Soils

The predominant on-site soils are Ramona sandy loams (Knecht 1971). A soils map adapted from Knecht 1971 is presented in Figure 10 (Knecht 1971, this data additionally presented through http://casoilresource.lawr.ucdavis.edu/gmap/).

5.3 Plant Communities

The entire site supports exotic annual vegetation dominated by exotic grasses and the invasive weed, stink-net (*Oncosiphon piluliferum*) (Appendix Table 2).

5.3.1 Annual grassland

The entire project site (thus a map of vegetation types is not presented with this report) supports exotic annual grassland/forb vegetation dominated by *Bromus* and stink-net (*Oncosiphon piluliferum*). A list of plant species encountered on the site (excluding a few cultivated tree species) is presented in the appendix (Table A2).

6.0 CONCLUSIONS

A focused survey found Burrowing Owl absent from the site.

The site has no potential to support rare, narrow endemic, or MSHCP criteria area plant species, and no such species was encountered in the course of surveys.

There are no drainages subject to State and Federal jurisdiction found on the site.

The proposed development for commercial use can not be expected to have adverse effects on sensitive biological resources.

7.0 CONSISTENCY ANALYSIS

The project site is not located within any Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell and the MSHCP describes no conservation for lands for the subject property. Nevertheless, a more thorough accounting of various potential conservation related "issues" with respect to the subject parcel, pursuant to the (MSHCP) are provided in this section. This consistency analysis will specifically address compliance with MSHCP criteria conservation of Riparian/Riverine Areas and Vernal Pool resources (MSHCP, Section 6.1.2); protection of Narrow Endemic Plant Species (MSHCP, Section 6.1.3); compliance with Urban/Wildlands Interface Policies (MSHCP Section 6.1.4); and compliance with any additional relevant survey needs for sensitive biological resources (MSHCP Section 6.3.2). These considerations will be required to implement the terms and conditions of the MSHCP.

7.1 Consistency with overall MSHCP Conservation objectives

The subject parcel is not within any Criteria Cell of the MSHCP. The MSHCP identifies no conservation for the subject parcel.

7.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal pools (MSHCP section 6.1.2)

No blueline drainages occur on the site, and no drainage or vegetation with riparian character occurs on the site. No vernal pool conditions were observed on the site and the porous soils on the site preclude any possibility of vernal pool. Due to the absence of drainages (ditches, channels, brooks, streams, rivers), vernal pools, lakes, ponds, springs, riparian vegetation, or riparian woodland, or any other wetlands of any kind, there is no trigger for compliance needs with respect to MSHCP, Section 6.1.2.

7.3 Protection of Narrow Endemic Plant Species (MSHCP section 6.13)

The entire list of plant species found on the site is presented in the appendix. No Narrow Endemic Plant Species was encountered on the project site in the course of this investigation. Ecological and environmental conditions on the project site are unsuitable for Narrow Endemic Plant Species (Table 1, section 4.2).

7.4 Urban/Wildlands Interface Guidelines (MSHCP section 6.1.4)

The site is set in the context of lands developed to commercial or agricultural use. Adjacent parcels to the north and east (across Indian Avenue) are in developed use, land to the east is developed landscaping and parking associated with commercial development, lands to the south (across Markham Street.) remain in agricultural use. Developed (graded) use of the site use will not produce unusual excess drainage for the area or have any significant potential to produce toxic effluent waste products. The site is not adjacent to or near any wildland habitats. Due to the lack of wildland conditions in proximity to the project site and the context of the project site within parcels of similar commercial or agricultural use, there is no trigger for compliance needs with respect to Urban/Wildlands interface, MSHCP, Section 6.1.4).

7.5 Additional Survey Needs (MSHCP section 6.3.2)

MSHCP section 6.3.2 provides that "in addition to the Narrow Endemic Plant Species listed in *Section 6.1.3*, additional surveys may be needed for certain species in conjunction with Plan implementation in order to achieve coverage for these species". Burrowing Owl is one of these species, and its status on the project site is addressed in sections 4 and 5 of this report. The status of additional plant species of issue for MSHCP section 6.3.2 (Little mousetail, Coulter's goldfields, San Jacinto Valley crownscale, Davidson's saltscale, Parish's brittlescale, Round-leaved filaree, smooth tarplant, Mud nama, Thread-leaved brodiaea, San Diego ambrosia, Spreading navarretia, California Orcutt's grass and Wright's trichocornia) are all addressed with Table 1, section 4.2. None of these plant species occurs on the project site and environmental conditions on the project site are unsuitable for these species.

Table 2. Table of Special Animal Species showing appropriate habitats, soils and special conditions for each (adapted from Section 6 of the MSHCP), and giving actual Study Site Conditions and results of surveys. There were no particular species of special concern for this study.

