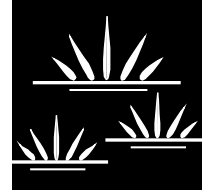


# GLENN LUKOS ASSOCIATES

Regulatory Services



May 15, 2014

Mr. Jason Keller  
Stratford Ranch Investors, LLC  
4100 Newport Place  
Suite 400  
Newport Beach, California 92660

**SUBJECT:** Results of a Pre-Construction Burrowing Owl Survey Conducted for the Stratford Ranch Alternative 2 Development Project, an 84.00-Acre Property Located in the City of Perris, Riverside County, California.

Dear Mr. Keller:

This letter report documents the results of Glenn Lukos Associates' (GLA) May 13, 2014 pre-construction burrowing owl (*Athene cunicularia*) survey for the Stratford Ranch Alternative 2 Development Project, an 84.00-acre property located in the City of Perris, Riverside County, California. The burrowing owl pre-construction survey was conducted in accordance with the County of Riverside Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) Area, dated March 29, 2006, for the Project Site. The pre-construction burrowing owl survey satisfies the species-specific objective 6 of the MSHCP burrowing owl survey guidelines for the burrowing owl. This report complies with the County of Riverside Environmental Programs Department (EPD) and City of Perris MSHCP 30-day pre-construction burrowing owl survey report format.

## **SITE LOCATION AND DESCRIPTION**

The Project comprises approximately 84.00 acres of land, and is located within Assessor's Parcel Numbers 302-150-009, 302-150-010, 302-150-011, 302-150-012, 302-150-013, 302-150-014, 302-150-015, 302-150-016, 302-150-017, 302-150-018, 302-150-019, 302-160-003, 302-160-004, 302-160-005, 302-160-006, 302-160-007, 302-160-008, 302-160-009, 302-160-010, 302-160-011, 302-160-012, 302-160-013, 302-160-014, 302-160-015, 302-160-017, 302-160-019, 302-160-020, 302-160-021, 302-160-022, 302-170-008, 302-170-009, 302-170-010, 302-170-013, 312-342-013, and 312-351-048. The Project site is located at Latitude 33.853568 and Longitude -117.210597 within Section 5, Township 4 South, and Range 3 West. The Project is

bounded by a residential development to the north, Ramona expressway (approximately 1250 feet to the south), Evans Road to the east, and the Perris Valley Storm Drain to the west, within the City of Perris, Riverside County, California [Exhibit 1]. The Project site contains one covered reservoir (as depicted on the U.S. Geological Survey [USGS] topographic map Perris, California [dated 1967 and photorevised in 1979] [Exhibit 2].

The Project site consists of vacant rural land that has been disturbed as a result of past human activities. The majority of the site has been disked, leaving behind trace evidence of trash and vegetation. In some areas disking was avoided, resulting in raised berms and denser vegetative growth. The Project site is dominated by non-native species and disturbed fields. Two moderately-sized man-made basins occur in the central and southern portions of the site, supporting cattails, willows, and other emergent vegetation.

Common plant species that occurred in the disturbed fields include Russian thistle (*Salsola tragus*), African brass buttons (*Cotula coronopifolia*), and ripgut grass (*Bromus diandrus*). Plant species that occurred around the man-made basins included broad-leaved cat-tail (*Typha latifolia*), arroyo willow (*Salix lasiolepis*), mulefat (*Baccharis salicifolia*), duckweed (*Lemna* sp), and ragweed (*Ambrosia psilostachya*).

## **METHODOLOGY**

On May 13, 2014, GLA biologist David Smith surveyed the Project Site for the burrowing owl. All avian, mammal, and representative plant species were documented. The survey was conducted between 07:00 and 10:00 hours. Weather conditions consisted of clear skies, with temperatures ranging between 52° F to 89° F, and wind speeds ranging from nine to twenty-six miles per hour.

