Information Summary

Report preparation date: January 26, 2022
Fieldwork performed: January 17, 2022

Minor edits: June 12, 2023

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

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

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

Case Number: Preliminary Review Application 21-05282.

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

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

Report Summary: Results of the biological assessment:

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

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

Name and contact of Report Preparer: Ken H. Osborne (951) 756-1018
Euproserpinus@msn.com

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

Prepared for:

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

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

1/26/2022

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

Date

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SUMMARY

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

In order to assess the project site for potential as habitat for Burrowing Owl, a field investigation was conducted on January 17, 2022. In addition, notes were taken on vegetation communities and structure and plant or animal species observed on the site, photographs were taken of the project site.

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

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

1.0 INTRODUCTION

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

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

2.0 SITE DISPOSITION

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

3.0 METHODS

The initial field investigation of the site was conducted on January 17, 2022. Habitat conditions for biological resources (in addition to burrowing owl) were evaluated generally, including a listing of plant species present. All non-cultivated plant species and animal species observed were noted. A thorough search, by walking transects across the site was made in order to locate and map any animal burrows of potential use to Burrowing Owl.

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

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

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

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

4.0 RESULTS

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

observed in the course of the site investigation. Waters from street surfaces and parking areas west of the site are conveyed onto the western end of the site via a culvert, thereby creating an anthropogenic derived wetland condition. A list of birds and other animals observed is presented in the appendix.
Figures 3 – 8 are photographs of representative of landscapes and habitats found on the subject site.

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

4.1 Burrowing Owl

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

5.0 EXISTING ENVIRONMENT

5.1 Topography

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

5.2 Soils

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

5.3 Plant Communities

5.3.1 Annual grass/forbland

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

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

5.3.2 Wetland (Anthropogenic derivation)

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

6.0 CONCLUSIONS

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

7.0 REFERENCES

Beauchamp M. R. 1986. A flora of San Diego County, California. Sweetwater River Press. National City, CA

California Department of Fish and Game. 2012. Staff Report on Burrowing Owl Mitigation

Haug E. A., B. A. Millsap, and M. S. Martell. 1993. Burrowing Owl (*Spcotyto 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