Species	Habitat	Special Considerations	Site Conditions and status of Animal Species
arroyo toad - *Bufo californicus*	Intermittent streams and associated alluvial flood plains.	This species is dependent annual (intermittent) stream flow in riparian channels.	The site supports disturbed annual grassland on sandy loam soils No washes with sandy substrate and/or alluvial benches occur on the site. No wetland conditions are present on the site.
California red-legged frog - *Rana aurora draytonii*	Aquatic habitats including pools and backwaters within streams and creeks, ponds, marshes, springs, sag ponds, dune ponds, canals, stock ponds, and lagoons; ideally with dense riparian vegetation (such as willows and cattails).	This species is dependent on presence of wetland habitat	Though the site is within the historic range of this species, site conditions are unsuitable. No wetland conditions are present on the site.
mountain yellow-legged frog - *Rana mucosa*	Cold, shaded, rocky mountain streams with abundant marginal aquatic vegetation	This species is dependent on presence of cold, mountain wetland habitat	The site is outside the known (mountain) range of this species. No wetland conditions are present on the site.
burrowing owl - *Athene cunicularia*	Forages on lands with open aspect such as stock yards, dairy lands,	Requires suitable animal burrows (such as ground squirrel) or other soil cavities for	Open (disturbed grassland) conditions are present on and around the site, and soil

hypugaea	thinly vegetated rangelands, and agricultural settings	nesting.	cavities or animal burrows suitable for burrowing owl were found on and adjacent to the site. Focused surveys found negative for Burrowing Owl on the site.
Aguanga kangaroo rat - *Dipodomys merriami collinus*	Alluvial sage scrub, coastal sage scrub, grassland vegetation with sandy or loamy soils.	In Riverside County, restricted to Temecula Cr. And Wilson Cr. drainages	The project site is outside the known range of this species. Alluvial sage scrub, coastal sage scrub, undisturbed grassland vegetation is absent from the site.
San Bernardino kangaroo rat - *Dipodomys merriami parvus*	Alluvial sage scrub vegetation with sandy or loamy alluvial soils.	Known from the San Jacinto River and associated drainages	The project site is proximal to the known range of this species. Alluvial sage scrub habitat is absent from the site.
Los Angeles pocket mouse - *Perognathus longimembris brevinasus*	Largely undisturbed scrub or grassland vegetation in context of fine sandy soils	Within Riverside County, know only within Temecula Cr. Wilson Cr. drainages and flood plains	The project site is outside the known range of this species. Scrub habitat or undisturbed upland grassland is absent from the site.

8.0 REFERENCES

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Knecht, A.A. 1971. Soil survey of western Riverside area, California. U.S. Department of Agriculture, Soil Conservation Service.

Peterson, T. P. 1990. A field guide to western birds (Peterson field guide series). Houghton Mifflin Company, New York.