### **Burrowing Owl Survey**

The pre-construction burrowing owl presence/absence survey was conducted following the Burrowing Owl Survey Instructions for the Western Riverside County MSHCP. Upon arrival at the site, the surveying biologist scanned the site using binoculars to generally observe for burrowing owls on fence posts, debris piles, berms, etc. Following the initial site scan, the biologist walked the entire project site to survey for burrowing owls (see Burrowing Owl Transect Map, Exhibit 3).

The survey was conducted by thoroughly traversing the site on foot to identify all diagnostic signs that are used to identify the presence/absence of the burrowing owl (e.g., burrowing owl, its molted feathers, cast pellets, prey remains, or excrement at or near a burrow entrance). Linear

transects were walked to allow for comprehensive coverage of the site. The pedestrian surveys followed adequately spaced transects to allow 100 percent visual coverage of the ground surface. The distance between the transect centerlines generally did not exceed 30 meters in width (approx 100 feet).<sup>1</sup> Transects were spaced appropriately to account for vegetation density and ground surface visibility. In addition, areas within 152 meters (500 feet) of the Project site boundary that had the potential to support the burrowing owl were scanned with binoculars. Exhibit 3 provides the approximate location of pedestrian transects.

## RESULTS

No burrowing owls, or any evidence of burrowing owl occupation (i.e., diagnostic sign), were identified within the Project Site during the pre-construction survey. California ground squirrels (*Otospermophilus beecheyi*) were observed and several ground squirrel burrows were detected within the survey area throughout the site. However, none of the burrows exhibited any burrowing owl diagnostic sign.

Birds identified on site during the pre-construction surveys included Common raven (*Corvus corvax*), American kestrel (*Falco sparverius*), killdeer (*Charadrius vociferus*), western meadowlark (*Sturnella neglecta*), European starling (*Sturnus vulgaris*), red-winged blackbird (*Agelaius phoeniceus*), cliff swallow (*Petrochelidon pyrrhonota*), barn swallow (*Hirundo rustica*), Say's phoebe (*Sayornis saya*), great blue heron (*Ardea herodias*), house finch (*Carpodacus mexicanus*), white-crowned sparrow (*Zonotrichia leucophrys*), mourning dove (*Zenaida macroura*), red-tailed hawk (*Buteo jamaicensis*), and American crow (*Corvus brachyrhynchos*).

Mammals identified on site during the pre-construction survey included Audobon's cottontail (*Sylvilagus audubonii*) and California ground squirrel (*Otospermophilus beecheyi*).

No reptile or amphibian species were detected on site during the burrowing owl pre-construction survey.

Should you have questions, please contact Martin Rasnick at (949) 837-0404, Ext. 20.

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<sup>1</sup> The spacing of the pedestrian transects closely follows the Burrowing Owl Survey Instructions for the Western Riverside County MSHCP (March 29, 2006).

Mr. Jason Keller  
Stratford Ranch Investors, LLC  
May 15, 2014  
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I hereby certify that the statements furnished above and in the attached exhibits 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 and belief.

Signed:  Date: May 15, 2014

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## Exhibit 1

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### Regional Map

Source: ESRI World Street Map



Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, IPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

