



## Magnolia Flats Mixed-Use Project

### Appendix A

### Burrowing Owl Habitat Assessment

## Information Summary

**Report preparation date:** January 20, 2020

**Fieldwork performed:** January 18, 2020

**Title:** Habitat assessment for Burrowing Owl (*Athene cunicularia*) on a 16.3-acre site (Assessor's Parcel Nos. 143-180-028, -031, and -032) Riverside, Riverside County, California.

**Project site location:** 10411 to 10491 Magnolia Avenue, Riverside, CA - Riverside West, U.S.G.S.-75.' Quadrangle, Township 3 S., Range 5 W., Section 5.

**Assessor's Parcel Numbers:** 227-041-020, -031, and -032.

**Case Number:** P19-0593

**Owner/Applicant:** REALM, 1201 Dove St., Suite 520, Newport Beach, CA 92660

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

**Report Summary (Burrowing Owl):** Although fields of disturbed annual grassland are present on the site, no ground squirrel burrows or other soil cavities suitable for burrowing Owl were found. Potential for Burrowing Owl is further precluded on the site due to presence of domestic cats; and the abundance of large trees and palms surrounding the site – conditions which often harbor predatory birds such as hawks and Barn Owls – conditions typically avoided by Burrowing Owl. I found no sign of Burrowing Owl (such as pellets, plumage, guano on nearby perches, or tracks). Burrowing Owl was not observed on the site during the course of this investigation. I conclude that Burrowing Owl is not present on the site.

**General biology:** Most of the site is developed (paved parking areas) or previously developed (gravel base footprints of recently removed commercial buildings). Approximately 3.15 acres of the site supports weedy exotic annual grass/forb vegetation with signs of intense gopher activity. Runoff from adjacent parking lots supports *Baccharis salicifolia* and *Prosopis* in a relatively wet area. The disturbed condition of the site clearly eliminate any potential for narrow endemic, rare, or endangered plant species. No vernal pool exists on the site.

There are no riparian or riverine habitats on the site. There are no potential jurisdictional waters.

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

**Habitat assessment for Burrowing Owl (*Athene cunicularia*)  
on a 16.3-acre site (Assessor's Parcel Nos. 143-180-028, -031, and -032)  
Riverside, Riverside County, California.**

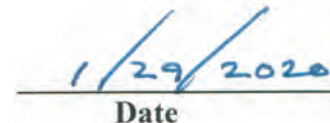
Prepared for:

**REALM  
1201 Dove St., Suite 520  
Newport Beach, CA 92660**

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

REALM has requested a Habitat assessment for Burrowing Owl (*Athene cunicularia*) on a 16.3-acre site (Assessor's Parcel Nos., indicated by the client to be 227-041-020, -031, and -032), at Riverside, Riverside County, California. This report provides results of my site evaluation.

In order to assess the subject site for potential as habitat for Burrowing Owl, a field investigation was conducted on January 18, 2020. Notes were taken on vegetation communities and structure, as well as plant and animal species observed on the site, along with photographs of the subject site.

This investigation determined that Burrowing Owl is absent from the site. The subject property, mostly previously developed currently supports weedy exotic annual grassland/forbland vegetation on just over two acres of undeveloped land.

**Burrowing Owl:** The site evaluation concluded negative for Burrowing Owl habitat. Ground squirrel and their burrows appear to be absent from the site. Neither Burrowing Owl or sign of it (such as pellets, plumage, guano on nearby perches) were observed on the site.

This investigation found no potential for narrow endemic, rare, or endangered plant species. In addition, riparian or riverine habitats, vernal pools, or any other potential jurisdictional waters or wetlands have been found to be absent from the site. The investigation found largely developed parking areas, paved drives, a gravel base footprints of former commercial buildings, and a small weedy field.

## 1.0 INTRODUCTION

This report presents the methods and results of a general biological evaluation, and specifically a Habitat Assessment for Burrowing Owl (*Athene cunicularia*) on a 16.3-acre site (Assessor's Parcel Nos. 227-041-020, -031, and -032), located at 10411 to 10491 Magnolia Avenue, Riverside, Riverside County, California.

Figure 1 shows the general vicinity of the survey site at 50% scale on the Riverside West, 7.5' USGS quadrangle. Figure 2 shows a satellite image (Google Earth 2018) of the close vicinity of the site.