9.0 FIGURES

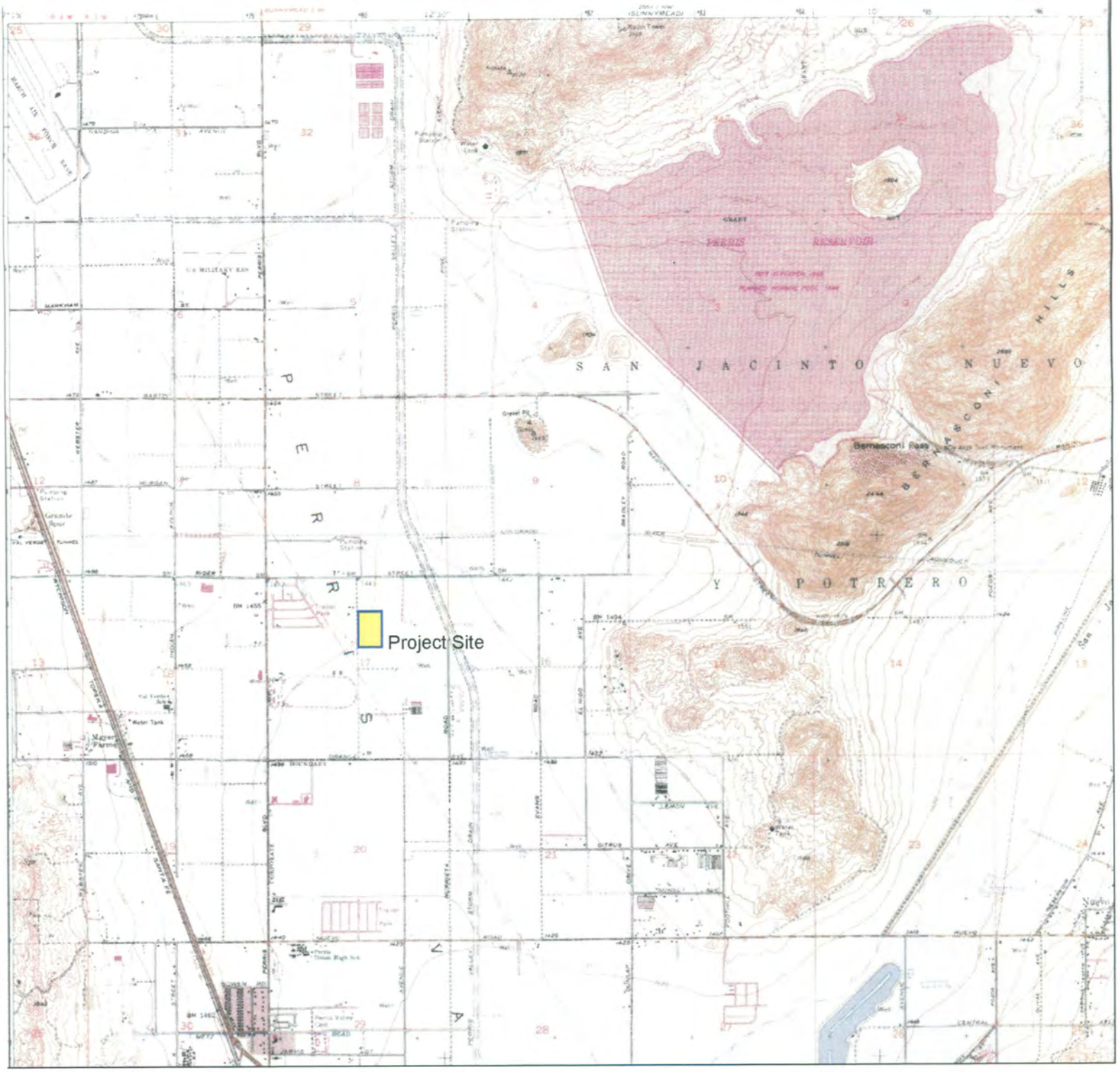

Figure 1. General vicinity of project site, Perris, California USGS 7.5" quadrangle at 50%. 12.59-acre project site is outlined in blue and highlighted in yellow.

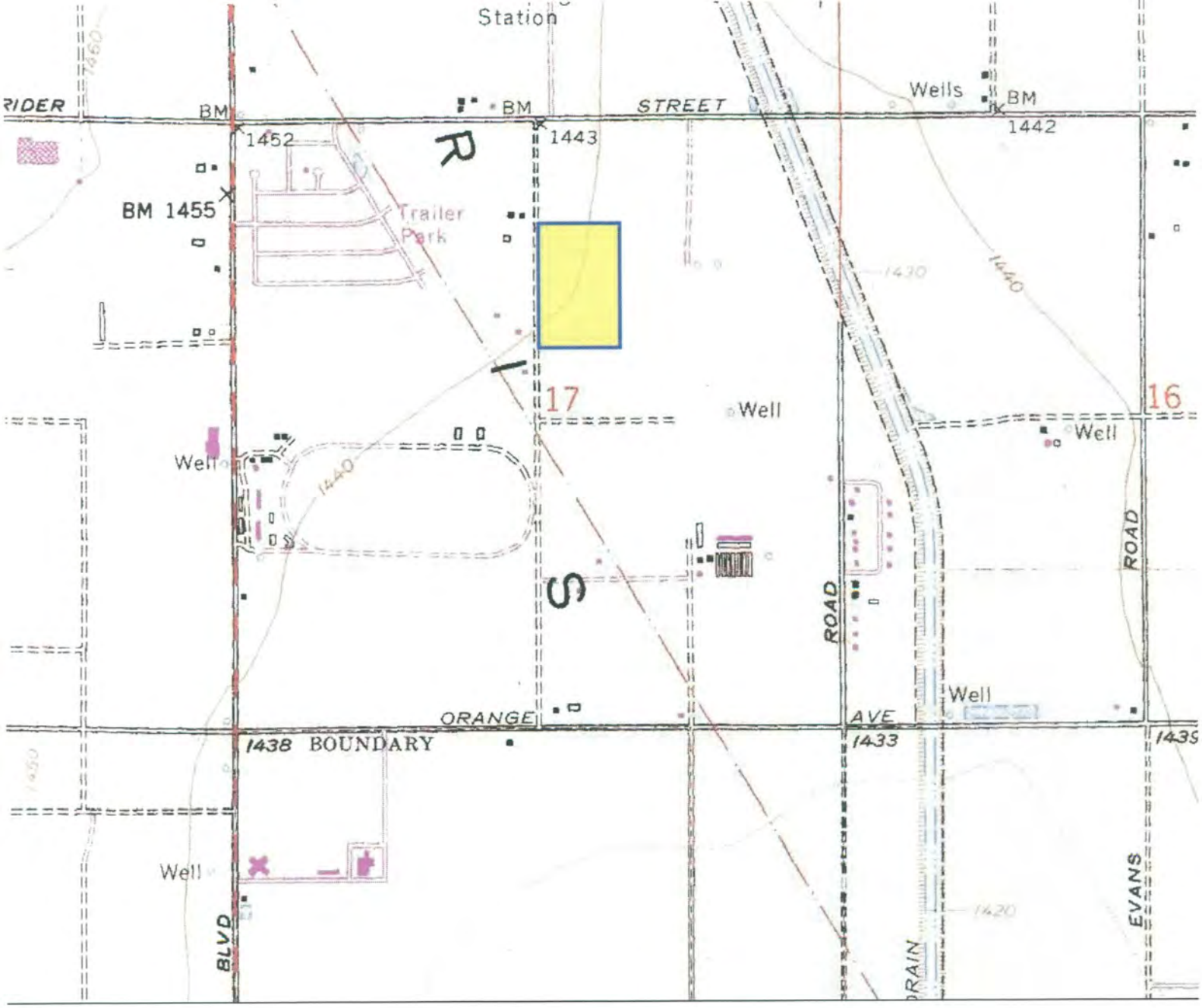

Figure 2. General vicinity of project site, Perris, California USGS 7.5" quadrangle at 200%. 12.59-acre project site is outlined in blue and highlighted in yellow.