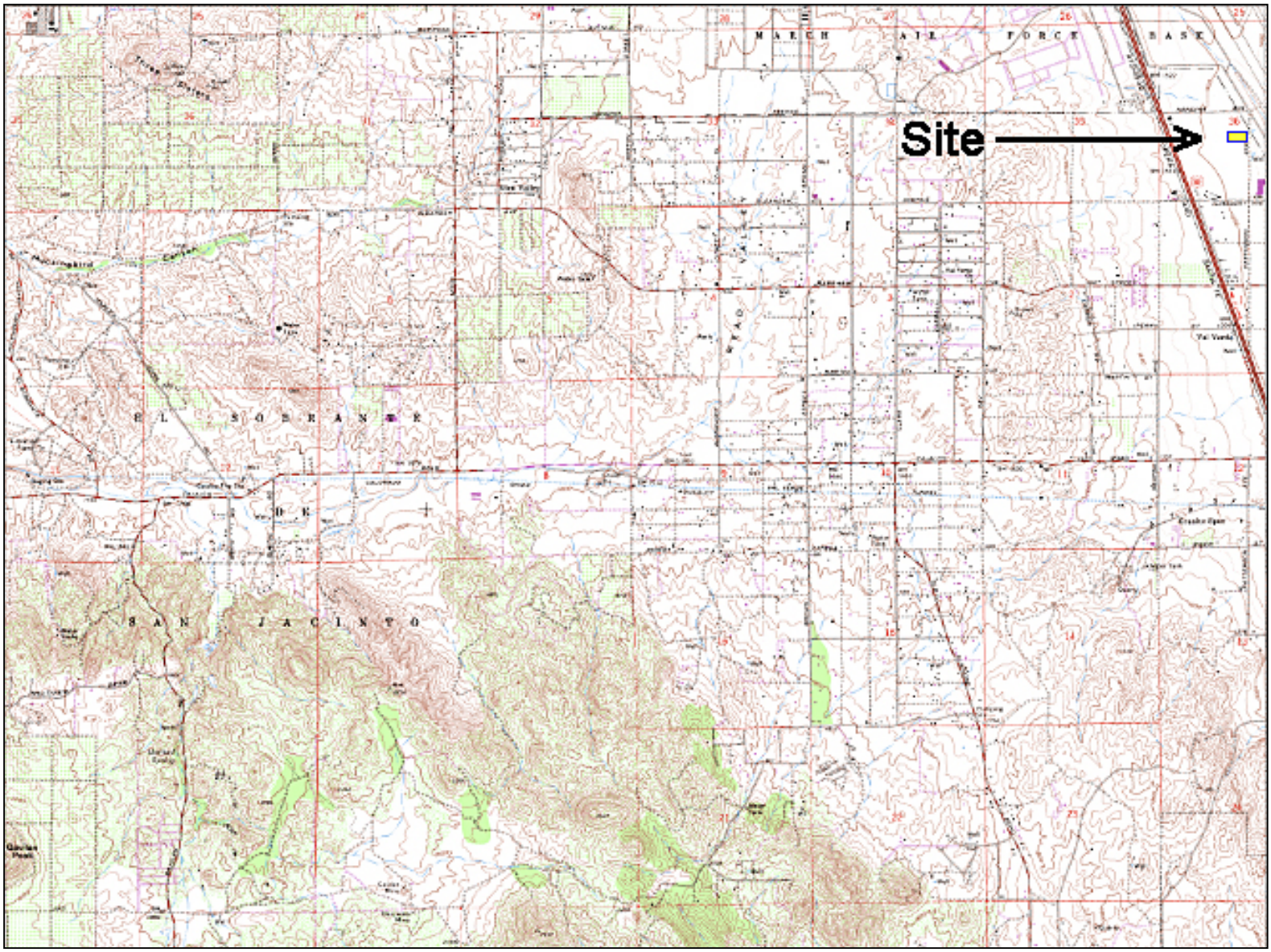

Figure 1. General vicinity of survey site, Steele Peak, California USGS 7.5" quadrangle at 50%. 4.84-acre subject site is outlined in blue and highlighted in yellow.

