



INFORMATION SUMMARY

- A. Report Date: March 18th, 2024 (Updated September 19th, 2025)
- B. Report Title: Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Focused Burrowing Owl Surveys for the 4.81-Acre Bradshaw Collection Tentative Tract Map 37858, City of Moreno Valley, Western Riverside County, California.
- C. APN#s: 478-090-018, 478-090-024, and 478-090-025 (offsite right-of-way).
- D. Project Location: USGS 7.5' Series Sunnymead Quadrangle, Riverside County, Township 3 South, Range 3 West, Section 14, Extending North of Cactus Avenue and East of Bradshaw Circle, as shown in Attachment A, *Regional Location Map* and Attachment B, *Project Site Map*.
- E. Applicant: RC Hobbs Companies
1428 East Chapman Avenue
Orange, CA 92866
Contact: Shay Mueller (714) 633-8100
shmueller@rchobbs.com
- F. MOU Principal: Cadre Environmental
701 Palomar Airport Road, Suite 300,
Carlsbad, CA 92011
Contact: Ruben S. Ramirez, Jr. (949) 300-0212
r.ramirez@cadreenvironmental.com
- G. Date of Surveys: March 12th, 13th, 14th, and 15th, 2024.
- H. Summary: The 4.81-acre property including 0.19-acre offsite impact area (right-of-way), 5.00-acres total is located within the Western Riverside County MSHCP Reche Canyon/Badlands Plan Area and is not located within a Criteria Area, Cell Group or linkage area.
- The MSHCP has determined that all of the sensitive species potentially occurring onsite have been adequately covered (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). However, additional surveys may be required for narrow endemic plants, criteria area species, and specific wildlife species, if suitable habitat is documented onsite and/or if the property is located within a predetermined "Survey Area" (MSHCP 2004).

The project site occurs almost completely within a predetermined Survey Area for the burrowing owl (*Athene cunicularia*), as shown in Attachment C, *MSHCP Relationship Map*. Updated focused MSHCP burrowing owl surveys were conducted during the spring of 2024. Initial focused burrowing owl surveys were conducted by Gonzales Environmental Consulting, LLC. During the spring of 2020.

No burrowing owl or characteristic sign such as white-wash, feathers, tracks, or pellets were documented within or adjacent to the Project Site during the 2020 or 2024 focused survey efforts (Gonzales Environmental Consulting, LLC. 2020b, Cadre Environmental 2024). No suitable burrowing owl burrows larger than 4 inches in diameter potentially utilized for refugia and/or nesting were documented within and/or adjacent to the property during the 2024 focused surveys. The Project Site is dominated by a 100% canopy of ruderal/non-native vegetation as shown in Attachments D and E, *Current Project Site Photographs* and does not currently represent suitable foraging habitat.

An MSHCP preconstruction survey will be required at least 30-days immediately prior to the initiation of construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP. If burrowing owls are detected onsite during the burrowing owl preconstruction survey, a burrowing owl relocation plan will be developed for the passive/active translocation of individuals as directed by the City of Moreno Valley and MSHCP wildlife agencies. Following completion of the burrowing owl preconstruction survey, and compliance with MSHCP species guidelines, if detected, the project will be consistent with MSHCP Section 6.3.2.

SUBJECT

Western Riverside County Multiple Species Habitat Conservation Plan Focused Burrowing Owl Surveys for the 4.81-Acre Tentative Tract Map 37858 Project Site, City of Moreno Valley, Western Riverside County, California

This report presents the findings of focused Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) burrowing owl (*Athene cunicularia*) surveys conducted for the 4.81-acre (0.19-acre offsite right-of-way), 5.00-acre total Bradshaw Collection Tentative Tract Map (TTM) 37858 project site (“Project Site”) located within the City of Moreno Valley, western Riverside County, California (RCIP 2004), as shown in Attachment A, *Regional Location Map*.

The Project Site is located within United States Geological Survey (USGS) 7.5' Series Sunnymead Quadrangle, Riverside County, Township 3 South, Range 3 West, Section 14. Specifically, the Project Site extends east of Bradshaw Circle and north of Cactus Avenue, as shown in Attachment A, *Regional Location Map* and Attachment B, *Project Site Map*.