Figure 3. Photograph of central portion of the project site used for equipment storage. View is looking east from a central western edge of the project site. Here, vegetation is dominated by stink-net and brome grasses.

Figure 4. Photograph of the view across the study site, looking southeast from a central western portion of the project site.

Figure 5. Photograph of view along the northern boundary of the project site as seen looking west along a dilapidated fence of rail ties. Ground squirrel burrows along such fence lines and similar structures are often used by Burrowing Owl. Open land to the north was also surveyed.

Figure 6. Photograph of the view across open land north of the project site (also surveyed for this study), looking southeast to the project area. Note the open grassland habitat over these adjacent lands as well as on the project site.

Figure 7. Photograph of a large pile of soil with included refuse - riddled with ground squirrel burrows. This is the most northern of three such piles on this centrally located parcel on the project site. Elevated burrows on slopes, road cuts, and piles of soil offer potential Burrowing Owl an excellent vantage over the surrounding landscape.

Figure 8. Photograph of a large pile of soil with included refuse - riddled with ground squirrel burrows. This is the most southern of three such piles on this centrally located parcel on the project site. Elevated burrows on slopes, road cuts, and piles of soil offer potential Burrowing Owl an excellent vantage over the surrounding landscape.

Figure 9. Approximate locations around project site from which photographs were taken (base of arrows). Arrow indicates the direction a photograph was taken. Numbers next to the arrows indicate figure numbers (Figures 3-8).

Figure 10. Soils map showing the project site (blue outline) and surrounding vicinity. Soil types, mapped by the U.S. Department of Agriculture, are indicated by letter abbreviations within mapped polygons of soil type. Soil on study site: RaA = Ramona sandy loams; Du = Domino silty loams; EpA = Exiter sandy loams. Soils are shown over aerial photographs (adapted from Knecht 1971).

Figure 11. Distribution of burrows (red dots) on and around the project site (blue line boundary). Survey included lands southeast, south, southwest, west northwest and north of the site within 500 feet of site (and farther for lands west and northwest of the project site). Excluded from survey were residential lots generally northeast of the site.

10.0 APPENDIX

Vertebrate species encountered

Plant species encountered

Location of burrows and soil cavities

County forms:
Attachment E-3
Attachment E-4
Attachment D

Field notes

Table A1. Vertebrate species (or sign) encountered on the survey site and surroundings.

Reptiles	
Side-blotched lizard	*Uta stansburiana*
Birds	
American crow	*Corvus brachyrhynchos*
American kestrel	*Falco sparverius*
American pipit	*Anthus rubescens*
Anna's hummingbird	*Calypte anna*
Barn owl	*Tyto alba*
Black phoebe	*Sayornis nigricans*
Bushtit	*Psaltriparus minimus*
California gull	*Larus californicus*
Cassin's kingbird	*Tyrannus vociferans*
Common raven	*Corvus corvax*
European starling	*Sturnus vulgaris*
Eurasian Collared-dove	*Streptopelis decaocto*
House finch	*Carpodacus mexicanus*
House sparrow	*Passer domesticus*
Horned lark	*Eremophila alpestris*
Killdeer	*Charadrius vociferus*
Lesser goldfinch	*Carduelis psaltria*
Mourning dove	*Zenaida macroura*
Northern mockingbird	*Mimus polyglottos*
Purple finch	*Carpodacus purpureus*
Red-tailed hawk	*Buteo jamaicensis*

Rock dove	*Columbia livia*
Savannah sparrow	*Passerculus sandwichensis*
Say's phoebe	*Sayornis saya*
Song sparrow	*Melospiza melodia*
Western meadowlark	*Sturnella neglecta*
White-crowned sparrow	*Zonotrichia atricapilla*
Yellow-rumped warbler	*Dendroica coronata*

Mammals

Black-tailed jackrabbit	*Lepus californicus*
Botta's pocket gopher	*Thomomys bottae*
California ground squirrel	*Spermophilus beecheyi*
Coyote	*Canis latrans*
Desert cottontail	*Sylvilagus audubonii*
domestic dog	*Canis familiaris*
domestic cat	*Felis felis*

Table A2. Plant species encountered on the survey site.

FAMILY	**Species**
AMERANTHACEAE	
white tumbleweed	*Amaranthus albus*
ANACARDIACEAE	
Peruvian Peppertree	*Schinus molle*
ARECACEAE	
fan palm	*Washingtonia*
ASTERACEAE	
flax-leaved horseweed	*Conyza bonariensis*
horseweed	*Conyza canadensis*
sunflower	*Helianthus annua*
prickly lettuce	*Lactuca serriola*
stink-net	*Oncosiphon piluliferum*
BORAGINACEAE	
ranchers fiddleneck	*Amsinkia menziesii*
BRASSICACEAE	
shortpod mustard	*Hirschfeldia incana*
London rocket	*Sisymbrium irio*
CHENOPODIACEAE	
Russian thistle	*Salsola tragus*
EUPHORBIACEAE	
dove weed	*Croton setigerus*
GERANIACEAE	

red-stem filaree	*Erodium cicutarium*
MYRTACEAE	
Eucalyptus	*Eucalyptus*
SOLANACEAE	
Jimson weed	*Datura wrightii*
tree tobacco	*Nicotiana glauca*
ZYGOPHYLLACEAE	
Puncture vine	*Tribulus terrestris*
POACEAE	
slender oat	*Avena barbata*
foxtail chess/red brome	*Bromus madritensis*
Schismus	*Schismus barbatus*

