

## Information Summary

**Report preparation date:** January 26, 2022

**Fieldwork performed:** January 17, 2022

**Minor edits:** June 12, 2023

**Title:** General Biology including Habitat Assessment for Burrowing Owl (*Athene cunicularia*) on the 4.84-acre site (Assessor's Parcel Nos. 294-190-047, and -048) Perris, Riverside County, California.

**Project site location:** 5030 Patterson Avenue, Perris, CA - Steele Peak, U.S.G.S.-75.' Quadrangle, Township 3 S., Range 4 W., Section 36.

**Assessor's Parcel Numbers:** 294-190-047, and -048.

**Case Number:** Preliminary Review Application 21-05282.

**Owner/Applicant:** CGU Capital Management, 302 W. Fifth Street, Suite 103, San Pedro, CA 90731

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

**Report Summary:** Results of the biological assessment:

The site evaluation concluded negative for Burrowing Owl habitat. Animal burrows or other soil cavities suitable for Burrowing Owl are absent from the site. A focused survey for Burrowing Owl was not indicated or undertaken for the site. Neither Burrowing Owl nor sign of it (such as pellets, plumage, guano on nearby perches) were observed on or near site.

**MSHCP Consistency:** The study site does not occur near or within any MSHCP Criteria Cell or area designated for MSHCP conservation. There are no MSHCP Reserve Assembly Requirements associated with the site. There are no incompatibilities with respect to development of the site and Urban/Wildlands interface issues. This investigation found no potential for narrow endemic, rare, or endangered plant species. Drainage conveyed from adjacent properties to the west create an anthropogenic (not subject to conservation) wetland on the site.

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Euproserpinus@msn.com

**General Biology including Habitat Assessment for Burrowing Owl  
(*Athene cunicularia*) on the 4.84-acre site (Assessor's Parcel Nos. 294-  
190-047, and -048)  
Perris, Riverside County, California.**

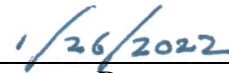
Prepared for:

**CGU Capital Management  
302 W. Fifth Street, Suite 103  
San Pedro, CA 90731**

**I hereby certify that the statements furnished above and in the attached exhibits present that 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.**



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



**Date**

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## SUMMARY

CGU Capital Management has requested a Habitat Assessment for Burrowing Owl (*Athene cunicularia*) and other biological resources on a 4.84-acre site (Assessor's Parcel Nos., indicated by the client to be 294-190-047, and -048), at Perris, Riverside County, California. This report provides results of my site evaluation for Burrowing Owl and other biological resources.

In order to assess the project site for potential as habitat for Burrowing Owl, a field investigation was conducted on January 17, 2022. 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.

**Burrowing Owl:** The site evaluation concluded negative for Burrowing Owl habitat. Animal burrows or other soil cavities suitable for Burrowing Owl are absent from the site. A focused survey for Burrowing Owl was not indicated or undertaken for the site. Neither Burrowing Owl nor sign of it (such as pellets, plumage, guano on nearby perches) were observed on or near site.

**MSHCP Consistency:** The study site does not occur near or within any MSHCP Criteria Cell or area designated for MSHCP conservation. There are no MSHCP Reserve Assembly Requirements associated with the site. There are no incompatibilities with respect to development of the site and Urban/Wildlands interface issues. This investigation found no potential for narrow endemic, rare, or endangered plant species. Drainage conveyed from adjacent properties to the west create an anthropogenic (not subject to conservation) wetland on the site.

## 1.0 INTRODUCTION

This report presents the methods and results of a Habitat Assessment for Burrowing Owl (*Athene cunicularia*) and other biological resources on a 4.84-acre site (Assessor's Parcel Nos. 294-190-047, and -048), located at 5030 Patterson Avenue, Perris, Riverside County, California.

Figure 1 shows the general vicinity of the survey site at 50% scale on the Steele Peak, 7.5' USGS quadrangle. Figure 2 shows a satellite image of the close vicinity of the site.