The Project Site is located within the Western Riverside County MSHCP Reche Canyon/Badlands Plan Area and is not located within a Criteria Area, Cell Group or linkage area. The Project Site is located within an MSHCP survey area for burrowing owl, as shown in Attachment C, *MSHCP Relationship Map*.

METHODS OF STUDY

APPROACH

Prior to initiating the focused survey efforts, a review of all available and relevant data on the biological characteristics, sensitive habitats, and species potentially present on or adjacent to the Project Site was conducted. Additionally, aerial photography, and USGS topographic map data were examined. After reviewing the available information, Cadre Environmental conducted a physical site assessment and initiated focused surveys.

Plant Community/Habitat Classification and Mapping

Plant communities were preliminarily mapped with the aid of an aerial photograph using the MSHCP uncollapsed vegetation communities classification system during the initial focused survey conducted on March 12th, 2024. When a vegetation community could not be accurately characterized using this classification system, an updated community classification code was developed to more accurately represent onsite habitat types. Vegetation communities and Project Site photographs are shown in Attachment D, *Vegetation Communities Map*, and Attachment E and F, *Current Project Site Photographs*.

General Wildlife Inventory

All animals identified during the focused surveys by sight, call, tracks, scat, or other characteristic sign were recorded onto a 1:200 scale orthorectified color aerial photograph or documented using a global positioning system (GPS). In addition to species actually detected, expected use of the site by other wildlife was derived from the analysis of habitats on the site, combined with known habitat preferences of regionally occurring wildlife species.

Vertebrate taxonomy followed in this report is according to the Center for North American Herpetology (2024 for amphibians and reptiles), the American Ornithologists' Union (1988 and supplemental) for birds, and Baker et al. (2003) for mammals. Both common and scientific names are used during the first mention of a species; common names only are used in the remainder of the text.

Burrowing Owl Surveys

The Project Site is located almost completely within an MSHCP Survey Area for burrowing owl, as shown in Attachment C, *MSHCP Relationship Map*. Therefore, in accordance with the MSHCP Burrowing Owl Survey Instructions (2006), survey protocol consists of two steps, Step I – Habitat Assessment and Step II – Locating Burrows and Burrowing Owls. Step II is comprised of two parts, Part A: Focused Burrow Surveys and Part B: Focused Burrowing Owl Surveys. Each step is briefly outlined below, followed by the methodology and results of each survey conducted within the Project Site.

Step I – Habitat Assessment

Step 1 of the MSHCP habitat assessment for burrowing owl consists of a walking survey to determine if suitable habitat is present onsite. Initial habitat assessments were conducted by Gonzales Environmental Consulting, LLC on February 7th, 2020 (Gonzales Environmental Consulting, LLC 2020a). An updated habitat assessment was conducted by Cadre Environmental on March 12th, 2024. Upon arrival at the Project Site, and prior to initiating the assessment survey, Cadre Environmental used binoculars to scan all suitable habitats on and adjacent to the property, including perch locations, to ascertain owl presence.

All suitable areas of the Project Site were surveyed on foot by walking slowly and methodically while recording/mapping areas that may represent suitable owl habitat onsite. Primary indicators of suitable burrowing owl habitat in western Riverside County include, but are not limited to, native and non-native grassland, interstitial grassland within shrub lands, shrub lands with low density shrub cover, golf courses, drainage ditches, earthen berms, unpaved airfields, pastureland, dairies, fallow fields, and agricultural use areas. Burrowing owls typically use burrows made by fossorial mammals, such as California ground squirrels (*Otospermophilus beecheyi*) or American badgers (*Taxidea taxus*), but they often utilize man-made structures, such as earthen berms, cement

culverts, cement, asphalt, rock, or wood debris piles, or openings beneath cement or asphalt pavement. Burrowing owls are often found within, under, or in close proximity to man-made structures.