Table A3. Location of Ground Squirrel burrows or soil cavities found on the project site and surrounding areas. Latitude and Longitude for selected burrows is indicated decimal degrees. These location estimates are approximate, usually within 9 foot error in each dimension.

Description	Latitude N	Longitude W
burrow	33.82390°	-117.21770°
burrow	33.82397°	-117.21663°
burrow	33.82403°	-117.21820°
burrow	33.82406°	-117.21822°
burrow	33.82480°	-117.21899°
burrow	33.82491°	-117.21884°
burrow	33.82491°	-117.21883°
burrow	33.82494°	-117.21875°
burrow	33.82495°	-117.21880°
burrow	33.82499°	-117.21464°
burrow	33.82513°	-117.21800°
wood refuse pile	33.82533°	-117.21651°
wood refuse pile	33.82535°	-117.21643°
wood refuse pile	33.82535°	-117.21642°
wood refuse pile	33.82537°	-117.21645°
burrow	33.82538°	-117.21878°
wood refuse pile	33.82539°	-117.21651°
burrow	33.82540°	-117.21776°
burrow in refuse pile	33.82540°	-117.21751°
burrow in fence line	33.82540°	-117.21640°
burrow in fence line	33.82541°	-117.21594°
burrow in fence line	33.82541°	-117.21579°
burrow in fence line	33.82541°	-117.21577°
burrow in fence line	33.82541°	-117.21551°
burrow in fence line	33.82541°	-117.21527°
burrow in fence line	33.82541°	-117.21525°

burrow in fence line	33.82541°	-117.21523°
burrow in fence line	33.82541°	-117.21630°
burrow in fence line	33.82542°	-117.21564°
burrow in refuse pile	33.82544°	-117.21750°
burrow	33.82545°	-117.21898°
burrow	33.82545°	-117.21519°
burrow	33.82548°	-117.21803°
burrow in refuse pile	33.82548°	-117.21749°
burrow at log	33.82552°	-117.21841°
burrow	33.82553°	-117.21848°
burrow at log	33.82553°	-117.21841°
burrow at log	33.82554°	-117.21841°
burrow	33.82588°	-117.21962°
burrow	33.82589°	-117.21893°
burrow	33.82589°	-117.21871°
burrow fence line corner	33.82589°	-117.21747°
burrow	33.82590°	-117.21884°
burrow	33.82591°	-117.21847°
burrow	33.82592°	-117.21893°
burrow	33.82593°	-117.21931°
burrow	33.82593°	-117.21970°
burrow	33.82594°	-117.21903°
burrow	33.82594°	-117.21805°
burrow	33.82595°	-117.21919°
burrow	33.82595°	-117.21790°
burrow	33.82597°	-117.21802°
burrow in fence line	33.82599°	-117.21642°
burrow in fence line	33.82599°	-117.21623°
burrow in fence line	33.82599°	-117.21616°
burrow in fence line	33.82599°	-117.21598°
burrow in fence line	33.82599°	-117.21595°
burrow in fence line	33.82599°	-117.21585°
burrow in fence line	33.82599°	-117.21568°
burrow in fence line	33.82599°	-117.21558°
burrow in fence line	33.82599°	-117.21521°
burrow in fence line	33.82599°	-117.21519°
burrow large dirt pile	33.82602°	-117.21579°
burrow	33.82603°	-117.21629°
burrow large dirt pile	33.82603°	-117.21578°
burrow large dirt pile	33.82604°	-117.21583°
burrow	33.82604°	-117.21519°
burrow large dirt pile	33.82605°	-117.21576°
burrow large dirt pile	33.82605°	-117.21575°
burrow large dirt pile	33.82606°	-117.21576°
burrow large dirt pile	33.82606°	-117.21574°
burrow large dirt pile	33.82606°	-117.21573°
burrow large dirt pile	33.82607°	-117.21585°