## 2.0 SITE DISPOSITION

The subject site is located at 10411 to 10491 Magnolia Avenue, Riverside.

### 3.0 METHODS

The field investigation of the site was conducted on January 18, 2020. Habitat conditions for biological resources (in addition to burrowing owl) were evaluated generally, including a listing of plant species present.

Methods for this burrowing owl (*Athene cunicularia*) habitat evaluation follow the survey protocol recommended by the California Department of Fish and Game (CDFG 2012). Open fields on the subject site were systematically searched for ground squirrel burrows, or any other soil cavities or structures suitable for Burrowing Owl. This search was conducted by walking the perimeter of the site, walking the fence lines, and walking regular, parallel transects through the site (transects spaced approximately 15 meters). During this phase, any burrows found (none were found) would be 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 would be mapped using GPS. No Burrowing Owl was observed in the course of this burrow survey.

### 4.0 RESULTS

Figures 3 – 6 are photographs of representative of landscapes and habitats found on the subject site.

This investigation determined that the subject property is predominantly developed with parking lots, drives, and paved curbs and gutters, and a large gravel paved area representing the former site of a large commercial building. Just over two acres on northern and western portions of the site have exposed soils supporting exotic weedy vegetation dominated by exotic forbs and grasses with signs of intense gopher activity.

**Burrowing Owl:** 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 this survey.

Ground squirrels and burrows were not observed on the subject property. The absence of animal burrows or other soil cavities suitable to harbor Burrowing Owl soundly precludes this Owl from inhabiting the subject site. The potential for Burrowing Owl on the site is further reduced by the surrounding presence of nearby residences and with many large trees and palms around the perimeter of open fields (which afford perches and harborage for predators [Hawks and large Owls] of Burrowing Owl).

### 5.0 EXISTING ENVIRONMENT

#### 5.1 Topography

The site is flat. Elevation on the site is approximately 720 feet.

## 5.2 Soils

The predominant on-site soil is sandy loam.

## 5.3 Plant Communities

### 5.3.1 Annual grass/forbland

The majority of the site is paved with parking lots and paved roads and curbs along with associated exotic landscaping; or (or a large central portion of the site with a grave base pavement where a large commercial building stood until at least 2006 (Google Earth). Approximately 3.15 acres on northern and western portions of the site remain with native sandy loam soils and support exotic annual grass/forbland dominated by such species as *Avena barbata*, *Bromus diandrus*, *Lactuca serriola*, *Malva parviflora*, and *Erodium cicutarium*. Parking lots east of the site issue runoff onto the northeastern corner of the site, allowing establishment of *Baccharis salicifolia* and *Prosopis*. These are weedy species typical of highly disturbed conditions.