According to the MSHCP guidelines, if suitable habitat is present the biologist should also walk the perimeter of the property, which consists of a 150-meter (approximately 500 feet) buffer zone around the Project Site boundary. If permission to access the buffer area cannot be obtained, the biologist shall not trespass, but visually inspect adjacent habitats with binoculars. Results from the habitat assessment indicated that suitable burrowing owl burrows potentially utilized for refugia and/or nesting were documented within and immediately adjacent to the property including foraging habitat documented throughout the Project Site. Accordingly, if suitable habitat is documented onsite, both Step II surveys and the 30-day pre-construction surveys are required in order to comply with the MSHCP guidelines for the species.

Step II – Locating Burrows and Burrowing Owls

Concurrent with the initial habitat assessment, a detailed focused burrow survey was conducted and included documentation of appropriately sized natural burrows or suitable man-made structures that may be utilized by burrowing owl - as part of the MSHCP protocol, which is described below under Part A. Focused Burrow Survey.

Part A: Focused Burrow Survey

A systematic survey for burrows, including burrowing owl sign, was conducted by walking across all suitable habitats mapped within the Project Site by Gonzales Environmental Consulting, LLC on February 7th, 2020 and Cadre Environmental on March 12th, 2024. Pedestrian survey transects were spaced to allow 100% visual coverage of the ground surface. The distances between transect centerlines were no more than 20 meters (approximately 66 ft.) apart to the extent possible. Transect routes were also adjusted to account for topography and in general ground surface visibility. All observations of suitable burrows or dens, natural or man-made, or sightings of burrowing owl, were recorded and mapped during the survey.

Part B: Focused Burrowing Owl Surveys

Four (4) focused burrowing owl surveys were conducted during the spring of 2024 on March 12th, 13th, 14th, and 15th, 2024 from one hour before sunrise to two hours after sunrise as outlined in Table 1, *Burrowing Owl Survey Schedule*. Initial focused surveys were conducted by Gonzales Environmental Consulting, LLC on February 7th, 18th, 26th, March 1st, April 17th, May 17th, June 17th 2020 (Gonzales Environmental Consulting, LLC 2020b). During visual surveys, all potentially suitable burrow or structure entrances were investigated for signs of owl occupation, such as feathers, tracks, or pellets, and carefully observed to determine if burrowing owls utilize these features, when present. All burrows are monitored at a short distance from the entrance, and at a location that would not

interfere with potential owl behavior, when present. In addition to monitoring potential burrow locations, all suitable habitats in the Project Site were walked along travel routes which allowed for visual assessments of all suitable habitats, as shown in Attachment G, *Burrowing Owl Survey Area Map*.

Table 1.
Burrowing Owl Survey Schedule

Survey	Dates (Conditions) 2024 7:00am – 8:30am	Results
1	March 12 th , 50°F to 52°F, winds 0-2 mph, no rain	No burrowing owls detected.
2	March 13 th , 48°F to 54°F, winds 2-4 mph, no rain	No burrowing owls detected.
3	March 14 th , 54°F to 55°F, winds 4-12 mph, no rain	No burrowing owls detected.
4	March 15 th , 44°F to 51°F, winds 2-8 mph, no rain	No burrowing owls detected.

EXISTING CONDITIONS

The Project Site is generally flat and primarily characterized as ruderal/disturbed and non-native grassland habitats as illustrated in Attachment D, *Vegetation Communities Map*, Attachments E and F, *Current Project Site Photographs*, and outlined in Table 2, *Project Site Vegetation Community Acreages*.

Table 2
Project Site Vegetation Community Acreages

Vegetation Type	Acres (onsite)	Acres (offsite)	Acres TOTAL
Ruderal/Disturbed	3.11	0.00	3.11
Non-native Grassland	1.65	0.10	1.75
Developed	0.05	0.09	0.14
TOTAL	4.81	0.19	5.00

Source: Cadre Environmental 2024.

VEGETATION COMMUNITIES

Ruderal/Disturbed

Ruderal/Disturbed habitat was documented in the northern region of the Project Site and adjacent to the existing roadways generally devoid of vegetation. Dominant species

documented within this vegetation community include cheeseweed (*Malva parviflora*), stinknet (*Oncosiphon piluliferum*), tocalote (*Centaurea melitensis*), tumbling pigweed (*Amaranthus albus*), red-stemmed filaree (*Erodium cicutarium*), white-stemmed filaree (*Erodium moschatum*), prickly lettuce (*Lactuca serriola*), shortpod mustard (*Hirschfeldia incana*), and prickly sow thistle (*Sonchus asper*).