burrow large dirt pile	33.82607°	-117.21584°
burrow	33.82607°	-117.21581°
burrow large dirt pile	33.82607°	-117.21579°
burrow large dirt pile	33.82607°	-117.21575°
burrow large dirt pile	33.82607°	-117.21574°
burrow large dirt pile	33.82608°	-117.21583°
burrow large dirt pile	33.82608°	-117.21579°
burrow large dirt pile	33.82608°	-117.21578°
burrow	33.8261°	-117.21611°
burrow large dirt pile	33.82610°	-117.21583°
burrow	33.82612°	-117.21519°
burrow	33.82613°	-117.21518°
burrow	33.82615°	-117.21519°
burrow	33.82622°	-117.21836°
burrow	33.82623°	-117.21778°
burrow	33.82625°	-117.21777°
burrow large dirt pile	33.82626°	-117.21585°
burrow large dirt pile	33.82626°	-117.21582°
burrow large dirt pile	33.82626°	-117.21579°
burrow	33.82627°	-117.21833°
burrow large dirt pile	33.82627°	-117.21584°
burrow large dirt pile	33.82628°	-117.21579°
burrow	33.82628°	-117.21519°
burrow large dirt pile	33.82628°	-117.21580°
burrow large dirt pile	33.82629°	-117.21585°
burrow	33.82629°	-117.21880°
burrow large dirt pile	33.82630°	-117.21579°
burrow large dirt pile	33.82631°	-117.21584°
burrow large dirt pile	33.82631°	-117.21584°
burrow large dirt pile	33.82632°	-117.21583°
burrow large dirt pile	33.82632°	-117.21583°
burrow large dirt pile	33.82632°	-117.21582°
burrow	33.82635°	-117.21800°
burrow	33.82640°	-117.21893°
burrow	33.82641°	-117.21902°
burrow large dirt pile	33.82644°	-117.21575°
burrow	33.82645°	-117.21940°
burrow large dirt pile	33.82646°	-117.21581°
burrow large dirt pile	33.82646°	-117.21577°
burrow large dirt pile	33.82647°	-117.21581°
burrow large dirt pile	33.82647°	-117.21577°
burrow large dirt pile	33.82647°	-117.21569°
burrow large dirt pile	33.82648°	-117.21578°
burrow large dirt pile	33.82650°	-117.21581°
burrow in wood pile	33.82651°	-117.21656°
burrow	33.82655°	-117.21604°
burrow	33.82656°	-117.21949°

burrow	33.82656°	-117.21519°
burrow	33.82657°	-117.21605°
several burrows in rubble pile	33.82661°	-117.21761°
burrow	33.82661°	-117.21761°
burrows in large dirt pile	33.82666°	-117.21514°
burrow	33.82671°	-117.21748°
burrow	33.82683°	-117.21751°
burrow	33.82689°	-117.21761°
burrow	33.82690°	-117.21752°
burrow	33.82701°	-117.21519°
burrow	33.82708°	-117.21946°
burrow	33.82708°	-117.21582°
burrow	33.82710°	-117.21946°
burrow	33.82713°	-117.21751°
burrow	33.82713°	-117.21519°
burrow	33.82714°	-117.21622°
burrow	33.82714°	-117.21603°
burrow	33.82721°	-117.21622°
burrow	33.82724°	-117.21814°
burrow	33.82728°	-117.21751°
burrow under boards	33.82730°	-117.21642°
burrow under boards	33.82732°	-117.21641°
burrow @ concreat object	33.82734°	-117.21828°
burrows in rubble pile	33.82735°	-117.21752°
burrow	33.82772°	-117.21619°
burrow	33.82772°	-117.21617°
burrow	33.82772°	-117.21613°
burrow	33.82773°	-117.21799°
burrow	33.82774°	-117.2179°
burrow	33.82775°	-117.21795°
burrow	33.82795°	-117.21784°
standpipe	33.82800°	-117.22073°
standpipe	33.82800°	-117.22063°
standpipe	33.82800°	-117.22058°
standpipe	33.82800°	-117.22035°
burrow	33.82800°	-117.21986°
burrow	33.82800°	-117.21977°
burrow	33.82800°	-117.21967°
burrow	33.82800°	-117.21962°
burrow	33.82800°	-117.21907°
burrow	33.82800°	-117.21910°
burrow	33.82800°	-117.21950°
burrows rubble-wood pile	33.82805°	-117.22008°

BIOLOGICAL REPORT SUMMARY SHEET

(Submit two copies to the County)

Applicant Name: Lake Creek Industrial, LLC

Assessor's Parcel Number (APN): 300-210-008, -007, -006, -026, -027, -028

APN cont. :

Site Location: Section: 17 Township: 4S Range: 3W

Site Address: East side Redlands Ave. between Rider St. and Placentia Ave. Perris

Related Case Number(s): PDB Number:

CHECK SPECIES SURVEYED FOR	SPECIES or ENVIRONMENTAL ISSUE OF CONCERN	(Circle Yes, No or N/A regarding species findings on the referenced site)		
	Arroyo Southwestern Toad	Yes	No	N/A
✓	Blueline Stream(s)	Yes	(No)	N/A
	Coachella Valley Fringed-Toed Lizard	Yes	No	N/A
	Coastal California Gnatcatcher	Yes	No	N/A
	Coastal Sage Scrub	Yes	No	N/A
	Delhi Sands Flower-Loving Fly	Yes	No	N/A
	Desert Pupfish	Yes	No	N/A
	Desert Slender Salamander	Yes	No	N/A
	Desert Tortoise	Yes	No	N/A
	Flat-Tailed Horned Lizard	Yes	No	N/A
	Least Bell's Vireo	Yes	No	N/A
	Oak Woodlands	Yes	No	N/A
	Quino Checkerspot Butterfly	Yes	No	N/A
	Riverside Fairy Shrimp	Yes	No	N/A
	Santa Ana River Woolystar	Yes	No	N/A
	San Bernardino Kangaroo Rat	Yes	No	N/A
	Slender Horned Spineflower	Yes	No	N/A
	Stephen's Kangaroo Rat	Yes	No	N/A
✓	Vernal Pools	Yes	(No)	N/A
✓	Wetlands	Yes	(No)	N/A