## 6.0 CONCLUSIONS

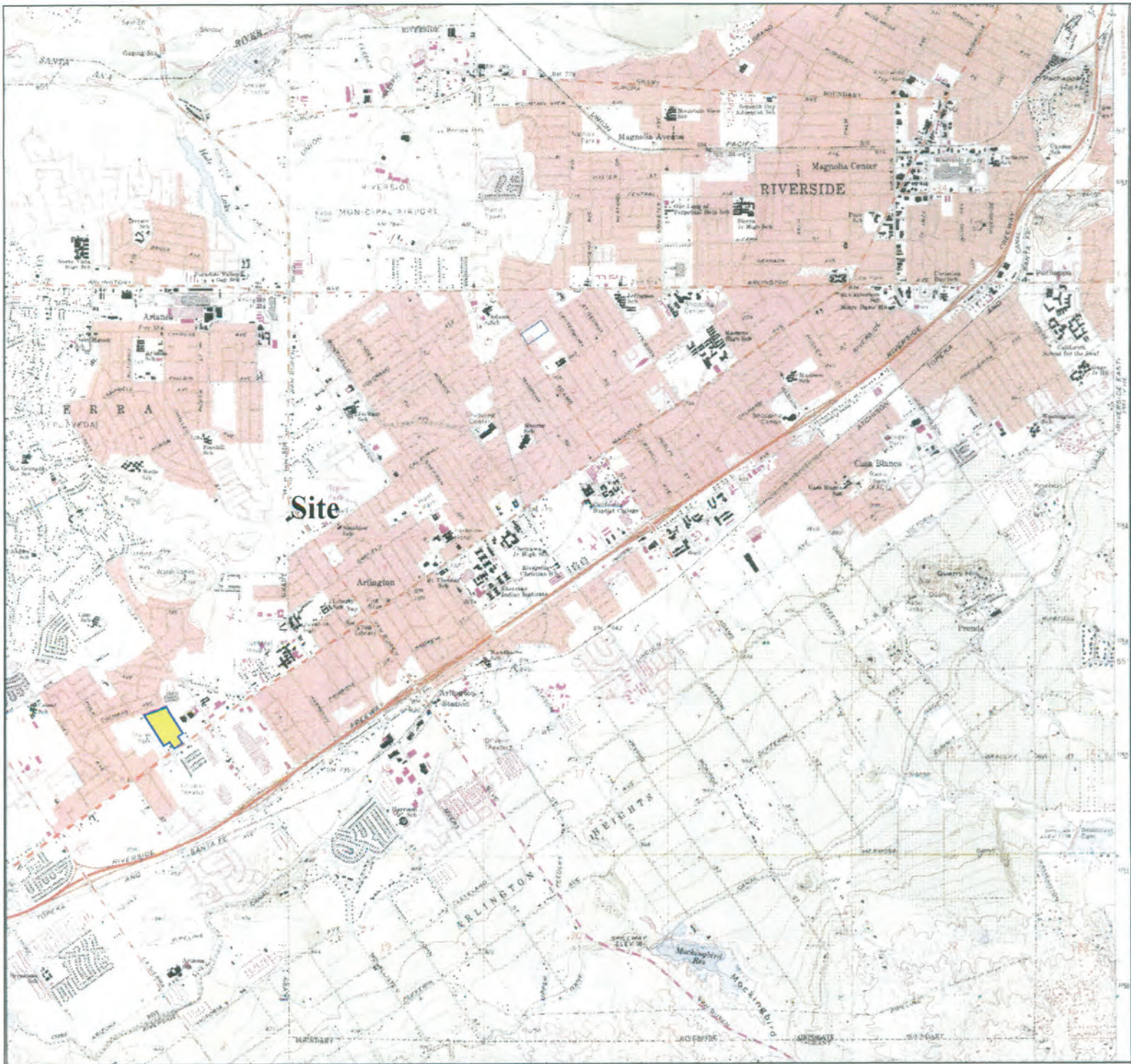
It is my conclusion that Burrowing Owl is absent from all portions of the site.

There is no potential for rare, narrow endemic or endangered plant species on the subject site. There are no potential jurisdictional waters on-site.

## 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



**Figure 1.** General vicinity of survey site, Riverside West, California USGS 7.5” quadrangle at 50%. 16.3-acre subject site is outlined in blue and highlighted in yellow.





**Figure 2.** Satellite image showing the study site. Google Earth, 2018. 16.3-acre subject site is outlined in blue and highlighted in yellow.



Figure 3. Photograph representing southern portions of the site developed to paved parking areas with landscaping. This photograph looking south from the southern edge of the extensive gravel paved former area of a large commercial building.



Figure 4. Photograph of approximately 0.4 acres of an exotic grass field – site of a building removed in early 2018. View looks southwest from the southern edge of the extensive gravel paved former area of a large commercial building.



Figure 5. Photograph of central portions of the study site, view looking west ACROSS the extensive gravel paved former area of a large commercial building.



Figure 6. Photograph of northern portions of the site with approximately 2.75 acres of exotic annual grass/forb conditions, representing the only portion of the study site not previously developed. View looks to the west from the eastern edge of the study site.