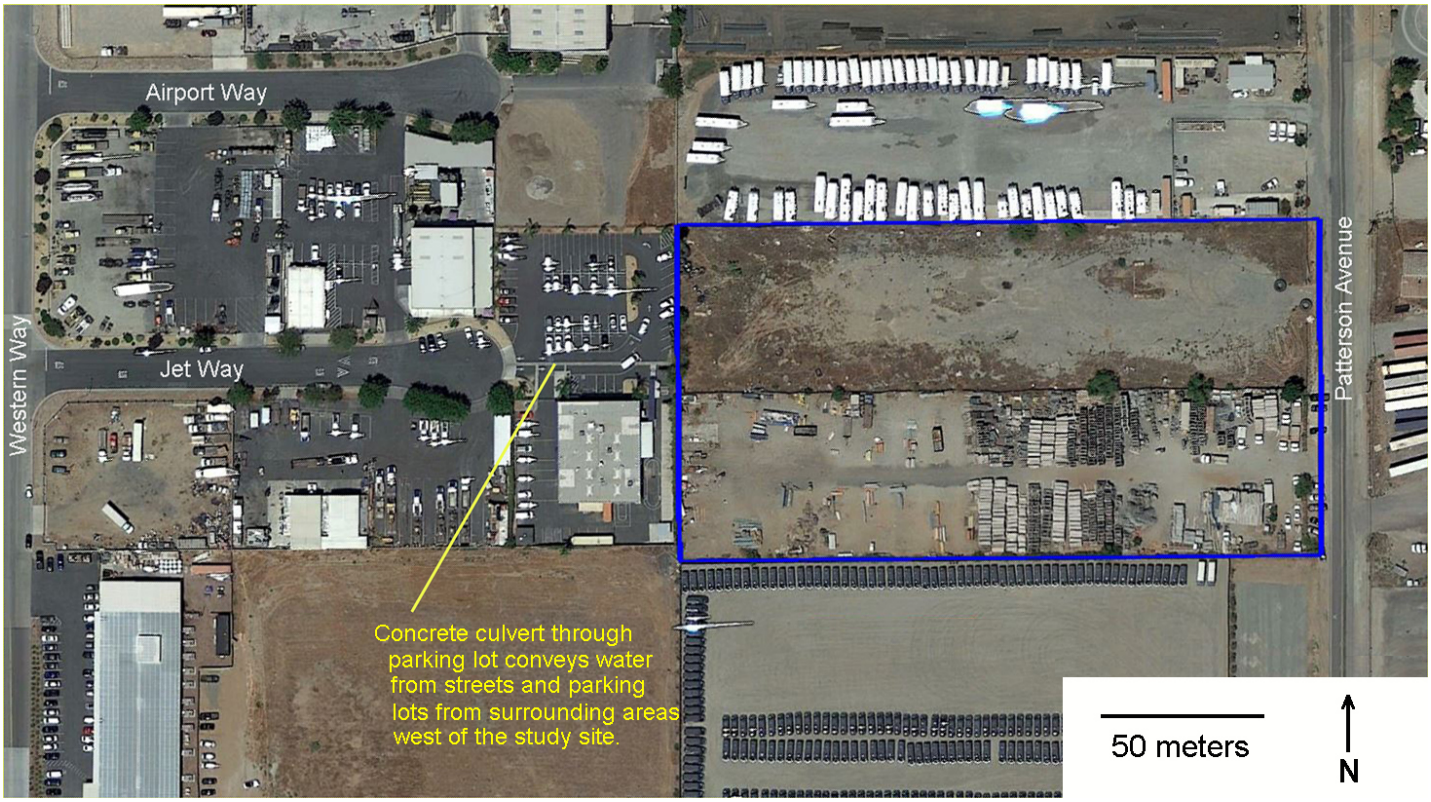

Figure 2. Satellite image showing the study site and parcel lines. 4.84-acre subject site is outlined in blue.

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

Figure 5. Photograph of the view across the southern parcel with the view looking east southeast from the western edge of the site. Nearly the entire site is gravel-paved.
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Figure 6. Photograph of the view across the southern portion of the site looking east from the southwest corner of the site. Gravel-paved substrate is interrupted by the southern fence line with oleander and other exotic shrubs.