LEVEL OF SIGNIFICANCE CHECKLIST
For Biological Resources
(Submit Two Copies)
APN: 300-210-008, -007, -006, -026, -027, -028

Case Number: _____ **Lot/Parcel No.** _____ **EA Number**_____

Wildlife & Vegetation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

(Check the level of impact the applies to the following questions)

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan? ✓

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)? ✓

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service? ✓

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites? ✓

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? ✓

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

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ✓

Source: CGP Fig. VI.36-VI.40

Findings of Fact: Burrowing Owl currently absent from site

Proposed Mitigation: None

Monitoring Recommended: Monitor for Burrowing owl within 30 days of grading.

CHECK SPECIES SURVEYED FOR	SPECIES or ENVIRONMENTAL ISSUE OF CONCERN	(Circle Yes, No or N/A regarding species findings on the referenced site)		
✓	Other Burrowing Owl	Yes	(No)	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A

Species of concern shall be any unique, rare, endangered, or threatened species. It shall include species used to delineate wetlands and riparian corridors. It shall also include any hosts, perching, or food plants used by any animals listed as rare, endangered, threatened or candidate species by either State, or Federal regulations, or for Riverside County as listed by the California Department of Fish and Game Natural Diversity Data Base (NDDB).

I declare under penalty of perjury that the information provided on this summary sheet is in accordance with the information provided in the biological report.

Osborne Biological Consulting 11/28/2020

Signature and Company Name Report Date

10(a) Permit Number (if applicable) Permit Expiration Date

County Use Only

Received by: Date:

PD-B#

Sunrise @ 0653 PST

Date 10/8/20 Time 820 to 1010 Job Redlands W.
Miles 2794- Location
Biologists KMO
Survey for: BUOW
Habitat Assessment for: BUOW

Weather: Temp 63 Wind 0 Cloud cover 100 Rain 0
fog

Biological elements:

Vegetative communities:

Annual Grass. Forb
~~Burrow~~ Spotted Burrows
33.82795 / -117.21784
774 790 tree
775 795 "
773 799

Soil type Ramona sandy loam, Exeter sandy loam

Plant species:

Vertebrates

AMCR NOMO SAPH AMKE MUDO KIRI
EUCA EUST HOFI LEGO CAKI

Gopher Uta Grand Squirrel Domestic Cat

Arthropods

Oak Woodlands ___ Riparian Veg ___ type ___
Vernal Pools ___

Comments:

750 - 820

Burrows: 33.82734 -117.21828 recent objects.
724 814
735 752 complex 16 pile & rabbit
728 751
713 751
690 752
689 751
683 761
661 761 pile w/ several burrows

Redlands West
October 8, 2020

710	946	
708	946	
33.82589	-117.21747	near S.E. corner
671	748	
800	907	
800	910	
"	950	
"	962	
	967	
	977	
	986	
805	.22008	rubble/wood pile
800	2035	stained pole
"	058	"
800	63	"
800	73	"
82588	21962	SW area
93	970	
93	31	
95	19	
94	903	
92	893	
89	893	
90	84	
89	71	
91	47	
94	805	
97	802	
95	796	
625	21777	central
623	778	
635	800	
627	833	
622	836	
629	880	
640	893	
641	902	
645	940	
656	949	

October 8, 2020

Redlands W

33.82480	117.21899	
91	84	
91	83	
95	80	
94	75	
513	800	
540	751	reference
44	50	"
48	49	"
540	776	
38	78	
45	98	
48	803	
553	841	
52	41	log
~~54~~ 54	41	
53	48	
403	820	
406	822	
390	770	

Date 10/8/20 Time 1010 to 1200 Job Redlands 12
Miles 2818 Location _____
Biologists KHU
Survey for: _____
Habitat Assessment for: BUOW

Weather: Temp 65-70 Wind 0 Cloud cover 100 Rain 0

Biological elements:

Vegetative communities:

Soil type Ramona Sandy loam (Domino silt loam mostly to E. of site)

Plant species:

Vertebrates
Great Egret Great Blue Heron AMCR
MODO

Arthropods

Oak Woodlands____ Riparian Veg_____ type_____
Vernal Pools_____

Comments:

October 8, 2020

33.82599	117.21568	fence
599	58	
99	21	
"	19	
604	519	
612	"	
613	518	
615	519	
628	"	
656	"	
666	514	large dirt pile visible w/
657	605	
701	519	
713	"	
708	582	
714	603	
"	622	
730	642	under boards
732	641	
721	622	
772	619	
	617	
	613	
533	651	
35	643	wood refuse pile
35	642	
37	45	
39	51	
40	40	
41	30	
41	594	
"	79	
"	77	fenceline
42	64	
41	51	
"	27	
"	25	
"	23	
45	19	
499	663	
33.82397	117.21464	Field SE of Redlands E