## 9.0 APPENDIX

Plant species encountered

Vertebrate species encountered

Tentative Tract Map provided by client

County Forms:

Attachment E-3

Attachment E-4

Field notes

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

<b>FAMILY</b>	<i>Species</i>
<b>ASTERACEAE</b>	
mule fat	<i>Baccharis salicifolia</i>
flax-leaved horseweed	<i>Conyza bonariensis</i>
horseweed	<i>Conyza canadensis</i>
sunflower	<i>Helianthus annua</i>
telegraphweed	<i>Heterotheca grandiflora</i>
prickly lettuce	<i>Lactuca serriola</i>
common sow-thistle	<i>Sonchus oleraceus</i>
<b>BORAGINACEAE</b>	
ranchers fiddleneck	<i>Amsinkia menziesii</i>
<b>BRASSICACEAE</b>	
shortpod mustard	<i>Hirschfeldia incana</i>
<b>CHENOPODIACEAE</b>	
Australian saltbush	<i>Atriplex semibaccata</i>
lamb's quarters	<i>Chenopodium album</i>
Russian thistle	<i>Salsola tragus</i>
<b>FABACEAE</b>	
white sweet-clover	<i>Medicago albus</i>
<b>GERANIACEAE</b>	
red-stem filaree	<i>Erodium cicutarium</i>
<b>MALVACEAE</b>	
cheeseweed	<i>Malva parviflora</i>
<b>SOLANACEAE</b>	
tree tobacco	<i>Nicotiana glauca</i>
<b>POACEAE</b>	

slender oat	<i>Avena barbata</i>
foxtail chess/red brome	<i>Bromus madritensis</i>
Bermuda grass	<i>Cynodon dactylon</i>
mouse barley	<i>Hordeum murinum</i>
African fountain grass	<i>Pennisetum setaceum</i>
Schismus	<i>Schismus barbatus</i>

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

<b>Common name</b>	<b>Species</b>
<b>Birds</b>	
American crow	<i>Corvus brachyrhynchos</i>
House finch	<i>Carpodacus mexicanus</i>
Black phoebe	<i>Sayornis nigricans</i>
Mourning dove	<i>Zenaida macroura</i>
<b>Mammals</b>	
Botta's pocket gopher	<i>Thomomys bottae</i>
domestic cat	<i>Felis felis</i>



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Newport Beach, CA 92660

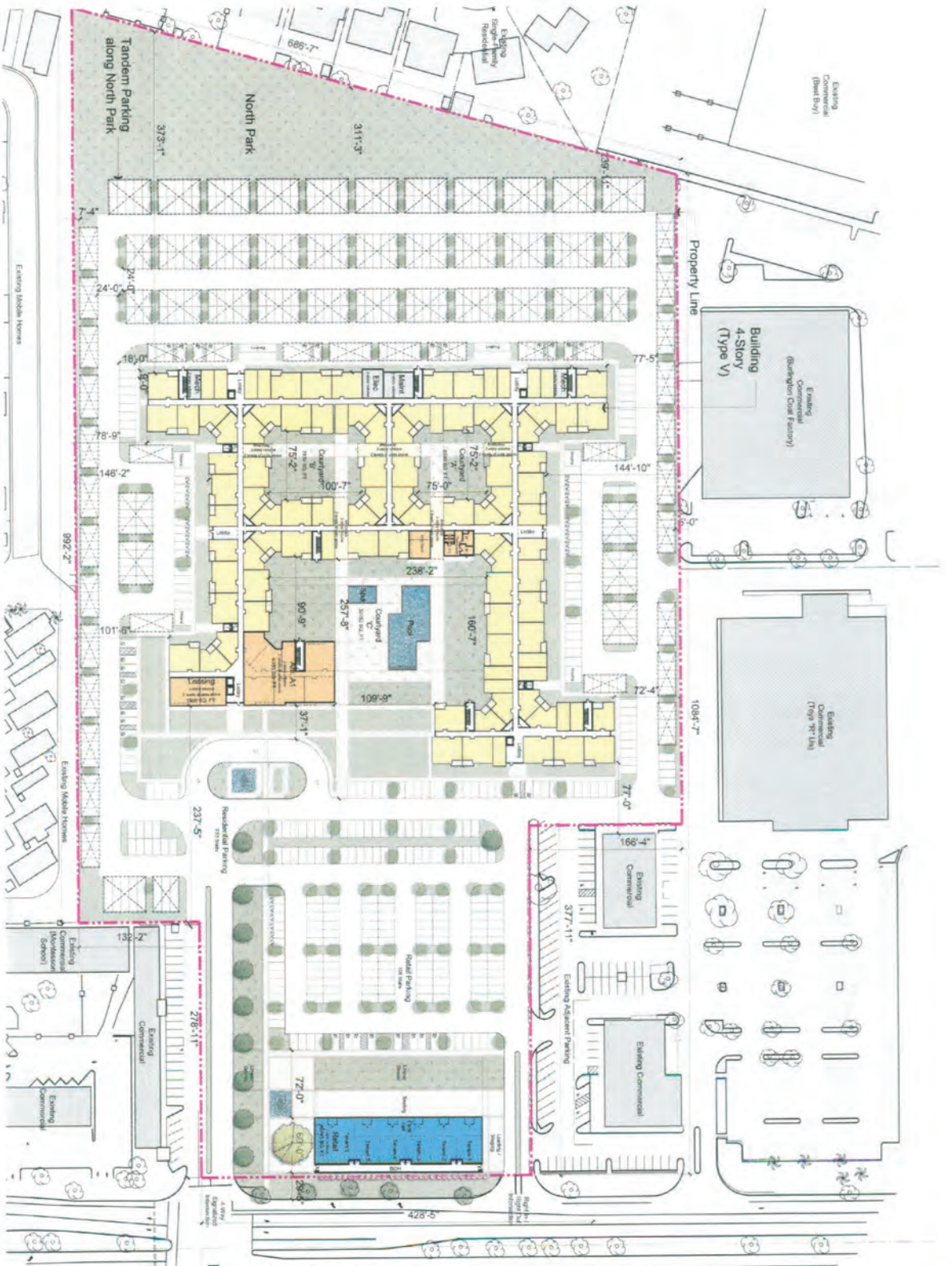
MAGNOLIA FLATS  
ROSENBLUM CALIFORNIA  
72318-1172

