STEP I HABITAT ASSESSMENT, STEP II, PART A FOCUSED BURROW SURVEY AND STEP II, PART B FOCUSED BURROWING OWL SURVEY FOR TENTATIVE TRACT NO. 37803 A 53.15-ACRE PROPERTY LOCATED IN THE CITY OF PERRIS, RIVERSIDE COUNTY, CALIFORNIA

Assessor Parcel Numbers: 311-080-033, 311-080-035, 311-090-009, 311-090-016, 311-090-020

Located within Section 30, Township 4 South
Range 3 West of the Perris, California Quadrangle

Prepared for:

City of Perris

and

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Surveys Conducted By:
S. Reed, Principal
on 07 April, 11 April, 20 June, 19 July, 26 July 2019

13 September 2019

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1.0 INTRODUCTION

PURPOSE

Step I Habitat Assessment and Step II, Part A Focused Burrow Survey

TERACOR Resource Management, Inc. ("TERACOR") initially conducted a focused habitat suitability assessment on 07 April 2019 to evaluate the biological resources on-site to determine if: 1) suitable burrowing owl (*Athene cunicularia*) ("BUOW") habitat is present on the 53.15-acre site, and 2) determine if any burrows on-site could potentially be utilized by BUOW.

Due to the presence of some suitable habitat on the project site, TERACOR conducted a Step II, Part A Focused Burrow Survey on the subject property on the same date to locate and mapped California ground squirrel (*Otospermophilus beecheyi*) burrows on-site which were within areas considered suitable for BUOW, as this owl is known to opportunistically utilize ground squirrel burrows. Additionally, TERACOR examined the outer structure of each burrow encountered and mapped for evidence of BUOW occupation. We concluded that a number of potentially-occupiable burrows were present on-site, but that all potentially suitable burrows lacked any BUOW diagnostic sign. Due to the presence of potentially suitable BUOW burrows and the relatively high mobility of the organism, TERACOR recommended focused surveys be conducted throughout a broad range of the survey season.

For purposes explained in the Background section of this report, hilly areas where boulder outcrops and dense scrub vegetation occur across the property were excluded from surveys. We based this exclusion on the unsuitability of this habitat type to support the target organism. Large numbers of ground squirrels and their burrows were noted in these steeper, rocky outcrop zones. Steeper, rocky zones also supported a dense sage scrub community which is not a habitat that BUOW can utilize. Therefore, there was no reason to explore these densely-vegetated rocky slopes and thus these areas were excluded from surveys.

Step II, Part B Focused Burrowing Owl Survey

After conducting the habitat assessment on 07 April, TERACOR proceeded with focused surveys on the subject property on 11 April, 20 June19, July 26 July 2019. These surveys were performed to determine the following:

1. Confirm the geographic extent of any suitable BUOW habitat present on the 53.15-acre site.
2. Assess whether burrows detected on-site showed any evidence of utilization by BUOW;
3. Detect and record all parameters of occupation of BUOW if detected; and
4. Establish the number of BUOW individuals if encountered on-site.

. Information contained herein is based on known BUOW life history parameters as described in MSHCP documentation and information published by the California Department of Fish and Wildlife, our field reconnaissance over several months in Spring and Summer in 2019, and other pertinent information. As required by the Survey Guidelines for the Plan Area, we visually scanned areas within 150 meters of the

subject property, but we made no intentional entry into adjoining lands as we did not have permission from property owners to do so. On-site, we conducted transect surveys across suitable areas. We scanned these areas from a distance with 10x42 Ziess binoculars and continued to scan off-site areas as we proceeded with on-site investigations

PROPERTY LOCATION AND DESCRIPTION

The property is located within the City of Perris ("City"), California. The property is bounded by Metz Road to the north, San Jacinto Avenue to the south, undeveloped open, rocky ridges to the west and existing residential housing (manufactured units) to the east. The property is geographically located within Section 30 of Township 4 South, Range 3 West of the *Perris, California 7.5 Minute Series U.S.G.S. Topographic Quadrangle*, as depicted in the attached *Exhibit 1 - USGS Topographic Map*.

The subject site is comprised of five (5) parcels totaling 53.15 acres; Assessor Parcel No's. 311-080-033, 311-080-035, 311-090-009, 311-090-016, 311-090-020. Elevations on-site range from approximately 1560 feet above mean sea level (msl) on the western-most edge of the site, to 1485 feet msl at the northeast corner of the property at the intersection of Metz Road and Indian Avenue. There is vertical fall of approximately 75 feet across the site. The highest hill in the center of the approximate center of property is about 1570 feet msl.

The topography of the site generally slopes from west to east. Site terrain is punctuated by numerous granitic boulder hilltops with shallow sandy soils and intervening saddles. Lower more level areas on the property appeared to have relatively deeper soils. These more level areas and saddles between hillocks are the type of structural habitat that BUOW can occupy, when sparsely vegetated. The northeast corner of the property consists of a disked field, presumably once used for dryland agricultural production as was much of the Perris Valley in decades past. To the south of this former agricultural area, substantive human mechanical modifications were observed. It appeared that modifications had were undertaken in years past, based on the establishment of native vegetation and lack of recent mechanical scaring. Sizeable boulders several feet in diameter were moved and put into irregular piles and formations. These rock piles encircle the existing residential neighborhood east of the project site for reasons not clear to site investigators.

The site is currently vacant. Lower elevation areas are comprised of annual grassland and wildflower fields. These flatter grassland and field areas were structurally suitable in terms of slope, soils types, and vegetation. These fields and lower-lying areas are, however, routinely disked and maintained, presumably for weed abatement and fire protection purposes. There are also a few patches of elderberry scrub, a few scattered scrubby red willow trees mixed with tree tobacco, and ornamental vagrant vegetation (primarily pepper trees) that has become established at the south end of the project site, in areas that have been previously graded, and/or mechanically-gouged. We found these areas to be especially common in the south area where overland sheet flow drainage is discombobulated and incoherently located due to prior disturbances.

PROJECT DESCRIPTION

Tentative Tract No. 37803 proposes the subdivision of the 53.15 acre property into 145 residential lots, along with associated street rights-of-way, detention basins, and open space areas. The primary rock outcrop

which is centrally located in the project area will be conserved.

BACKGROUND

BUOW is a California Department of Fish and Wildlife ("CDFW") "Species of Special Concern – Second Priority." Both the federal and some state resource agencies have declined to list the species as endangered or threatened based on abundance of the species in some California locations and other western states. The Western Riverside County Multiple Species Habitat Conservation Plan ("MSHCP", or Plan) affords special consideration to BUOW due largely to localized declines. The Plan requires evaluations as to their potential presence within specified survey areas across the Plan Area. BUOW can inhabit grasslands, deserts, and open scrublands characterized by low-growing vegetation.