October 8, 2020

33.82651 /	117.21656	wood pile — Redlands 15
655	604	fence
650	581	
47	81	
46	81	
44	80	dirt pile #1
44	75	
47	77	
46	77	
48	78	
47	69	brush pile
32	82	
32	83	
32	83	
31	84	
"	"	
29	85	
27	84	dirt pile #2 (middle)
26	85	
26	82	
26	79	
28	80	
29	82	
30	80	
28	79	
30	79	
607	584	
10	83	
07	85	
08	83	
07	81	
07	79	
08	78	
08	79	dirt pile #3 (south)
07	75	
06	76	
05	76	
05	75	
06	74	
06	73	
07	74	
02	79	
03	78	
04	83	
599	85	
"	95	
"	98	
"	616	fence
	23	
	42	
603	629	

Date 10/12/20 Time 530pm to 650 Job Redlands W.
Miles 6489 Location
Biologists KBO
Survey for: Burrowing Owl Sunrise @ Sunset @ 6:21 pm PST
Habitat Assessment for:
Sunset @ ca ~6pm.

Weather: Temp 90-83 Wind 2-5 Cloud cover 0 Rain 0

Vertebrates
MODO AMCR ANHU REHA HOLA
BAOW

Burrow coordinates:

Date 10/22/20 Time 4:30 to 6:30 pm Job Redlands W
Miles 7696 Location
Biologists KHO
Survey for: Burrowing Owl Sunset @ 609 pm PST
Habitat Assessment for:

Weather: Temp 73 - 65 Wind 0 - 5 Cloud cover 0 Rain 0

Biological elements:

Vegetative communities:

Soil type

Plant species:

Vertebrates
EUST RBHA MELA HOFI SAPH EUAD AMCR
MODO AMKE CAKI

Arthropods

Oak Woodlands ____ Riparian Veg ______ type ______
Vernal Pools ______

Comments:

Date 10/24/20 Time 728 to 1000 AM Job Redlands E
Miles 7747 Location _____
Biologists KOO
Survey for: BUOW Sunrise @ 0706 PST
Habitat Assessment for: _____

Weather: Temp 61 - 63 Wind 0 Cloud cover / 00 Rain 0

Biological elements:

Vegetative communities:

Soil type _____

Plant species:

Vertebrates
MODO Coyote, Cottontail REHA AMIRUS AMCR
CAPH YEWA BLPH Coyote Ground Squirrel
EUST NOMO
MBLA EUST
/Black tail Jack Rabbit

Arthropods

Oak Woodlands____ Riparian Veg_____ type_____
Vernal Pools_____

Comments:

Date 10/29/20 Time 700 to 900 AM Job Redlands E
Miles 7995 Location
Biologists KHO
Survey for: Burrowing Owl Sunrise @ 0710 PST
Habitat Assessment for:

Weather: Temp 50-57 Wind 0 Cloud cover 0 Rain 0

Vertebrates
SAPA AMCR MODO RENA AMRE EUDO
EUST HOSP NOMO MELA ANHU HOFI BLPH
Domestic Dogs Domestic cat LEGO

~~Burrow~~ coordinates:

Land S. of Redlands W now disked : improves viewing
Land SE of Redlands E now disked

Date 11/2/20 Time 7ᵃᵐ to 9ᵃᵐ PST Job Redlands IE
Miles 8257 Location
Biologists KLAD
Survey for: Burw Sunrise @ 0714 PST
Habitat Assessment for:

Weather: Temp 56 - 76 Wind c Cloud cover c Rain c

Vertebrates
HOPI AMCR SAPH MOBO WCSP
EUST EUDO YEWA PUFI LECO AMKE
RAVE REHA w/ Gopher Bags Grnd Squirrel RODO
CARI

Burrow coordinates:

(702 - 930 PST)

Date 11/5/20 Time 6:02 PM to 8:30 Job Rollands E
Miles 8322 Location
Biologists KAO
Survey for: BUOW Sunrise @ 0716 PST
Habitat Assessment for:

Weather: Temp 48-74 Wind 0 Cloud cover 30 Rain 0

Biological elements:

Vegetative communities:

Soil type

Plant species:

Vertebrates
RUBO AMCA REHA MOPO CAPA WCSP AMKE EUST ECAO MELA HOFI CAGU YEWA CORA SASP

Arthropods

Oak Woodlands Riparian Veg type
Vernal Pools

Comments:
Sunrise @ ~627 PST

(730 - 930 PST)

Date 11/10/20 Time 6 30 AM to 8 30 AM Job Redlands W
Miles 8437-42 Location _____
Biologists KHO
Survey for: BUOW Sunrise @ 0721 PST
Habitat Assessment for: _____

Weather: Temp 32-50 Wind 0 Cloud cover 0 Rain 0
Frost

Biological elements:

Vegetative communities:

Soil type _____

Plant species:

Vertebrates
MOMO WHSP AMCR YEWA MELA SAPH HOFI
EUDO BLPH NOMO CAKI SAVSP. LEGO COHA
EAST AMKE CORA SASP AMAV

Arthropods

Oak Woodlands____ Riparian Veg_____ type_____
Vernal Pools_____

Comments:
Frost on ground. Rain ca 3 days ago.