## 2.0 SITE DISPOSITION

The subject site is located at 5030 Patterson Avenue, Perris, Riverside County, CA. Specifically, the site is located on the Steele Peak U.S.G.S.-75.' quadrangle, in Section 36, Township 3 S., Range 4 W.



### **3.0 METHODS**

The initial field investigation of the site was conducted on January 17, 2022. Habitat conditions for biological resources (in addition to burrowing owl) were evaluated generally, including a listing of plant species present. All non-cultivated plant species and animal species observed were noted. 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.

Methods for this burrowing owl study follow the survey protocol recommended by the County of Riverside (2006) and largely recommended by the California Department of Fish and Wildlife (previously named the California Department of Fish and Game) (CDFG 2012). The field investigation of the site was conducted on January 17, 2022.

Burrowing owl habitat can be found in annual and perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. Suitable owl habitat may also include trees and shrubs if the canopy covers less than 30 percent of the ground surface, and the open lands are sufficiently extensive. Very small lots (< 5 acres in size) cloistered amidst surrounding woodlands or developed residential areas with abundant trees and shrub cover are generally untenable for burrowing owl due to the cover these situations afford to predators of burrowing owl. Burrows are the essential component of burrowing owl habitat: both natural and artificial burrows provide protection, shelter, and nests for burrowing owls. Burrowing owls typically use burrows made by fossorial mammals, such as ground squirrels or badgers, but also may use man-made structures, such as concrete culverts; concrete, asphalt, or wood debris piles; or openings beneath concrete or asphalt pavement.

The project site (Step II, Part A – Locating Burrows) was systematically searched for ground squirrel burrows, or any other soil cavities or structures suitable for burrowing owl (Initiating Step II and burrowing owls: (Survey protocol recommended by the County of Riverside, 2006). This search was conducted by walking transects through the site (transects spaced approximately 30 meters). During this phase, any burrows found (none were) were carefully inspected for evidence of burrowing owl (such as pellets, plumage, insect parts, tracks, whitewash) or evidence of inactivity (such as undisturbed spider webs). Animal burrows and other structures suitable for burrowing owl found on the site (none) were mapped using GPS.

Since no animal burrows or soil/rubble cavities suitable for burrowing owl were found on the site, a focused survey (Step II, Part B, winter-season) for burrowing owl was not undertaken.

### **4.0 RESULTS**

The site consists of a pair of adjacent, gravel-paved parcels with marginal vegetation dominated by exotic annual species. No animal burrows or soil cavities suitable for burrowing owl occur on the site and no burrowing owl or burrowing owl sign was

observed in the course of the site investigation. Waters from street surfaces and parking areas west of the site are conveyed onto the western end of the site via a culvert, thereby creating an anthropogenic derived wetland condition. A list of birds and other animals observed is presented in the appendix.

Figures 3 – 8 are photographs of representative of landscapes and habitats found on the subject site.

Both parcels have areas that are seasonally inundated depressions with accumulated fine silt or clay materials, however, at the time of the field investigation, these depressions are dry while water remains standing in plastic refuse on the site some seventeen days after the most recent rains of December 31. Lack of water retention within these basins indicates lack of potential for vernal pool species such as fairy shrimp.

#### **4.1 Burrowing Owl**

During the course of January 17 habitat evaluation, I found no sign of Burrowing Owl (such as pellets, plumage, guano on nearby perches, or tracks at burrow entrances). Burrowing Owl was not observed on the site during the course of the site investigations. Animal burrows or other soil cavities large enough to harbor Burrowing Owl are absent from the site. Gophers are present on the site, however the burrows produced by gophers are too small for use by Burrowing Owl. The absence of burrows (such as ground squirrels burrows) on the subject site precludes potential for Burrowing Owl habitation of the site, and consequently, a focused survey for Burrowing Owl is not indicated here.

### **5.0 EXISTING ENVIRONMENT**

#### **5.1 Topography**

The site is generally flat and slopes to the east. Elevation on the site ranges through approximately 1493 to 1501 feet.