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

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

9.0 APPENDIX

Plant species encountered

Vertebrate species encountered

Preliminary Site Plan provided by client

County Forms:
Attachment E-3
Attachment E-4

Field notes

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

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

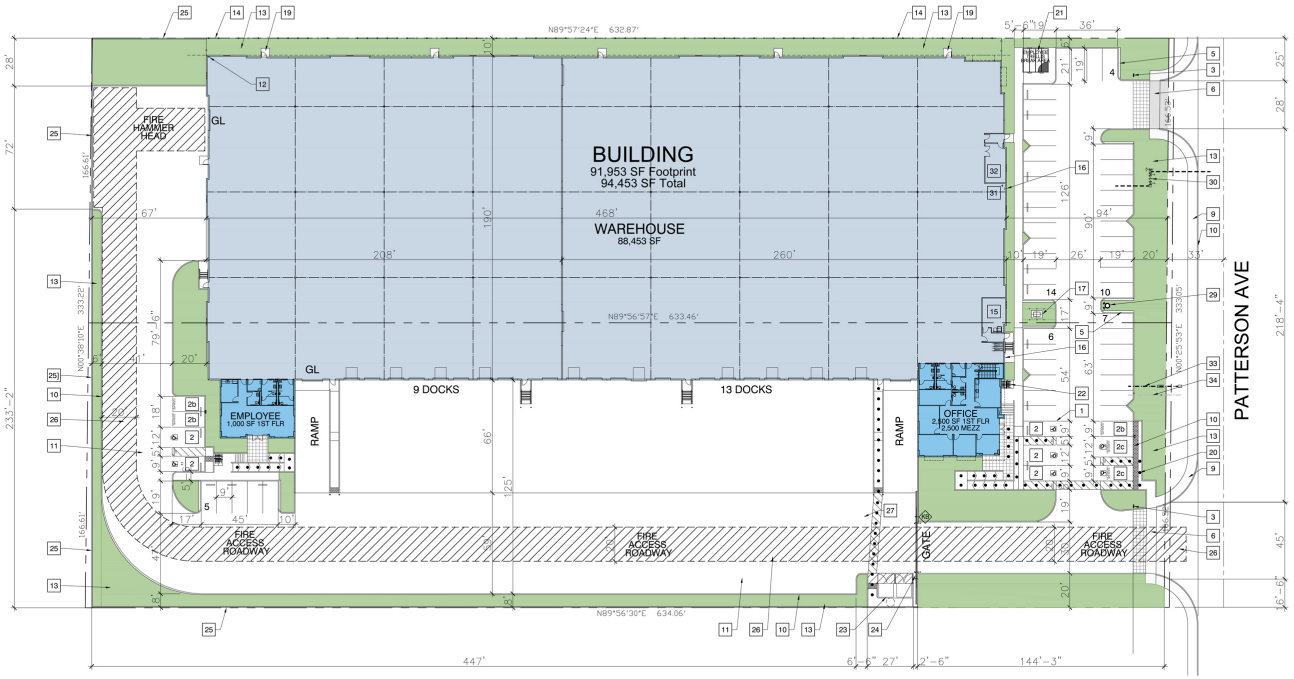
CRASSULACEAE	
sand pygme-stonecrop	*Crassula connata*
CYPERACEAE	
tall umbrella-sedge	*Cyperus eragrostis*
FABACEAE	
mesquite	*Prosopis glandulosa*
GERANIACEAE	
long-beak filaree	*Erodium botrys*
red-stem filaree	*Erodium cicutarium*
LAMINACEAE	
Horehound	*Marubium vulgare*
MALVACEAE	
cheeseweed	*Malva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

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

Common name	***Species***
Birds	
California gull	*Larus californicus*
Common raven	*Corvus corvax*
House finch	*Carpodacus mexicanus*
Mammals	
Botta's pocket gopher	*Thomomys bottae*