Non-native Grassland

The southern region of the Project Site is characterized as non-native grassland. Species documented within this vegetation community include wild oat (*Avena fatua*), wall barley (*Hordeum murinum*), ripgut grass (*Bromus diandrus*), common fiddleneck (*Amsinckia intermedia*), silverleaf nightshade (*Solanum elaeagnifolium*), Russian thistle (*Salsola tragus*), horseweed (*Erigeron canadensis*) and a single Mexican fan palm (*Washingtonia robusta*).

Developed

The developed regions of the Project Site include the paved reach of Cactus Avenue and Bradshaw Circle.

RESULTS

Burrowing Owl

No burrowing owl or characteristic sign such as white-wash, feathers, tracks, or pellets were documented within or adjacent to the Project Site during the 2020 or 2024 focused survey efforts (Gonzales Environmental Consulting, LLC. 2020b, Cadre Environmental 2024). No suitable burrowing owl burrows larger than 4 inches in diameter potentially utilized for refugia and/or nesting were documented within and/or adjacent to the property during the 2024 focused surveys. The Project Site is dominated by a 100% canopy of ruderal/non-native vegetation as shown in Attachments D and E, *Current Project Site Photographs* and does not currently represent suitable foraging habitat.

An MSHCP preconstruction survey will be required at least 30-days immediately prior to the initiation of construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP. If burrowing owls are detected onsite during the burrowing owl preconstruction survey, a burrowing owl relocation plan will be developed for the passive/active translocation of individuals as directed by the City of Moreno Valley and MSHCP wildlife agencies. Following completion of the burrowing owl preconstruction survey, and compliance with MSHCP species guidelines, if detected, the project will be consistent with MSHCP Section 6.3.2.

General Faunal Species Observations

General wildlife species documented on site include but are not limited to northern mockingbird (*Mimus polyglottos*), Anna's hummingbird (*Calypte anna*), mourning dove (*Zenaida macroura*), Say's phoebe (*Sayornis saya*), European starling (*Sturnus vulgaris*), lesser goldfinch (*Spinus psaltria*), house finch (*Haemorhous mexicanus*), and pocket gopher (*Thomomys bottae*).

LITERATURE CITED AND SELECTED REFERENCES

California Department of Fish and Wildlife (CDFW). 2024a. Special Animals. Natural Heritage Division, Natural Diversity Data Base.

California Department of Fish and Wildlife (CDFW), Natural Diversity Data Base (CNDDDB). 2024b. Sensitive Element Record Search for the Sunnymead Quadrangle. California Department of Fish and Wildlife. Sacramento, California. Accessed March 2024.

California Department of Fish and Wildlife (CDFW). 2024c. State and Federally Listed Endangered and Threatened Animals of California. Natural Heritage Division, Natural Diversity Data Base.

California Department of Fish and Wildlife. 2012. Staff Report on Burrowing Owl Mitigation, State of California Natural Resources Agency.

County of Riverside. 2006. Burrowing Owl Survey Instructions – Western Riverside Multiple Species Habitat Conservation Plan Area.

Gonzales Environmental Consulting, LLC. 2020a. Habitat Assessment including the results of Focused Burrowing Owl Survey and Overview MSHCP Consistency Tentative Tract Map 37585.

Gonzales Environmental Consulting, LLC. 2020b. Habitat Assessment and Focused Surveys for Burrowing Owl Tentative Tract Map 37585.

Riverside County Integrated Project (RCIP) Multiple Species Habitat Conservation Plan (MSHCP), March 2004.

United States Fish and Wildlife Service. 2024. Threatened and Endangered Species. Pacific Southwest Region. Carlsbad Office. Available online at http://www.fws.gov/carlsbad/SpeciesStatusList/CFWO_Species_Status_List%20.htm Accessed March 2024.