#### **5.2 Soils**

The site (both parcels) is gravel paved. The predominant on-site soil (as mapped and presumably underlying the gravel base material) is predominantly Exeter sandy loam (Knecht 1971, UC Davis Soil Resource Website: <https://casoilresource.lawr.ucdavis.edu/gmap/>).

#### **5.3 Plant Communities**

##### **5.3.1 Annual grass/forbland**

Marginal areas, mainly around fence lines support nonnative annual grass and forb vegetation with scattered native and nonnative woody shrubs and trees. This vegetation may be classified as the *Bromus diandrus* – mixed herbs association of Nonnative

grassland (CNDDDB code CTT42200CA; CaCode 40.026.11, Sayer et al. 2009). A list of plant species encountered on the site is presented in the appendix.

### **5.3.2 Wetland (Anthropogenic derivation)**

Anthropogenic mesic or wetland conditions on the western end of the northern parcel support vegetation including *Washingtonia*, *Fraxinus*, *Tamarix aphylla*, *Bacharis salicifolia*, *Rumex crispus*, *Distichlis spicata*, and *Cyperus, eragrostis* (Figures 2, 7).

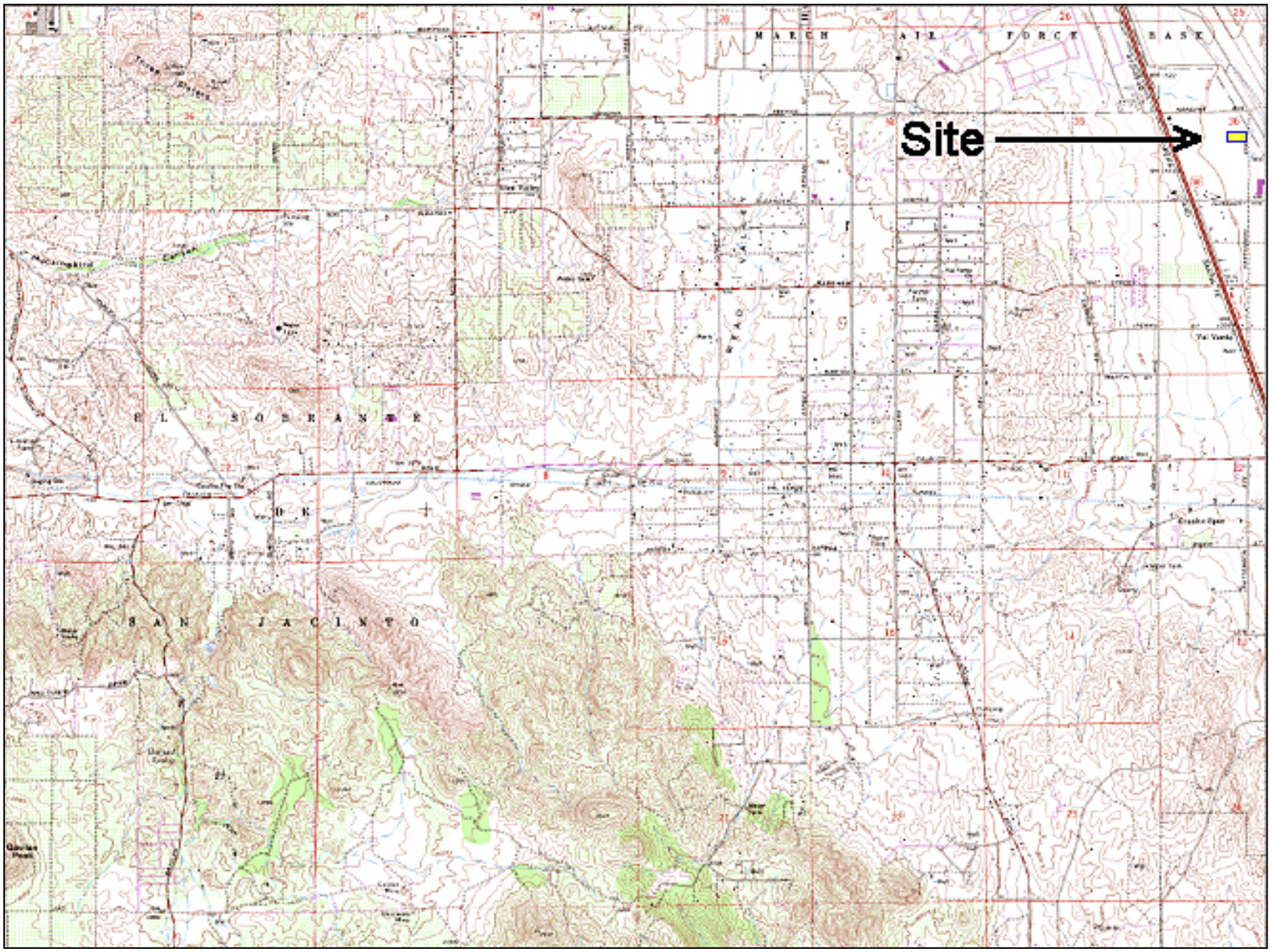
## **6.0 CONCLUSIONS**

It is my conclusion that site conditions are not suitable for Burrowing Owl due to lack of animal burrows or other soil cavities suitable for Burrowing Owl habitation. Site conditions are not suitable for any federal or state endangered or threatened species. Development of the site does not conflict with MSHCP conservation objectives.

## **7.0 REFERENCES**

- Beauchamp M. R. 1986. A flora of San Diego County, California. Sweetwater River Press. National City, CA
- California Department of Fish and Game. 2012. Staff Report on Burrowing Owl Mitigation
- Haug E. A., B. A. Millsap, and M. S. Martell. 1993. Burrowing Owl (*Spcootyto cunicularia*), In *The Birds of North America*, No. 61 (A Poole and F. Gill Eds.). Philadelphia: The Academy of Natural Sciences, Washington, D. C.: The American Ornithologists' Union.
- Hickman, J.C. (ed.). 1993. The Jepson manual: Higher plants of California. University of California Press. Berkeley, California.
- Knecht, A.A. 1971. Soil survey of western Riverside area, California. U.S. Department of Agriculture, Soil Conservation Service.