CONCEPTUAL DESIGN  
AUGUST 2, 2019



SITE PLAN  
PROJECT SUMMARY

A1.0



**PROJECT DATA**

**SITE AREA INFORMATION**

Gross Site Area	±16.3 AC
Total Dwelling Units	±450 DU
Total Density	±27.7 DU/AC

Unit Mix

Studios	108 du	±24%
1-Bedrooms	172 du	±38%
2-Bedrooms	170 du	±38%
Avg. Unit	±689 sf	

Program

Leasing Pavilion	±1,956 sf
Amenity AT	±6,355 sf
Retail Total	±10,745 sf

**PARKING SUMMARY**

Required:

Residential	±733 spaces
Retail	±106 spaces
Total Spaces Required	±839 spaces

Provided:

Total Spaces Provided	±839 spaces
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**OPEN SPACE**

Required:	±45,000 sf
Provided:	±45,000 sf

## BIOLOGICAL REPORT SUMMARY SHEET

(Submit two copies to the County)

Applicant Name: REALM  
 Assessor's Parcel Number (APN): 227-041-020, -031, -032  
 APN cont. : \_\_\_\_\_  
 Site Location: Section: 4 Township: 3S Range: 5W  
 Site Address: 10411 - 10491 Magnolia Ave, Riverside CA  
 Related Case Number(s): P19-0593 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)		
		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	<u>No</u>	N/A
	Wetlands	Yes	<u>No</u>	N/A

E-3.1

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 Habitat</i>	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

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.

*[Handwritten Signature]*

Osborne Biological Consulting

*1/18/2020*

Signature and Company Name

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)

227-041-020

Case Number: P19-0593 Lot/Parcel No. -031, -032 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 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 is absent from the site*

Proposed Mitigation:

*None*

Monitoring Recommended:

*None*

Date 1/18/2020 Time 12:10 to 1:15 Job Magnolia Flats  
Miles 4.952 on site Location Riverside, w/of Tyler - Magnolia Ave  
Biologists Koto  
Survey for: BUOW?  
Habitat Assessment for: BUOW

Weather: Temp 72 Wind S-W Cloud cover 0 Rain 0

Biological elements:

Vegetative communities:

Award landscaped on South entrance

Soil type most paved or gravel : c. 3' above sandy loam on N. lot

Plant species:

see check list

Vertebrates

Gopher BLWA AMCR HOR1 MORA  
Hance Cat often gophers

Arthropods

Oak Woodlands  Riparian Veg  type   
Vernal Pools

Comments:

No ground squirrels - no burrows  
no possibility for BUOW