PATTERSON BUSINESS CENTER

PERRIS, CA



Site Plan Notes

1. 4" WIDE DOUBLE PARKING STALL STRIPES PAINTED WHITE.
2. ONE STANDARD & ONE VAN ACCESSIBLE PARKING SPACE.
2a. LOW EMITTING & FUEL EFFICIENT (CLEAN AIR) VEHICLE PREFERRED PARKING SPACE CGC SECT 5.106.5.1
2b. LOW EMITTING & FUEL EFFICIENT (CLEAN AIR) VEHICLE PREFERRED PARKING SPACE WIRED FOR FUTURE ELECTRIC VEHICLE CHARGING STATION CGC SECT 5.105.5.3.3.
2c. ONE STANDARD & ONE VAN ADA ACCESSIBLE LOW EMITTING & FUEL EFFICIENT VEHICLE (CLEAN AIR VEHICLE) PREFERRED PARKING SPACE WIRED FOR FUTURE DOUBLE EVSE INFRASTRUCTURE CBC TABLE 11B-228.3.2.1.
3. ACCESSIBLE PARKING SIGN AT DRIVEWAY ENTRANCE. SEE DETAIL
4. NOT USED.
5. 12" WIDE CONCRETE PAVER STRIPS IN PLANTERS NEXT TO PARKING SPACES.
6. CONCRETE DRIVEWAY WITH 48" WIDE CLEAR PATH OF TRAVEL ACROSS DRIVEWAY PER CITY'S DRIVEWAY POLICY.
7. NOT USED.
8. NOT USED.
9. NEW CONCRETE SIDEWALK PER AGENCY STANDARDS
10. NEW 6" CONCRETE CURB PER AGENCY STANDARDS.
11. CONCRETE PAVING OVER BASE PER CIVIL DRAWINGS.
12. NTERIOR ROOF DOWNSPOUT AND OVERFLOW DRAIN LOCATIONS. SEE CIVIL DRAWINGS.
13. LANDSCAPE AREA PER LANDSCAPE DRAWINGS.
14. NEW 8' HIGH TUBULAR STEEL FENCE TO MEET CITY REQUIREMENTS.
15. ELECTRICAL/PHONE ROOM LOCATION.
16. PARKING LOT WALL OR POLE LIGHTS PER ELECTRICAL DRAWINGS. SEE EXTERIOR ELEVATIONS.
17. PROPOSED TRANSFORMER LOCATION WITH PROTECTIVE BOLLARDS AS REQUIRED. SEE ELECTRICAL DRAWINGS.
18. EXISTING STREET LIGHT LOCATION PER CIVIL DRAWINGS.
19. 60"X60" MIN. REQUIRED LEVEL LANDING AT ALL EXTERIOR DOORS TOO MEET TITLE 24 REQUIREMENTS.
20. ACCESSIBLE PATH OF TRAVEL FROM BUILDING ACCESS POINTS AS SHOWN.
21. EMPLOYEE BREAK AREA WITH OVERHEAD SHADE STRUCTURE, 2 CONCRETE TABLE-BENCHES, & TRASH RECEPTACLE. ALL OUTDOOR FURNITURE IN THE BREAK AREA (TABLES, BENCHES, TRASH RECEPTACLES, ETC.). SHALL BE PERMANENT, UNIFORM AND MADE OF DURABLE MATERIALS.
22. HUNTCO BRS BICYCLE BIKE RACK WITH BLACK FINISH OR EQUAL
23. TRASH-RECYCLE ENCLOSURE WITH CONCRETE TILT-UP WALLS PAINTED TO MATCH BUILDING WITH TRELLIS COVER AND ACCESSIBLE PATH OF TRAVEL.
24. 14'-0" HIGH CONC. SCREEN WALL WITH 30' WIDE POWERED BI-PARTING SLIDING STEEL GATE WITH PERFORATED METAL SCREENING PAINTED BACK. PROVIDE PROTECTIVE GUARD POSTS ON EACH SIDE. PROVIDE KNOX OVERRIDE SWITCH. GATE CONSTRUCTION TO MEET CITY FIRE STANDARDS. SEE FIRE NOTES ON SHEET GN.2.
25. 8'-0" HIGH CONCRETE TILT-UP SCREEN WALL ALONG PROPERTY LINES AS SHOWN.
26. FIRE LANE TO MEET CITY REQUIREMENTS.
27. KNOX BOX LOCATION TO MEET CITY REQUIRMENTS. PROVIDE KNOX EMERGENCY OVERRIDE KEY SWITCH AT POWERED GATE.
28. EXISTING FIRE HYDRANT LOCATION PER CIVIL DRAWINGS.
29. NEW FIRE HYDRANT LOCATION PER FIRE DRAWINGS.
30. FIRE DEPARTMENT CONNECTION WITH DETECTOR CHECK ASSEMBLY WITH FDC AND CHECK VALUE. SEE FIRE DRAWINGS.
31. FIRE SPRINKLER RISER WITH PROTECTIVE BOLLARDS IN CONFORMANCE WITH CFC SECT. 312. SEE FIRE DRAWINGS. ESFR FIRE SPRINKLER SYSTEM PUMP ROOM. SEE FIRE DRAWINGS.
32. WATER METER LOCATION. SEE CIVIL DRAWINGS.
33. SEWER LATERAL TO BUILDING. SEE CIVIL AND PLUMBING DRAWINGS.
34.