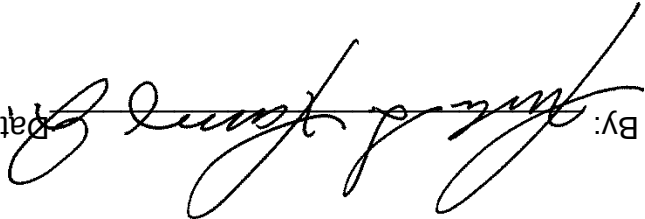
ATTACHMENTS

- Attachment A - Regional Location Map
- Attachment B - Project Site Map
- Attachment C - MSHCP Relationship Map
- Attachment D - Vegetation Communities Map
- Attachment E - Current Project Site Photographs
- Attachment F - Current Project Site Photographs
- Attachment G - Burrowing Owl Survey Area Map

Certification

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

Author:  Date: March 18th, 2024

Fieldwork Performed By:  Date: March 18th, 2024



APNs 478-090-018, -024, -025

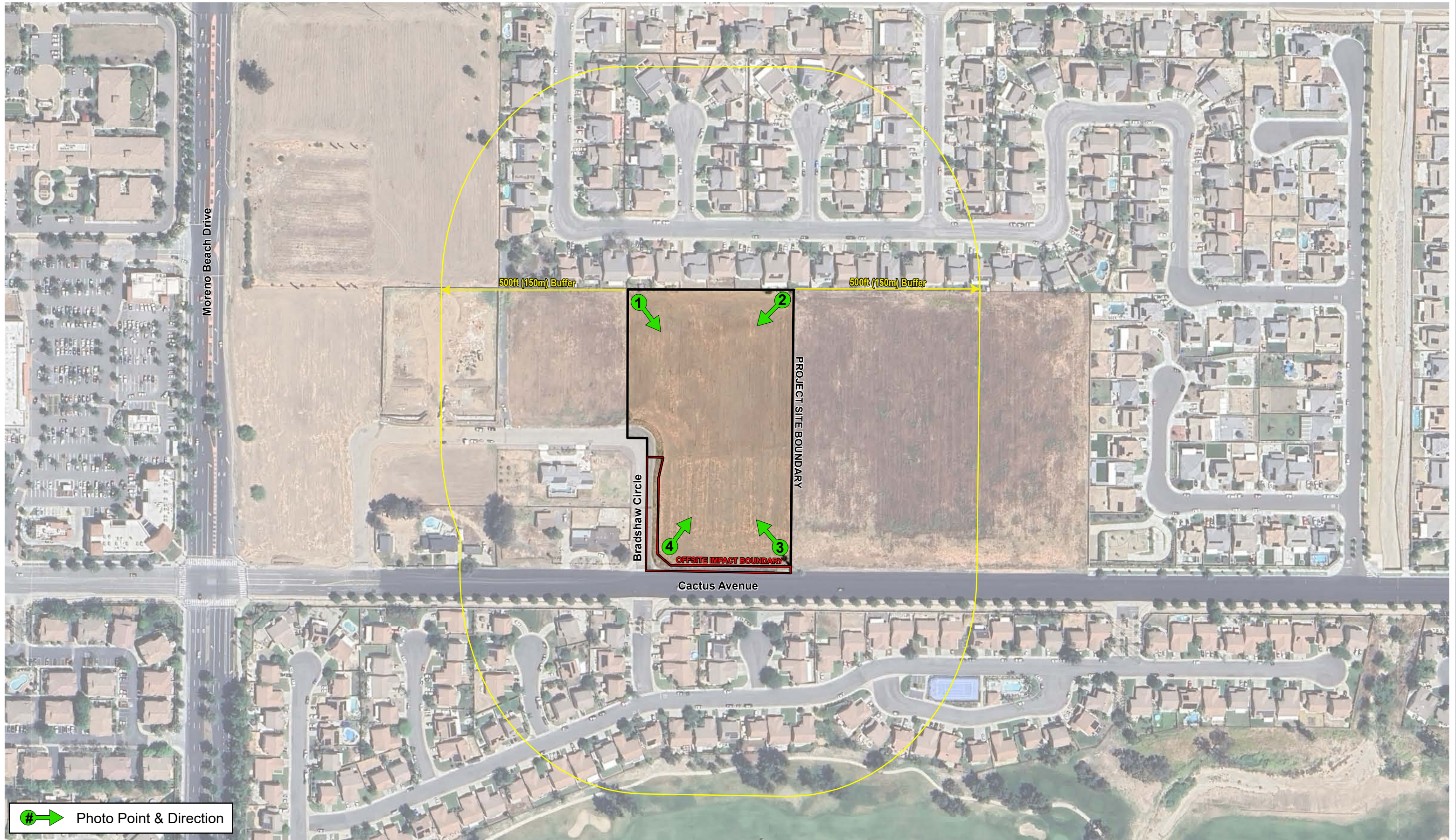