Independent of the MSHCP, the CDFW has undertaken a statewide effort to identify and protect occupied burrowing owl habitat In it's "*Staff Report on Burrowing Owl Mitigation"* (07 March 2012) the CDFW described preferred habitat for the species as follow:

> *"The burrowing owl is … well adapted to open, relatively flat expanses. In California, preferred habitat is generally typified by short, sparse vegetation with few shrubs, level to gentle topography and well-drained soils…… owls may occur in some agricultural areas, ruderal grassy fields, vacant lots, and pastures if the vegetation structure is suitable and there are useable burrows and foraging habitat in proximity"*

Burrows are an essential component of BUOW habitat, which provide protection, shelter, and nests for BUOW (Henny and Blus 1981). BUOW typically utilize burrows made by fossorial mammals, such as California ground squirrels and/or even more secretive mammals such as American badger (*Taxidea taxus*). BUOW are also known to utilize man-made structures, such as cement culverts, pipes, asphalt or wood debris piles, and in openings beneath cement or asphalt pavement (*Burrowing Owl Survey Instructions*, Riverside County Environmental Planning Department ["EPD"], 29 March 2006).

BUOW may utilize a site for breeding, wintering, foraging, and/or migration stopovers. BUOW often exhibit high site fidelity, reusing burrows year after year (Rich 1984, Feeney 1992, Consortium Guidelines). The Guidelines also state a site may be assumed "occupied" if at least one (1) BUOW has been observed occupying a burrow within the last three (3) years, although recent observations of widespread absence locally within the Plan Area suggests it may not be prudent to assert "active occupation" by this species if determined not currently present within a shorter timeframe.,

Occupation status of suitable BUOW habitat can also be verified at a site by observation of at least one BUOW, or, alternatively, its molted feathers, cast pellets with characteristic prey remains, prey remains, eggshell fragments, or excrement at or near a burrow entrance (Burrowing Owl Consortium, *Occupied Burrowing Owl Habitat*). Other occupation indicators can include Orthoptera (grasshoppers, katydids, and crickets) and Coleoptera (beetles) exoskeletal material when in proximity of the burrow.

2.0 METHODS

BURROWING OWL SURVEY METHODS

There are no federal or state-adopted survey requirements for BUOW, however, the County of Riverside adopted the *Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area* (Environmental Programs Department ["EPD"], 2006) ("Survey Instructions"). The Survey Instructions were published to replace the *Burrowing Owl Consortium Guidelines* to address consistency with:

1) Specific conservation requirements of the MSHCP for BUOW, and

2) Ensure direct mortality of BUOW is avoided through implementation of preconstruction surveys.

Step I: Habitat Assessment: is the first step in the survey process to assess the presence/absence of BUOW, specifically BUOW habitat, on the project site. TERACOR conducts physical walkovers of individual sites to determine if BUOW habitat, as described above, is present on-site. If suitable habitat is found on-site, then walkovers of an approximate 150 meter (500 feet) buffer zone surrounding the project is required. If permission to access surrounding private properties has not been granted, then TERACOR field personnel visually inspect surrounding properties utilizing 10x42 or 8x32 binoculars.

Further, if BUOW habitat is present on-site, TERACOR subsequently conducts a Step II: Locating Burrows and Burrowing Owls Survey. Step II surveys must be conducted during the breeding season (March 1 to August 31), and must be comprised of a minimum of one (1) site visit. Moreover, all Step II surveys are to be performed during weather that is conducive to observing owls outside of burrow complexes, and are not accepted if they are conducted during rain, high winds (>20 mph), dense fog, or temperatures over 90°F. BUOW sign may not be detectable if surveys are conducted within five days following rain.

Step II surveys are comprised of two (2) components; *Part A: Focused Burrow Surveys* and *Part B: Focused Burrowing Owl Surveys*.

Part A: Focused Burrow Surveys consist of a systematic survey for burrows by walking through suitable habitat areas. Suitable habitat areas are walked at maximum transect intervals spaced at approximately 30 meters (100 feet), with transect interval variations to accommodate terrain, vegetation density, and ground surface visibility. Project sites of 100 acres or more are generally transected by two (2) or more TERACOR field personnel. Burrow Surveys are physical inspections of burrows located within suitable habitat or potential foraging habitat on-site. If BUOW burrows or BUOW are recorded during surveys, BUOW and BUOW burrow locations are mapped using a hand-held G.P.S. unit and on aerial or topographic mapping. In contrast, if no potential burrows are observed during burrow surveys then no further surveys are required.

Part B: Focused Burrowing Owl Surveys are conducted if burrows which could potentially support BUOW are determined to be present during Part A: Focused Burrow Surveys. Part B surveys are conducted on four (4) separate survey dates, though the first may be conducted concurrently with the Focused Burrow Survey. Initially, these surveys are performed by scanning all suitable habitat areas, mapped burrows, owl sign, and owls both on-site and within the 150 meter buffer zone utilizing 10x42 or 8x32 binoculars.

Subsequently, TERACOR field personnel conduct walkovers at maximum transect intervals spaced at approximately 30 meters (100 feet), with transect interval variations to accommodate terrain, vegetation density, and ground surface visibility. During field surveys, TERACOR field personnel minimize disturbance near occupied burrows.

Step III: Reporting Requirements: states that once the appropriate surveys have been completed, a report shall be submitted to EPD and the Western Riverside County Regional Conservation Authority Monitor Program Administrator, which outlines the survey methodologies, transect width, duration, conditions, and results of the survey. The property, however, is located within the City; therefore the report will be submitted to the City. Further, appropriate maps showing BUOW burrow locations and/or individual BUOW sightings must be included in the report.

Preconstruction Surveys: must be conducted on all subject properties containing burrows or suitable habitat (based on Step I: Habitat Assessment) whether owls were detected or not within 30 days prior to ground disturbance to avoid direct take of BUOW (MSHCP Species – Specific Objective 6).

CNDDB QUERY

The State of California maintains the *Natural Diversity Data Base* ("CNDDB"), which is a computerized inventory of information on the location of California rare, threatened, endangered, and otherwise sensitive plants, animals, and natural communities. Updates to the CNDDB are issued monthly. Valuable information regarding the species occurrence, population numbers, observers, occurrence dates and potential threats to the organism(s) are included for each occurrence record. TERACOR queried the *Perris and Steele Peak Quadrangles* specifically for BUOW location records. The results of that query are presented below in Section 3.0.

SOIL ANALYSIS

In accordance with the MSHCP, all biological surveys must include a description of soils present on-site. TERACOR, therefore, based our soil survey analysis on the Natural Resources Conservation Service ("NRCS") Web Soil Survey of the Western Riverside Area, California mapped soils on the property. Soil types present on the property are presented below in Section 3.0.

VEGETATION CLASSIFICATIONS

Literature reviewed from which plant names and identifications, vegetation communities and associations, and relevant descriptions were derived include: *The Jepson Manual, Vascular Plants of California - Second Edition* (Baldwin et. al. 2012), the CDFW's *California Natural Community List* (2018), and *A Manual of California Vegetation - Second Edition* (Sawyer, Keeler-Wolf and Evens 2009). A complete list of references has been included as Appendix D.