Path of Travel:

PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. (P.O.T.) SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (11B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (11B-204 & 11B-307). ALL BARRIERS IN THE PATH OF TRAVEL SHALL BE REMOVED TO ALLOW PATH OF TRAVEL TO COMPLY WITH CBC 11B.

Preliminary Site Plan

0 20' 50' 80'

SCALE 1"=30'

Scheme 1.8.1
12/27/21

Job Address

5030 Patterson Avenue

ASSESSOR'S PARCEL NUMBERS
APN 294-190-047, 294-190-048

Code Analysis

SITE AREA	4.844 GROSS ACRES (211,004.64 SF) 4.821 NET ACRES (210,002.76)
ZONE	GI (GENERAL INDUSTRIAL) PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN (PVCC SP)
AIRPORT ZONE B2	MARCH AIR RESERVE BASE INLAND PORT AIRPORT INFLUENCE AREA
MAXIMUM STRUCTURE SIZE-	
FLOOR AREA RATIO (FAR)	0.75 ALLOWED 0.47 PROPOSED
MAXIMUM LOT COVERAGE	50% STRUCTURE 43.87% PROPOSED
MAXIMUM STRUCTURE HEIGHT	50 FEET 45 FEET PROPOSED
FRONT YARD SETBACK	15 FEET (PLUS 5 FT FOR EACH
SECONDARY ARTERIAL	10 FT OF STRUCTURE HT. OVER 20 FT)
SIDE YARD SETBACK	NONE ADJOINING NON RESIDENTIAL
STREET SIDE YARD SETBACK	15 FEET (PLUS 5 FT FOR EACH
SAME AS FRONT YARD	10 FT OF STRUCTURE OVER 20 FT)
REAR YARD	NONE
LANDSCAPE COVERAGE	10% REQUIRED 10.15% PROVIDED NOT INCLUDING STREET RIGHT-OF-WAY
OCCUPANCY TYPE	B OFFICE
NONSEPARATED CBC 508.3	S-1 WAREHOUSE
CONSTRUCTION TYPE	III-B FULLY SUPERVISED ESFR AUTOMATIC FIRE SPRINKLER SYSTEM
EXTERIOR BEARING WALLS	
CBC TABLE 601	2-HR FIRE RESISTANCE RATING
WALL MATERIAL	CONCRETE TILT-UP
TABLE 722.2.1.1	SILICEOUS AGGREGATE CONCRETE
TABLE 721.1(2) ITEM 4.1.1	2-HR THICKER THAN 5"

Area Justification

TYPE III-B CONSTRUCTION
BASIC ALLOWABLE FLOOR AREA FOR S-1 OCCUPANCY 17,500 SF
AREA WITH AUTOMATIC SPRINKLER SYSTEM
PER TABLE 506.2 (ONE-STORY) 70,000 SF

BUILDING AREA INCREASE
MINIMUM FRONTAGE DISTANCE PER CBC 506.3.2
EQUATION 5-4 W=(234+52+44+208+538X60)/538 W=60
ALLOWED SIDE YARD INCREASE PER CBC 506.3.3
EQUATION 5-5 I=(538/988-.25)60/30 I=.2945
ALLOWABLE AREA INCREASE PER CBC 506.2.1
EQUATION 5-1 A=70,000+(17,500X.2945) 5,154 SF
MAXIMUM ALLOWABLE FLOOR AREA **75,154 SF**

Project Information

BUILDING AREA/PARKING REQUIRED

WAREHOUSE+OFFICE	20,000 SF	(1/1000SF)	20 SPACES
WAREHOUSE	74,453 SF	(1/2000SF)	38 SPACES
MEZZ. OFFICE (2,500 SF)			
OFFICE	(3,500 SF)		
TOTAL	94,453 SF		58 SPACES