Attachment A - Regional Location Map

MSHCP Focused Burrowing Owl Surveys

Tentative Tract Map 37858 - City of Moreno Valley, California

CADRE
Environmental





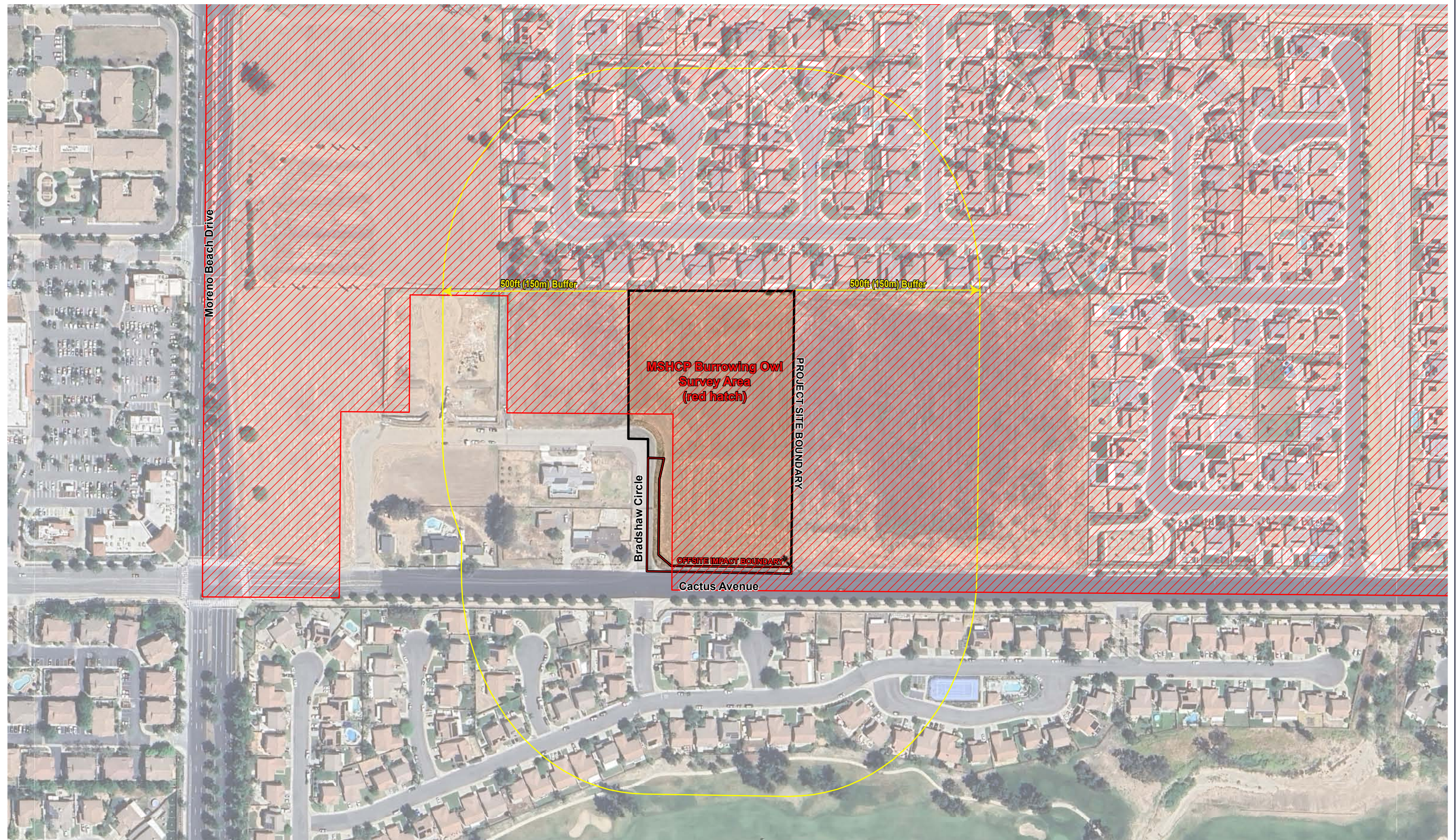
Attachment B - Project Site Map

MSHCP Focused Burrowing Owl Surveys

Tentative Tract Map 37858 - City of Moreno Valley, California



1 inch = 200 feet



Attachment C - MSHCP Relationship Map

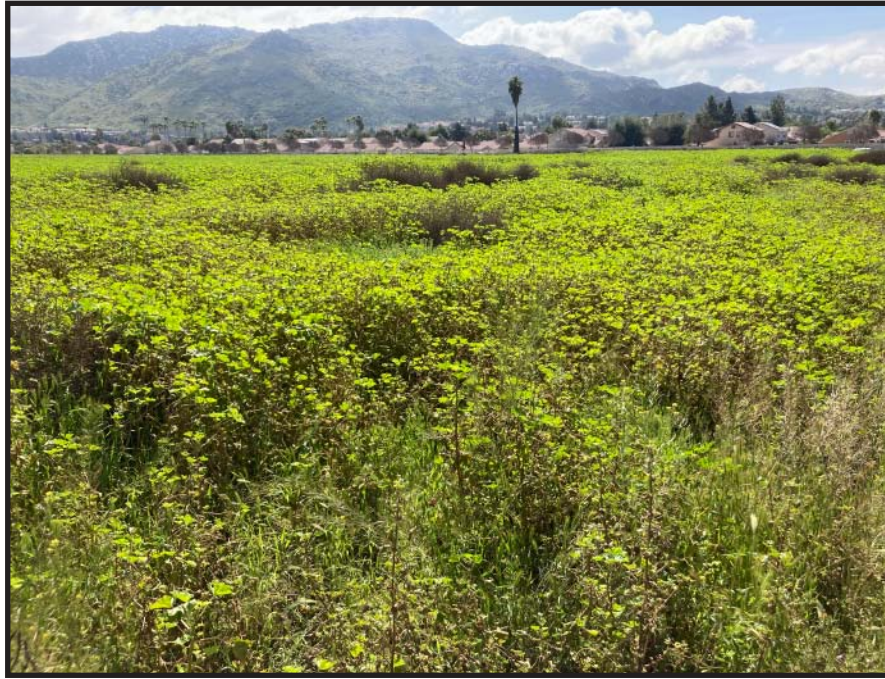
MSHCP Focused Burrowing Owl Surveys

Tentative Tract Map 37858 - City of Moreno Valley, California



1 inch = 200 feet





PHOTOGRAPH 1 - Southeast view of Project Site from northwest corner.



PHOTOGRAPH 2 - Southwest view of Project Site from northeast corner.

Refer to Attachment B - Project Site Map for Photographic Key

Attachment E - Current Project Site Photographs

MSHCP Focused Burrowing Owl Surveys

Tentative Tract Map 37858 - City of Moreno Valley, California





PHOTOGRAPH 3 - Northwest view of Project Site from southeast corner near Cactus Avenue.



PHOTOGRAPH 4 - Northeast view of Project Site from southwest corner near Cactus Avenue/Bradshaw Circle Intersection.