FIELD VISITS

TERACOR Principal Biologist S. Reed conducted a Step II, Part A Focused Burrow Survey on 07 April 2019 to obtain G.P.S. locations of all potentially suitable burrows and map any areas which would be excluded

from surveys. TERACOR field personnel conducted a Step II, Part B Focused Burrowing Owl Survey on the following dates: 11 April, 20 June, 19 July, and 26 July 2019. Weather conditions during the survey dates were favorable for detection of the species and are presented in *Table 1 - Meteorological Data*, presented below.

Table 1 - Meteorological Data

Date	Surveyors	Time of Survey		Temperature (°F)		Percent Cloud Cover		Wind Speed (mph)		Annual Precipitation to Date (inches)
		Start	End	Start	End	Start	End	Start	End	
11 April 2019	S. Reed	0630	0830	61	70	80%	40%	3 – 7	3 - 7	13.82
20 June: 2019	S. Reed	0630	0830	69	73	clear	clear	Calm	2 - 5	13.82
19 July 2019	S. Reed	0630	0830	66	74	Clear - Distant haze	clear	2- 5	5 - 7	0.24
26 July 2019	S. Reed	0600	0800	72	79	clear	clear	calm	2 - 5	0.24

Source: TERACOR field investigators
*Annual precipitation data was obtained from http://weathercurrents.com/perris The annual precipitation season extends from July 1 to June 30.

Fieldwork was conducted on foot through the entire site at transects spaced no greater than 30 meters (approximately 100 feet). *Exhibit 2 – Suitability and Transect Map – 2018 Aerial Photograph*, attached, depicts TERACOR field personnel's approximate transects. Faunal and floral species present were identified in the field and recorded by S. Reed and M. Long. Open fields and sparely vegetated saddles between rugged outcrops comprised the potentially-suitable habitat on-site. Rocky or brushy areas were excluded from surveys due to the non-suitability of such habitat types for BUOW.

3.0 RESULTS

FAUNA

TERACOR field personnel detected and recorded various avian, mammal and reptilian species incidentally during focused surveys on-site.

Avian species detected included, but were not limited to, mourning dove (*Zenaida macroura*), California towhee (*Piplio crissaalis*), Bewick's wren (*Thryomanes bewickii*), western meadowlark (*Sturnella neglecta*), lark sparrow (*Chondestes grammacus*), spotted towhee (*Piplio maculatus*). song sparrow (*Melospiza melodia*), western kingbird (*Tyrannus verticalis*), lesser goldfinch (*Carduelis psaltria*), rock wren (*Salpinctes obsoletus*), American pipit (*Anthus rubescens*), red-shouldered hawk (*Buteo lineatus*) and Costa's hummingbird (*Calypte costae*).

Mammals detected included California ground squirrel, desert cottontail (*Sylvilagus audubonii*) and coyote (*Canis latrans*). In the rocky outcrops we noted several woodrat (Neotoma sp.) nests but the species was indeterminate as no live-trapping was performed.

Reptiles detected included, western fence lizard (*Sceloporus occidentalis*), as well as a robust population of granite spiny lizard (*Sceloporus orcutti*) inhabiting all rocky outcrop areas.

A complete list of faunal species detected on-site is provided in Appendix A – Faunal Species Observed.

VEGETATION

Geographically, the property is located within the California Floristic Province Southwestern California region, specifically in the South Coast subregion. The South Coast subregion extends along the Pacific Coast from Point Conception to Mexico.

The site is primarily composed of two major vegetation community types: annual non-native grassland/wildflower field in the more level and gently sloping areas, and a sage scrub series dominated by brittlebush (*Encelia farinose*) and California buckwheat (*Ericgonom fasciculatum*) in the rocky, sloped, more densely-vegetated granite outcrops. Vegetation communities were closely matched with descriptions of alliances of plants contained in the *Manual of California Vegetation* (Sawyer. Keeler-Wolfe, 2nd edition).

Only sparely vegetated scrub and annual grassland areas would be occupiable by BUOW, because this ground- dwelling organism depends heavily on its' ability to see approaching predators and to forage freely for very small prey on the ground.

The pattern of disking in flatter areas suggests it has been performed for fire suppression purposes. In fact, a brush fire occurred on-site between the 2nd and 3rd interval BUOW surveys and burned a small area in the middle of the property. A review of historic aerial photography by TERACOR suggests the northeast portion of the property was under agricultural production into the 1970's and possibly 1980's, but that was discontinued as Perris continued to urbanize. The balance of the property in the 1970's and 1980's appears to have been vegetated in sage scrub. Mechanical disturbances since the 1990's have resulted in fragmentation and degradation of the sage scrub community at this site, and invasion by non-native nuisance plants and trees (primarily California pepper trees and tree tobacco) has subsequently occurred. Additionally, the mechanical disturbances interrupted overland sheet-flow patterns which has given rise to small patches two or three small inclusions of scattered elderberry shrubs and scrubby red willow shrubs.

Designations for each community type and its' respective California Natural Community Codes ("CaCodes") have been assigned as described below. Vegetation community boundaries are depicted in the attached *Exhibit 3 - Vegetation Communities - 2018 Aerial Photograph*.

Brittlebush Scrub (*Encelia farinosa*) (CaCode 32.040.01).and California Buckwheat Scrub *(Eriogonum fasciculatum*) (CaCode 32.040.02) are the two co-dominant plants on the site, with brittlebush somewhat more dominant depending on aspect and degree of slope. Other common species which are present within the scrub vegetation on-site include California sagebrush (*Artemisia californica*), California-aster (*Corethrogyne filaginifolia*), white sage (*Salvia apiana*) and black sage (*Salvia mellifera*).

Annual Non-native Grassland and Wildflower Field – Located throughout the property in former agricultural fields and saddles between rocky outcrops, this designation is a weedy catch-all term and is comprised of multiple alliances under the Sawyer-Keeler-Wolf classification system. These alliances include Wild Oat Grassland (*Avena barbata*) (CaCode 44.150.01), Fiddleneck Field (*Amsinkia intermedia*) (CaCode 42.110.03), (Mustard Semi-Natural Herbaceous Stand (*Hirchfeldia incana*) (CaCode 42.011.05), Red Brome Semi-Natural Herbaceous Stand (*Bromus rubens*) (CaCode 42.026.11) - Non-native species

identified include stink net (*Oncosiphon piluliferum*), short-pod mustard (*Hirschfeldia incana*), Maltese star thistle (*Centaurea melitensis*), ripgut grass (*Bromus diandrus*), red brome (*Bromus madritensis* ssp. *rubens*), wild oat (*Avena* sp.), wall barley (*Hordeum murinum*) and redstem filaree (*Erodium cicutarium*).

Native species are also present in this landscape type and include paniculate tarplant (*Deinandra paniculata*), vinegar weed (*Trichostema lanceolatum*), common sunflower (*Helianthus annuus*), common fiddleneck *(Amsinckia intermedia*), buffalo gourd (*Cucurbita foetidissima*), doveweed (*Croton setiger*) and lupine (*Lupinus* sp.).