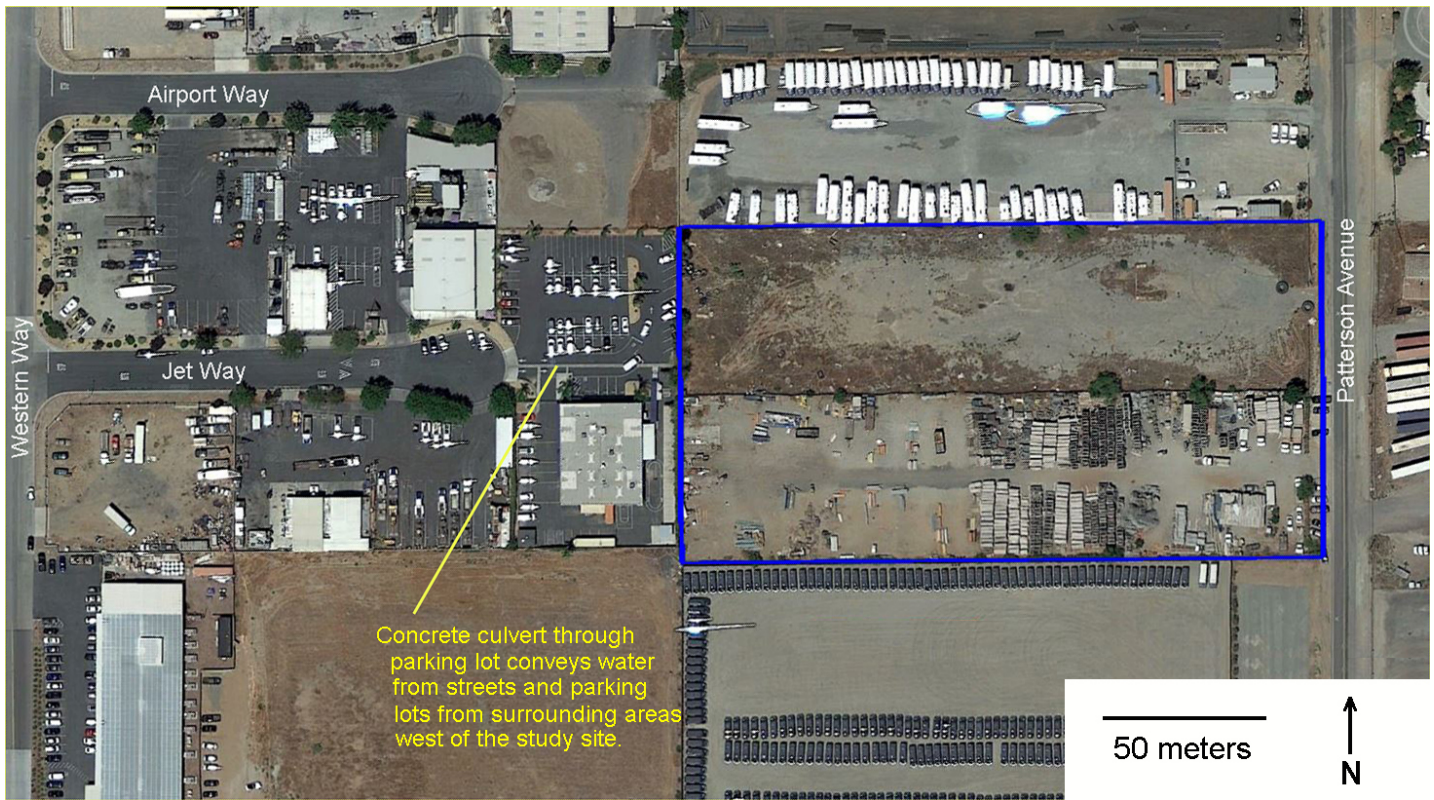
## **8.0 FIGURES**



= 1 mile
 
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 N

**Figure 1.** General vicinity of survey site, Steele Peak, California USGS 7.5" quadrangle at 50%. 4.84-acre subject site is outlined in blue and highlighted in yellow.





**Figure 2.** Satellite image showing the study site and parcel lines. 4.84-acre subject site is outlined in blue.



**Figure 3.** Photograph of view across the northern parcel with a view looking west southwest from the northeastern corner of the site. Gravel paved conditions with marginal areas of vegetation along fence lines predominates on the site.





Figure 5. Photograph of the view across the southern parcel with the view looking east southeast from the western edge of the site. Nearly the entire site is gravel-paved.



Figure 6. Photograph of the view across the southern portion of the site looking east from the southwest corner of the site. Gravel-paved substrate is interrupted by the southern fence line with oleander and other exotic shrubs.





Figure 7. Photograph a seasonally inundated depression on a central portion of the northern parcel, View looking east across the parcel.



Figure 8. Photograph of an area with mesic wetland vegetation on the western end of the northern parcel. This wetland area is caused by runoff from adjacent properties to the west of the site, channeled onto the site.

## 9.0 APPENDIX

Plant species encountered

Vertebrate species encountered

Preliminary Site Plan provided by client

County Forms:

Attachment E-3

Attachment E-4

Field notes

**Appendix Table 1. Plant species encountered on the survey site (does not include exotic landscape species).**

<b>FAMILY</b>	<i>Species</i>
ANACARDIACEAE	
Peruvian Peppertree	<i>Schinus molle</i>
APOCYNACEAE	
oleander	<i>Nerium oleander</i>
ARECACEAE	
fan palm	<i>Washingtonia</i>
ASCLEPIADACEAE	
milkvine	<i>Funastrum cynanchoides</i>
ASTERACEAE	
mule fat	<i>Baccharis salicifolia</i>
Tocalote	<i>Centaurea melitensis</i>
bull thistle	<i>Ciricium vulgare</i>
flax-leaved horseweed	<i>Conyza bonariensis</i>
sunflower	<i>Helianthus annua</i>
goldenbush	<i>Isocoma menziesii</i>
prickly lettuce	<i>Lactuca serriola</i>
cudweed aster	<i>Lessingia filaginifolia</i>
stink-net	<i>Oncosiphon piluliferum</i>
BORAGINACEAE	
ranchers fiddleneck	<i>Amsinkia menziesii</i>
BRASSICACEAE	
London rocket	<i>Sisymbrium irio</i>
CHENOPODIACEAE	
Australian saltbush	<i>Atriplex semibaccata</i>
Russian thistle	<i>Salsola tragus</i>



CRASSULACEAE	
sand pygme-stonecrop	<i>Crassula connata</i>
CYPERACEAE	
tall umbrella-sedge	<i>Cyperus eragrostis</i>
FABACEAE	
mesquite	<i>Prosopis glandulosa</i>
GERANIACEAE	
long-beak filaree	<i>Erodium botrys</i>
red-stem filaree	<i>Erodium cicutarium</i>
LAMINACEAE	
Horehound	<i>Marubium vulgare</i>
MALVACEAE	
cheeseweed	<i>Malva parviflora</i>
OLEACEAE	
Ash	<i>Fraxinus</i>
POLYGONACEAE	
curly dock	<i>Rumex crispus</i>
SIMAROUBACEAE	
tree of heaven	<i>Ailanthus altissima</i>
SOLANACEAE	
Nightshade	<i>Solanum duglasi</i>
tree tobacco	<i>Nicotiana glauca</i>
TAMARICACEAE	
salt cedar	<i>Tamarix aphylla</i>
POACEAE	
rescue grassx	<i>Bromus catharticus</i>
ripgut	<i>Bromus diandrus</i>
salt grass	<i>Distichlis spicata</i>
African fountain grass	<i>Pennisetum setaceum</i>

**Appendix Table 2. Vertebrate species (or sign) encountered on the survey site.**

<b>Common name</b>	<b>Species</b>
<b>Birds</b>	
California gull	<i>Larus californicus</i>
Common raven	<i>Corvus corvax</i>
House finch	<i>Carpodacus mexicanus</i>
<b>Mammals</b>	
Botta's pocket gopher	<i>Thomomys bottae</i>



## BIOLOGICAL REPORT SUMMARY SHEET

(Submit two copies to the County)

Applicant Name: CGU Capital Management  
 Assessor's Parcel Number (APN): 294-190-047, -048  
 APN cont.: \_\_\_\_\_  
 Site Location: Section: 36 Township: 35 Range: 4W  
 Site Address: 5030 Patterson Avenue, Perris, CA  
 Related Case Number(s): Preliminary Review App File Number: 21-05282

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

CHECK SPECIES SURVEYED FOR	SPECIES or ENVIRONMENTAL ISSUE OF CONCERN	(Circle Yes, No or N/A regarding species findings on the referenced site)		
/	Other <i>Burrowing owl</i> <sup>Habitat</sup>	Yes	<u>No</u>	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
	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 (NDDDB).

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.

  
 Signature and Company Name

Osborne Biological Consulting *1/26/2022*  
 Report Date

10(a) Permit Number (if applicable)

Permit Expiration Date

*County Use Only*

Received by: \_\_\_\_\_ Date: \_\_\_\_\_  
 PD-B# \_\_\_\_\_



**LEVEL OF SIGNIFICANCE CHECKLIST**  
For Biological Resources  
(Submit Two Copies)

*Preliminary Review*  
*Application*      294-190-047,  
Case Number: 21-05282 Lot/Parcel No. -048 EA Number \_\_\_\_\_

**Wildlife & Vegetation**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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(Check the level of impact that 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 absent from site due to lack of suitable conditions for owl.*

Proposed Mitigation:

*None*

Monitoring Recommended:

*None*