## STRATFORD RANCH ALTERNATIVE 2 DEVELOPMENT PROJECT

Regional Map

GLENN LUKOS ASSOCIATES

Exhibit 1



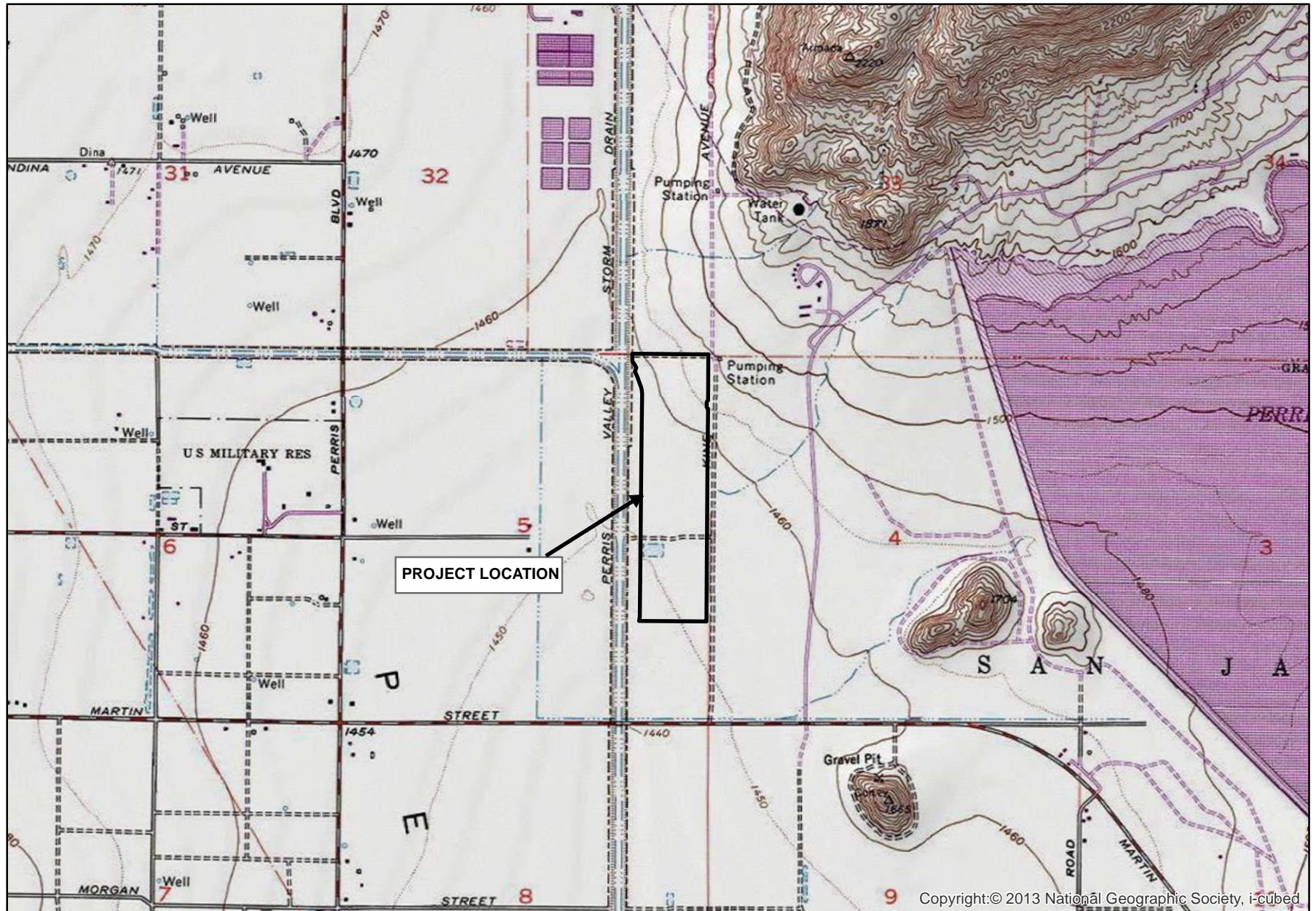
Exhibit 2

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Vicinity Map



Adapted from USGS Perris, CA quadrangle



## STRATFORD RANCH ALTERNATIVE 2 DEVELOPMENT PROJECT

Vicinity Map

GLENN LUKOS ASSOCIATES

Exhibit 2





## Exhibit 3




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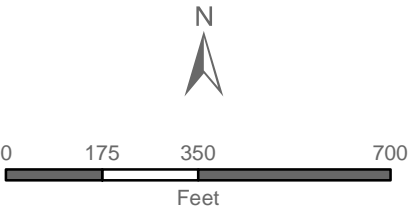
### Burrowing Owl Transect Map



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Legend

-  Project Boundary
-  Burrowing Owl Transects (30 feet)
-  Burrowing Owl Survey Buffer (500 feet)



**STRATFORD RANCH ALTERNATIVE 2  
DEVELOPMENT PROJECT**  
Burrowing Owl Transect Map

GLENN LUKOS ASSOCIATES

Exhibit 3