Several very small patches of Blue elderberry scrub (*Sambucus nigra*) (CaCode 63.410.01) and scattered individual red willow scrubs (*Salix laevigata*) (CaCode 61.205.01) and mulefat scrub (*Baccharis salicifolia)* (CaCode 63.510.00) are present at the south end of the site where there has been substantial modification of substrates. These shrubs were so infrequent and small that they were really not mappable, though an attempt was made to do so. The disorganized and haphazard placement of boulders and piles of dirt has created a condition where rainwater can seep into the ground rather than sheetflowing across the property as was the natural condition. Additionally, there are approximately 3 or 4 patches of Ornamental vegetation comprised mainly of California pepper trees (*Schinus molle*) that were identified and mapped as Ornamental in the southern portion of the property near W. San Jacinto Avenue.

CNDDB QUERY RESULTS

The CNDDB query of the resulted in seven nearby historic recorded sightings of BUOW from 1980 to 2017, on the east side Interstate 215. As discussed previously, the terrain west of the project site is very rugged and comprised of rocky ridgelines and outcrops where BUOW does not occur. The sightings, therefore, tend to be on level areas east of the 215. These detection sightings are depicted in the attached *Exhibit 4 – Burrowing Owl CNDDB Locations*.

SOIL ANALYSIS RESULTS

The property is historically comprised of four (4) soil series with six (6) soil types, according to the NRCS *Web Soil Survey: Western Riverside Area, California*. The soils historically present on the property are as follows:

Table 2 - Soil Types

CODE	SOIL TYPE	PROPERTY LOCATION
GyD2	Greenfield sandy loam, 8 to 15 percent slopes, eroded	Central saddle area between hilly outcrops
HcC	Hanford course sandy loam, 2 to 8 percent slopes	North Central saddle area between outcrops
CkF2	Cieneba rocky sandy loam, 15 to 50% slopes, eroded	Existing and former rock outcrop areas
RaB2	Ramona sandy loam, 2 to 5 percent slopes, eroded	Northeast corner in the former agricultural field

All four soils within the property are considered structurally suitable for occupation by BUOW and other burrowing organisms based on the sandy loam composition of each soil. The Cieneba rocky sandy loam, however, is on slopes of 15% to 50% which are generally considered too steep for BUOW to occupy.

No BUOW were observed during the course of the four (4) focused surveys. TERACOR detected numerous California ground squirrel burrows and burrow complexes on the property, especially in the rocky outcrops. Because rocky outcrops do not constitute suitable burrowing owl habitat, we excluded these burrows (many dozens in number) from the survey grid, as depicted in the attached *Exhibit 5 – Potential Owl Burrow Locations*. Burrows and burrow complexes were concentrated in the central and northern portion of the subject site. No BUOW utilization sign, however, was detected within or near any of these burrows.

TERACOR also detected numerous other small mammal burrows throughout the property. These burrows appeared to be utilized by deer mice (*Peromyscus* sp.), pocket mice (*Chaetodipus* sp.) or kangaroo rats (*Dipodomys* sp.) and were considered too small to be utilized by BUOW. The G.P.S. locations of the potential owl burrows detected are presented in Appendix C – G.P.S. Locations.

Off-Site: TERACOR did not obtain permission to transect the surrounding properties for BUOW. TERACOR field personnel did, however, scan the 150 meter off-site survey zone utilizing 10 x 42 binoculars as appropriate. Residential properties were adjacent to the east and south. Properties to the west were mostly too rocky to support BUOW. The property to the north is open and undeveloped, but we saw no owls in this area during surveys.

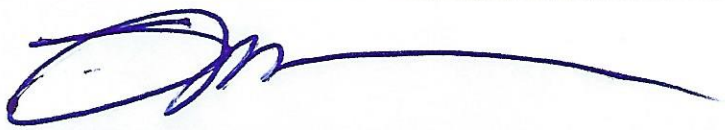
4.0 CONCLUSION AND RECOMMENDATIONS

We detected no primary or secondary/evidence on the property which suggested that BUOW inhabit the area. No BUOW were observed during TERACOR's field surveys.

In accordance with MSHCP requirements TERACOR recommends conducting a pre-construction survey within 30 days prior to ground disturbance since suitable habitat is present on-site.

A list of references is presented in Appendix D – References.

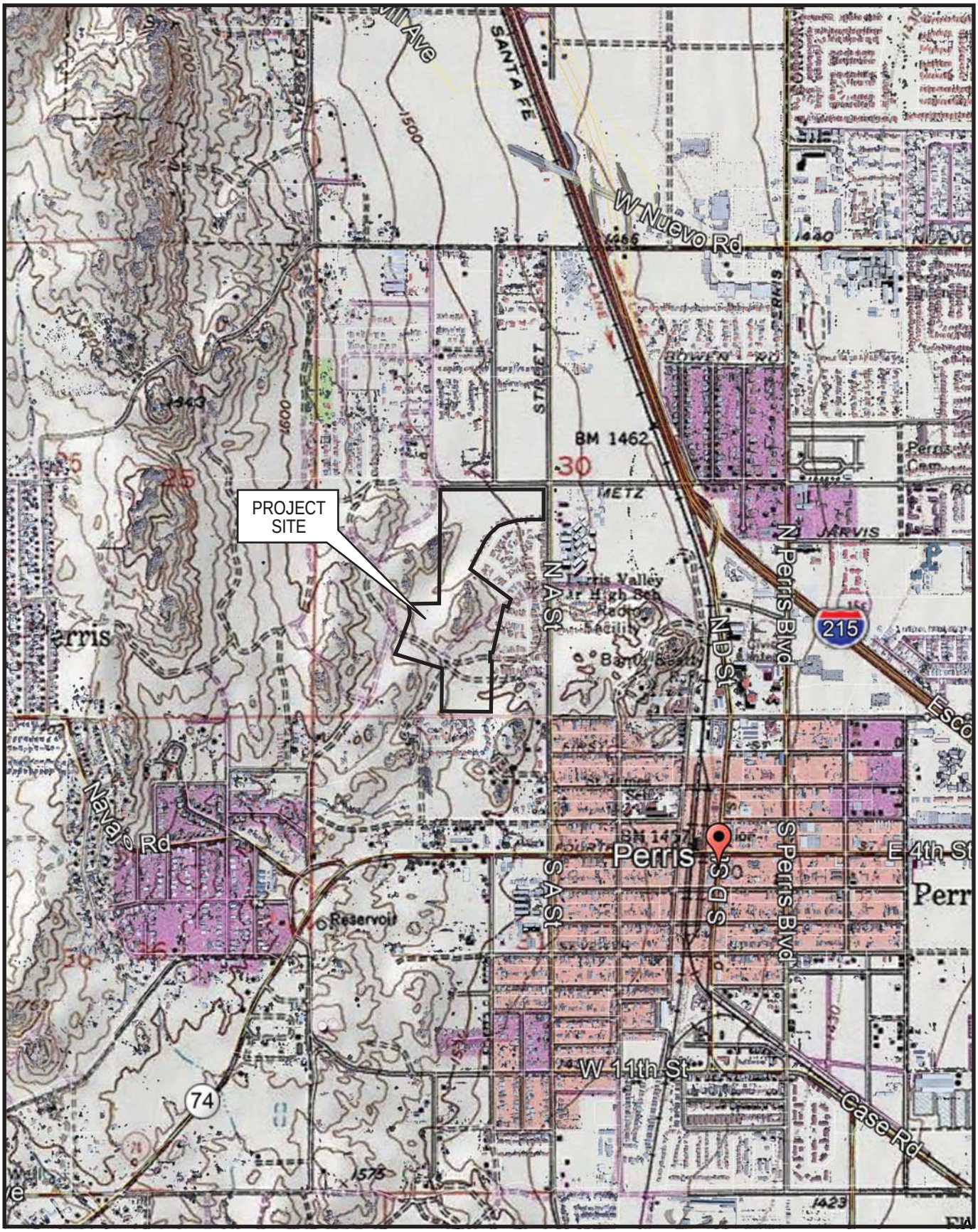
CERTIFICATION: I hereby certify that the statements and exhibits contained in this report present data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge.