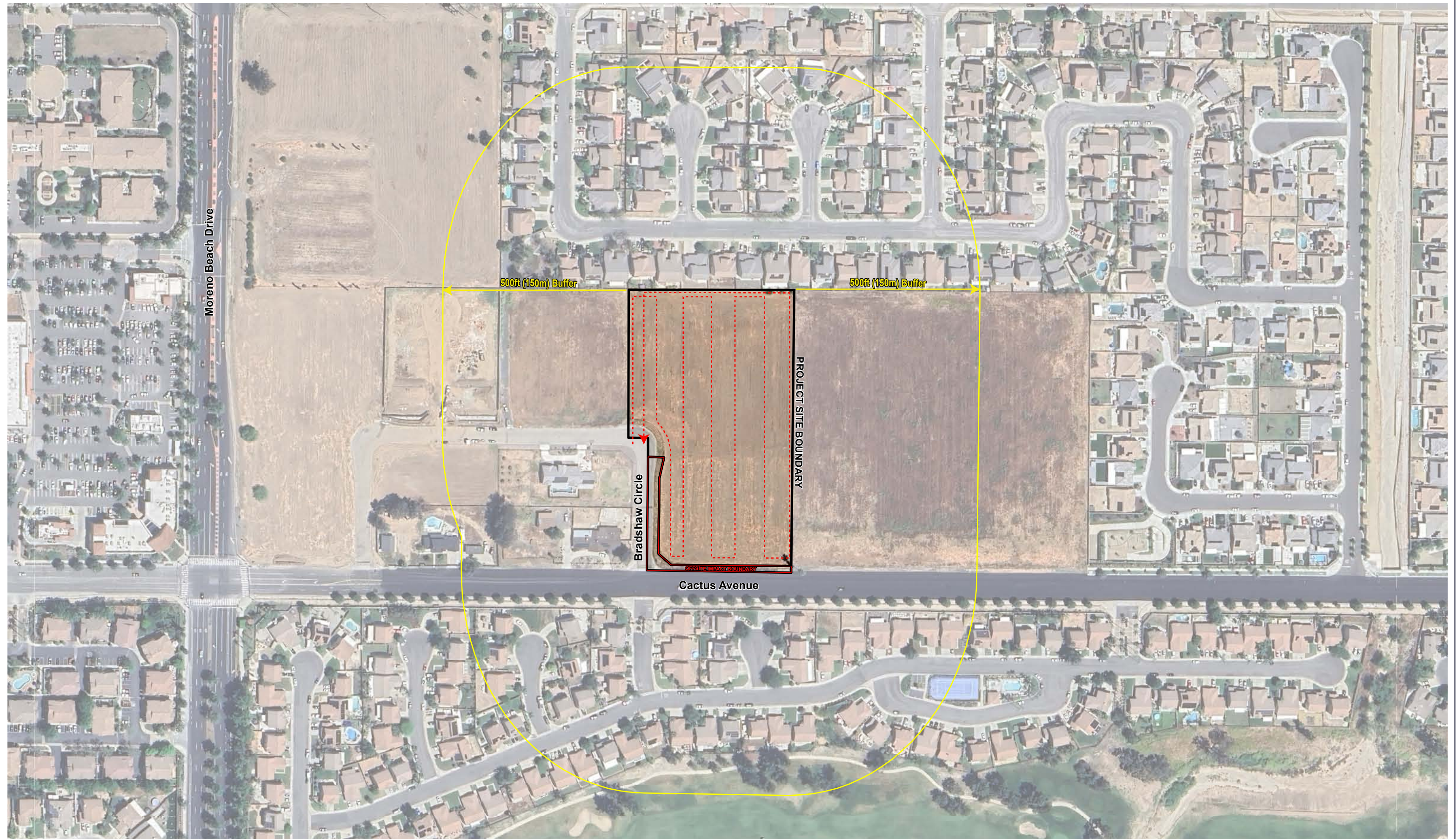
Refer to Attachment B - Project Site Map for Photographic Key

Attachment F - Current Project Site Photographs

MSHCP Focused Burrowing Owl Surveys

Tentative Tract Map 37858 - City of Moreno Valley, California





Attachment G - Burrowing Owl Survey Area Map
 MSHCP Focused Burrowing Owl Surveys
 Tentative Tract Map 37858 - City of Moreno Valley, California

..... Survey Transects



1 inch = 200 feet