13 September 2019

Samuel Reed, Principal — Date

U.S. Fish & Wildlife Service Recovery Permit No. **839896-6**



TERACOR RESOURCE MANAGEMENT

TN 13½°

ABA BUILDERS - PERRIS
REPORT DATE: SEPTEMBER 2019
SOURCE: PERRIS, CALIFORNIA QUADRANGLE

0 5 1 MILE

North

Exhibit 1
USGS Topographic Map

LEGEND

- Approximate TERACOR Transect
- BUOW Excluded Area

TERACOR RESOURCE MANAGEMENT

North

ABA BUILDERS - PERRIS
REPORT DATE: SEPTEMBER 2019

Exhibit 2
Suitability and Transect
Map - 2018 Aerial Photograph

- Property Configuration

LEGEND

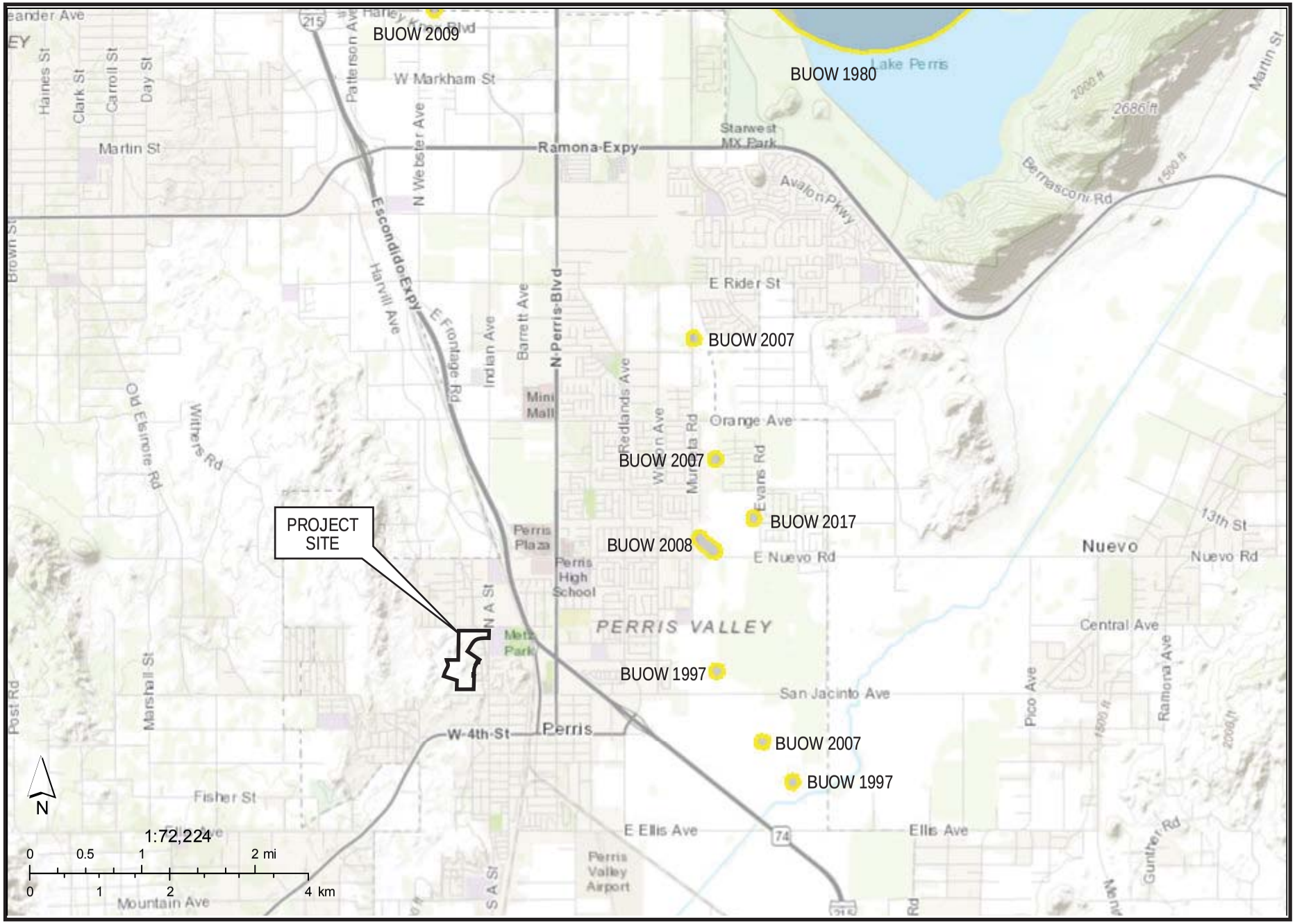
Vegetation Alliance	Acres
AG - Annual Grassland/Wildflower Field Alliance	22.9
BB/BW - Brittlebush/Buckwheat Alliance	29.8
E - Elderberry Alliance	0.2
M - Mulefat Alliance	0.05
O - Ornamental Trees	0.15
W - Red Willow Alliance	0.05
TOTAL	53.15

TERACOR RESOURCE MANAGEMENT

North

ABA BUILDERS - PERRIS
REPORT DATE: SEPTEMBER 2019

Exhibit 3
Vegetation Communities - 2018 Aerial Photograph



TERACOR RESOURCE MANAGEMENT

ABA BUILDERS - PERRIS
REPORT DATE: SEPTEMBER 2019
SOURCE: CNDDB

0 5 1 MILE

Exhibit 4
Burrowing Owl
CNDDB Locations

LEGEND

Bu - Burrow
BuC - Burrow Complex
- BUOW Excluded Area

TERACOR RESOURCE MANAGEMENT

North

ABA BUILDERS - PERRIS
REPORT DATE: SEPTEMBER 2019

Exhibit 5
Potential Burrowing Owl Locations - 2018 Aerial Photograph

Photo 1 - This early-April photo depicts the different landscapes on the site; rugged outcrops interspersed with grasslands and wildflower fields between topographic rises.

Photo 2 - North-facing photo of grasslands with wildflower fields and sage scrub on and surrounding granite outcrops.

Photo 3 - North end of site facing east. The surveyor examined and disassembled 3 raptor pellets found on the boulder in this photo. One was small enough for burrowing owl, but had no invertebrate exoskeletal remains in it; the other larger pellets were too big and contained mammal remains too large for burrowing owl.

Photo 4 - A low lying boulder outcrop in the northerly area of the project site would be a site characteristic favorable to burrowing owl, however, none were observed over the course of focused surveys.

Photo 5 - This boulder pile was dozed into place and left along the east property line. This portion of the property burned between BUOW survey's 2 and 3.

Photo 6 - South facing view over southern portion of project property. The property had a small brush fire occur between the 2nd and 3rd focused surveys.

APPENDIX A
FAUNAL COMPENDIUM

BIRDS

Birds were observed with 10x42 binoculars. Birds were identified following The Sibley Field Guide to Birds of Western North America (2003), and updated to conform to changes in nomenclature consistent with the most recent American Ornithological Society checklist. Species observed on the subject property are noted by a bold dot (●). Bird species not observed but could occur foraging on the subject site, or as a migratory stopover have also been included. Non-native species have been noted below with an asterisk (*) following the scientific name.

SCIENTIFIC NAME	COMMON NAME
Accipitridae	Hawks, Eagles, Kites
Accipiter cooperii	Cooper's hawk
Accipiter striatus	sharp-shinned hawk
Aquila chrysaetos	golden eagle
Buteo jamaicensis●	red-tailed hawk
Buteo lineatus	red-shouldered hawk
Buteo regalis	ferruginous hawk
Buteo swainsoni	Swainson's hawk
Circus cyaneus	northern harrier
Elanus leucurus	white-tailed kite
Aegithalidae	Bushtits
Psaltriparus minimus●	bushtit
Alaudidae	Larks
Eremophila alpestris actia●	California horned lark
Apodidae	Swifts
Aeronautes saxatalis	white-throated swift
Bombycillidae	Waxwings
Bombycilla cedrorum	cedar waxwing
Caprimulgidae	Nightjars, Goatsuckers
Phalaenoptilus nuttallii	common poorwill

SCIENTIFIC NAME	COMMON NAME
Cardinalidae	Cardinals
Passerina caerulea	blue grosbeak
Pheucticus melanocephalus	black-headed grosbeak
Cathartidae	American Vultures
Cathartes aura	turkey vulture
Charadriidae	Plovers
Charadrius vociferus●	killdeer
Columbidae	Pigeons, Doves
*Columba livia**●	rock pigeon
Columbina passerina	common ground-dove
Patagioenas fasciata	band-tailed pigeon
*Streptopelia decaocto**	Eurasian collared-dove
Zenaida macroura●	mourning dove
Corvidae	Crows, Jays
Aphelocoma californica●	California scrub-jay
Corvus brachyrhynchos●	American crow
Corvus corax●	common raven
Cuculidae	Cuckoos and Roadrunners
Geococcyx californianus●	greater roadrunner
Falconidae	Falcons
Falco columbarius	merlin
Falco mexicanus	prairie falcon
Falco sparverius●	American kestrel
Fringillidae	Finches
Haemorhous mexicanus●	house finch
Haemorhous purpureus	purple finch
Spinus lawrencei	Lawrence's goldfinch
Spinus psaltria●	lesser goldfinch
Spinus tristis	American goldfinch
Hirundinidae	Swallows, Martins
Hirundo pyrrhonota●	cliff swallow
Hirundo rustica●	barn swallow
Stelgidopteryx seripennis●	northern rough-winged swallow
Tachycineta bicolor●	tree swallow

SCIENTIFIC NAME	COMMON NAME
Icteridae	Blackbirds
Euphagus cyanocephalus●	Brewer's blackbird
Icterus bullockii●	Bullock's oriole
Icterus cucullatus	hooded oriole
Quiscalus mexicanus	great-tailed grackle
Molothrus ater●	brown-headed cowbird
Sturnella neglecta●	western meadowlark
Laniidae	Shrikes
Lanius ludovicianus	loggerhead shrike
Mimidae	Mockingbirds, Thrashers
Mimus polyglottos●	northern mockingbird
Toxostoma redivivum	California thrasher
Parulidae	Wood Warblers
Geothlypis trichas	common yellowthroat
Oreothlypis celata	orange-crowned warbler
Setophaga coronata	yellow-rumped warbler
Passerellidae	New World Sparrows
Aimophila ruficeps canescens	Southern California rufous-crowned sparrow
Ammodramus savannarum	grasshopper sparrow
Amphispiza bellii bellii	Bell's sage sparrow
Chondestes grammacus	lark sparrow
Junco hyemalis	dark-eyed junco
Melospiza lincolnii	Lincoln's sparrow
Melospiza melodia	song sparrow
Melozone crissalis●	California towhee
Passerculus sandwichensis●	savannah sparrow
Pipilo maculatus	spotted towhee
Pooecetes gramineus	vesper sparrow
Spizella passerina	chipping sparrow
Zonotrichia atricapilla	golden-crowned sparrow
Zonotrichia leucophrys●	white-crowned sparrow
Passeridae	Old World Sparrows
*Passer domesticus**●	house sparrow
Phasianidae	Pheasant Family
Callipepla californica●	California quail

SCIENTIFIC NAME	COMMON NAME
Picidae	Woodpeckers
Colaptes auratus	northern flicker
Picoides nuttallii●	Nuttall's woodpecker
Polioptilidae	Gnatcatchers
Polioptila caerulea	blue-gray gnatcatcher
Polioptila californica	California gnatcatcher
Ptiliogonatidae	Silky Flycatchers
Phainopepla nitens●	phainopepla
Strigidae	Typical Owls
Asio flammeus	short-eared owl
Asio otus	long-eared owl
Athene cunicularia	burrowing owl
Bubo virginiensis	great horned owl
Megascops kennicottii	western screech-owl
Sturnidae	Starlings
*Sturnus vulgaris**●	European starling
Trochilidae	Hummingbirds
Archilochus alexandri	black-chinned hummingbird
Calypte anna●	Anna's hummingbird
Calypte costae	Costa's hummingbird
Selasphorus sasin	Allen's hummingbird
Troglodytidae	Wrens
Catherpes mexicanus	*canyon wren*
Salpinctes obsoletus●	*rock wren*
Thryomanes bewickii●	Bewick's wren
Troglodytes aedon●	house wren
Turdidae	Thrushes
Sialia mexicana	western bluebird
Turdus migratorius	American robin
Tyrannidae	Tyrant Flycatchers
Contopus cooperi	olive-sided flycatcher
Contopus sordidulus	western wood pewee
Empidonax oberholseri	dusky flycatcher
Sayornis nigricans●	black phoebe
Sayornis saya●	Say's phoebe

SCIENTIFIC NAME	COMMON NAME
Tyrannus verticalis●	western kingbird
Tyrannus vociferans●	Cassin's kingbird
Tytonidae	Barn Owls
Tyto alba	barn owl

MAMMALS

Records included herein were derived from TERACOR field observations and peer-reviewed literature. Species seen or otherwise detected are noted with a bold dot (●). Nomenclature follows *Peterson Field Guides: Mammals of North America* (Reid 2006). Non-native species have been noted below with an asterisk (*) following the scientific name.

SCIENTIFIC NAME	COMMON NAME
Canidae	Coyotes, Dogs, Foxes, Jackals, and Wolves
Canis latrans●	coyote
Cricetidae	Hamsters, Voles, New World Rats and Mice
Microtus californicus	California vole
*Mus musculus**	house mouse
Neotoma lepida intermedia	San Diego desert woodrat
Neotoma macrotis	big-eared woodrat
Onychomys torridus ramona	southern grasshopper mouse
Peromyscus californicus	California mouse
Peromyscus maniculatus	American deer mouse
*Rattus norvegicus**	Norway rat
*Rattus rattus**	black rat
Reithrodontomys megalotis	western harvest mouse
Didelphidae	American Opossums
*Didelphis virginiana**	Virginia opossum
Felidae	Cats
*Felis silvestris catus**	domestic cat
Lynx rufus	bobcat
Geomyidae	Pocket Gophers
Thomomys bottae●	Botta's pocket gopher

SCIENTIFIC NAME	COMMON NAME
Heteromyidae	Pocket Mice and Kangaroo Rats
Chaetodipus californicus	California pocket mouse
Chaetodipus fallax fallax	northwestern San Diego pocket mouse
Dipodomys simulans	Dulzura kangaroo rat
Dipodomys stephensi	Stephens' kangaroo rat
Perognathus longimembris brevinasus	Los Angeles pocket mouse
Leporidae	Rabbits and Hares
Lepus californicus bennettii●	San Diego black-tailed jackrabbit
Sylvilagus audubonii●	Audubon's cottontail
Sylvilagus bachmani	brush rabbit
Mephitidae	Skunks and Stink Badgers
Mephitis mephitis	striped skunk
Spilogale gracilis	western spotted skunk
Molossidae	Free-Tailed Bats
Eumops perotis californicus	western mastiff bat
Nyctinomops femorosaccus	pocketed free-tailed bat
Nyctinomops macrotis	big free-tailed bat
Tadarida brasiliensis	Brazilian free-tailed bat
Mustelidae	Badgers, Otters, Weasels, and Relatives
Mustela frenata	long-tailed weasel
Taxidea taxus	American badger
Procyonidae	Raccoons and Relatives
Procyon lotor	northern raccoon
Sciuridae	Squirrels, Chipmunks and Marmots
Ostospermophilus beecheyi●	California ground squirrel
Soricidae	Shrews
Sorex ornatus	ornate shrew
Vespertilionidae	Vesper Bats
Antrozous pallidus	pallid bat
Corynorhinus townsendii	Townsend’s big-eared bat
Eptesicus fuscus	big brown bat
Euderma maculatum	spotted bat
Lasionycteris noctivagans	silver-haired bat
Lasiurus blossevillii	western red bat
Lasiurus cinereus	hoary bat

SCIENTIFIC NAME	COMMON NAME
Lasiurus xanthinus	western yellow bat
Myotis californicus	California myotis
Myotis ciliolabrum	western small-footed myotis
Myotis evotis	long-eared myotis
Myotis velifer	cave myotis
Myotis yumamensis	Yuma myotis
Parastrellus hesperus	canyon bat

AMPHIBIANS AND REPTILES

Identification of amphibians and reptile species were made visually, with nomenclature following R.C. Stebbins (2003) *A Field Guide to Western Reptiles and Amphibians,* third edition, updated to conform to the most recent changes in nomenclature utilizing The Center for North American Herpetology. Species seen or otherwise detected are noted with a bold dot (●).

SCIENTIFIC NAME	COMMON NAME
AMPHIBIANS	
Frogs and Toads	
Bufonidae	True Toads
Anaxyrus boreas	western toad
Hylidae	Treefrogs and Allies
Pseudacris regilla	Pacific treefrog
Salamanders	
Plethodontidae	Lungless Salamanders
Batrachoseps major major	garden slender salamander
Ensatina eschscholtzii eschscholtzii	Monterey ensatina
REPTILES	
Lizards	
Anguidae	Glass Lizards and Alligator Lizards
Elgaria multicarinata webbii	San Diego alligator lizard

SCIENTIFIC NAME	COMMON NAME
Anniellidae	North American Legless Lizards
Anniella stebbinsi	southern California or San Diegan legless lizard
Phrynosomatidae	Zebra-tailed, Fringe-toed, Spiny, Tree, Side-Blotched, and Horned Lizards
Phrynosoma blainvillii	coast horned lizard
Sceloporus occidentalis●	western fence lizard
Uta stansburiana●	common side-blotched lizard
Sceloporus orcutti	granite spiny lizard
Scincidae	Skinks
Plestiodon gilberti rubricaudatus	western red-tailed skink
Plestiodon skiltonianus skiltonianus	Skilton's skink
Teiidae	Whiptails and Allies
Aspidoscelis hyperythra	orange-throated whiptail
Aspidoscelis tigris stejnegeri●	coastal whiptail
Snakes	
Boidae	Boas
Charina umbratica	southern rubber boa
Lichanura trivirgata	rosy boa
Colubridae	Harmless Egg-Laying Snakes
Arizona elegans occidentalis	California glossy snake
Coluber constrictor mormon	western yellow-bellied racer
Lampropeltis californiae	California kingsnake
Masticophis flagellum piceus	red racer
Masticophis lateralis lateralis	California striped racer
Pituophis catenifer annectens	San Diego gophersnake
Rhinocheilus lecontei	long-nosed snake
Salvadora hexalepis virgultea	coast patch-nosed snake
Tantilla planiceps	western black-headed snake
Crotalidae	Pitvipers
Crotalus oreganus helleri	southern Pacific rattlesnake
Crotalus ruber	red diamond rattlesnake
Dipsadidae	Rear-Fanged Snakes
Diadophis punctatus modestus	San Bernardino ring-necked snake
Hypsiglena ochrorhyncha	coast nightsnake

SCIENTIFIC NAME	COMMON NAME
Leptotyphlopidae	Threadsnakes
Rena humilis humilis	southwestern threadsnake
Natricidae	Harmless Live-Bearing Snakes
Thamnophis hammondii	two-striped gartersnake

APPENDIX B
FLORAL COMPENDIUM

VEGETATION LIST

The species listed below were detected within the subject property during the 16 April 2018 field survey and over the past twelve (12) years. Field identifications are a composite list prepared by TERACOR personnel and M. Long, Biologist. Scientific names follow *The Jepson Manual, Vascular Plants of California - Second Edition*, 2012, and have been updated following the Jepson Online Interchange for California Floristics database (2014). Non-native species have been noted below with an asterisk (*) following the scientific name.

SCIENTIFIC NAME	COMMON NAME
Adoxaceae	Muskroot Family
Sambucus nigra ssp. *caerulea*	blue elderberry
Amaranthaceae	Amaranth Family
*Amaranthus albus**	tumbleweed
Anacardiaceae	Sumac Family
*Schinus molle**	pepper tree
Arecaceae	Palm Family
*Washingtonia robusta**	Mexican fan palm
Asteraceae	Sunflower Family
Ambrosia acanthicarpa	Annual bur-sage
Ambrosia psilostachya	Western ragweed
Artemisia californica	California sagebrush
Baccharis salicifolia ssp. *salicifolia*	mule fat
*Carthamus tinctorius**	safflower
Centaurea benedicta	blessed thistle
Corethrogyne filaginifolia	common sandaster
Deinandra fasciculata	fascicled tarplant
Deinandra paniculata	paniculate tarplant
Encelia farinose	brittle bush
Erigeron canadensis	horseweed
Helianthus annuus	common sunflower
Heterotheca grandiflora	Telegraph weed
Isocoma menziesii	Menzies' goldenbush
*Lactuca serriola**	prickly lettuce
Lasthenia gracilis	goldfields
Malacothrix saxatalis var. tenuifolia	cliff aster

SCIENTIFIC NAME	COMMON NAME
Matricaria discoidea	pineapple weed
*Oncosiphon piluliferum**	stinknet
Pseudognaphalium californicum	California everlasting
*Sonchus asper**	prickly sow thistle
*Taraxacum officinale**	common dandelion
Uropappus lindleyi	silver puffs
Xanthium strumarium	cocklebur
Boraginaceae	Borage Family
Amsinckia intermedia	common fiddleneck
Amsinckia menziesii	small-flowered fiddleneck
Cryptantha intermedia	popcorn flower (common)
Heliotropium curassavicum var. *oculatum*	alkali heliotrope
Pectocarya linearis ssp. ferocula	slender combbur
Phacelia cicutaria ssp. hispida	caterpillar phacelia
Phacelia distans	distant phacelia
Phacelia minor	Canterbury bells
Plagiobothrys collinus	California popcorn flower
Brassicaceae	Mustard Family
*Brassica nigra**	black mustard
*Hirschfeldia incana**	short-pod mustard
*Raphanus sativus**	radish
*Sisymbrium irio**	London rocket
Cactaceae	Cactus Family
Opuntia parryi	cane cholla
Chenopodiaceae	Goosefoot Family
*Chenopodium album**	Lamb's quarters
*Salsola tragus**	Russian thistle
Convolvulaceae	Morning-glory Family
Calystegia macrostegia	morning-glory
Convolvulus arvensis	field bindweed
Cuscuta californica var. *californica*	California dodder
Crassulaceae	Crassila Family
Crassula connata	sand pygmy-stonecrop
Cucurbitaceae	Gourd Family
Cucurbita foetidissima	buffalo gourd

SCIENTIFIC NAME	COMMON NAME
Marah macrocarpus	wild cucumber
Euphorbiaceae	Spurge Family
Croton setiger (formally Eremocarpus)	doveweed
Euphorbia polycarpa	smallseed sandmat
Fabaceae	Legume Family
Acmispon glaber	deerweed
*Cercidium sp.**	Palo Verde
Lupinus bicolor	miniature lupine
*Melilotus officinalis**	yellow sweetclover
Geraniaceae	Geranium Family
*Erodium cicutarium**	redstem filaree
Hydrophyllaceae	Water Leaf Family
Nemophilia menziesii	baby blue eyes
Lamiaceae	Mint Family
*Marrubium vulgare**	horehound
Salvia columbariae	chia
Salvia mellifera	black sage
Trichostemma lanceolatum	vinegar weed
Liliaceae	Lily Family
Dichelostemma capitatum	bluedicks
Malvaceae	Mallow Family
*Malva parviflora**	cheeseweed
Moraceae	Mulberry Family
*Ficus carica**	edible fig
Nyctaginaceae	Four O'Clock Family
Mirabilis laevis var. *crassifolia*	wishbone bush
Onagraceae	Evening Primrose Family
Camissoniopsis bistorta	southern sun cup
Papaveraceae	Poppy Family
Eschscholzia californica	California poppy

SCIENTIFIC NAME	COMMON NAME
Phrymaceae	Monkeyflower Family
Diplacus aurantiacus	bush monkeyflower
Poaceae	Grass Family
*Avena barbata**	slender wild oat
*Bromus diandrus**	ripgut grass
Bromus madritensis ssp. *rubens**	red brome
Distichlis spicata	salt grass
Elymus triticoides	beardless wild rye
*Festuca myuros**	rattail sixweeks grass
*Festuca perennis**	rye grass
*Hordeum murinum**	wall barley
Melica imperfecta	smallflowered Melic grass
Muhlenbergia californica	California Muhly
*Schismus barbatus**	common Mediterranean grass
*Triticum aestivum**	cultivated wheat
Polemoniaceae	Phlox Family
Gilia anelensis	Los Angeles Gilia
Navarretia atractyloides	No common name
Polygonaceae	Buckwheat Family
Eriogonum fasciculatum var. *fasciculatum*	coastal California buckwheat
*Rumex crispus**	curly dock
Portulacaceae	Purslane Family
Calandrinia ciliata	redmaids
Salicaceae	Salix Family
Salix laevigata	red willow
Salix lasiolepis	arroyo willow
Scrophulariaceae	Figwort Family
Antirrhinum nuttallianum ssp. nuttallianum	Nuttall's snapdragon
Nuttallanthus texanus (formally Lanaria canadensis)	blue toad flax
Solanaceae	Nightshade Family
Datura wrightii	jimson weed
*Nicotiana glauca**	tree tobacco
Solanum xanti	chaparral nightshade
Tamaricaceae	Tamarisk Family

SCIENTIFIC NAME	COMMON NAME
Tamarix sp.*	tamarisk
Urticaceae	Nettle Family
*Urtica urens**	dwarf nettle
Zygophyllaceae	Caltrop Family
*Tribulus terrestris**	common puncture vine

APPENDIX C
G.P.S. LOCATIONS

UTM coordinates were obtained utilizing a *Garmin GPSmap 64s* handheld unit.

Feature	No. of Burrows	Datum/UTM Zone	Easting	Northing
Burrows				
Burrow No. 1	1	NAD83 11S	477905	3738883
Burrow No. 2	1	NAD83 11S	477904	3738883
Burrow No. 3	1	NAD83 11S	477892	3738839
Burrow No. 4	1	NAD83 11S	477884	3738870
Burrow No. 5	1	NAD83 11S	477911	3738637
Burrow No. 6	1	NAD83 11S	477766	3738821
Burrow Complexes				
Burrow Complex No. 1	7	NAD83 11S	478036	3739208
Burrow Complex No. 2	4	NAD83 11S	477956	3739204
Burrow Complex No. 3	5	NAD83 11S	477790	3738842
Burrow Complex No. 4	5	NAD83 11S	478078	3739222

APPENDIX D
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