PARKING PROVIDED

STANDARD (9x19)	46 SPACES
DEDICATED CLEAN AIR VEHICLES (9X19)	2 SPACES
DEDICATED CAV WIRED FOR FUTURE CHARGING (9X19)	3 SPACES
DEDICATED CAV CAR ACCESSIBLE WIRED FOR FUTURE	1 SPACE
DEDICATED CAV VAN ACCESSIBLE WIRED FOR FUTURE	1 SPACE
CAR ACCESSIBLE	3 SPACES
VAN ACCESSIBLE	2 SPACES
TOTAL	58 SPACES
TRUCK DOCK HIGH SPACES	22 SPACES

TOTAL BUILDING FOOTPRINT 91,953 SF

BUILDING COVERAGE		43.79%
LANDSCAPE COVERAGE	25,424 SF	12.11%
HARDSCAPE-SIDEWALK COVERAGE	9,354 SF	4.45%
HARDSCAPE-PAVING COVERAGE	83,271 SF	39.65%

Legal Description

PARCELS 2 & 3 OF PARCEL MAP NO. 8943, RECORDED JULY 24, 1977, AS SHOWN BY MAP ON FILE IN BOOK 37, PAGE 84 OF PARCEL MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Scope of Work

NEW 94,453 SF INDUSTRIAL BUILDING WITH A FOOTPRINT OF 91,953 SF, 3,500 SF 1ST FLOOR OFFICES, 2,500 SF MEZZANINE OFFICE, 88,453 SF WAREHOUSE, 22 DOCKS, 3 GRADE LEVEL OHD, TRUCK YARD WITH CONCRETE SCREEN WALLS & SLIDING GATE, PARKING, COVERED BREAK & EMPLOYEE AREA, TRASH ENCLOSURE, LANDSCAPED YARD, & SITE LIGHTING, ON 4.84 GROSS ACRE SITE.

Current Codes

- 2019 - CALIFORNIA BUILDING CODE
- 2019 - CALIFORNIA MECHANICAL CODE
- 2019 - CALIFORNIA PLUMBING CODE
- 2019 - CALIFORNIA ELECTRICAL CODE
- 2019 - CALIFORNIA ENERGY CODE
- 2019 - CALIFORNIA FIRE CODE

Civil Notes

1. ALL STREET IMPROVEMENTS SHOWN OUTSIDE THE PROPERTY LINES OF THIS PROPERTY ARE NEW.

VICINITY MAP
N.T.S.

CARTER GROUP ARCHITECTS INC.

222 W. Avenida
San Antonio
San Clemente
CA 92672
TEL
949 498 3535
EMAIL
carter@
cartergroup.net

developer

CGU CAPITAL MANAGEMENT

302 W. 5th Street
Suite 103
San Pedro, CA
90731
310-241-2992

project

PATTERSON BUSINESS CENTER BUILDING

1530 Patterson Avenue.
Perris, CA
92571

PLN21-05282
DPR21-00000
PMT21-00000

sheet

Preliminary Site Plan

ISSUED FOR BID 00/00/21	JOB NO. 0521
PLAN CHECK 00/00/21	DRAWN BY
PERMIT 00/00/21	CHECKED BY
REVISIONS BUILDING & SAFETY 1	PLOT DATE 12/22/21
REVISIONS FIRE PLAN CK 2	SCALE
REVISIONS CONSTRUCTION 3	SHEET NO.
4	P-A1.1
5	OF SHEETS

BIOLOGICAL REPORT SUMMARY SHEET

(Submit two copies to the County)

Applicant Name: CGU Capital Management
Assessor's Parcel Number (APN): 294-190-047, -048
APN cont.:
Site Location: Section: 36 Township: 3S Range: 4W
Site Address: 5030 Patterson Avenue, Perris, CA
Related Case Number(s): Preliminary Review App. ~~PPT Number~~: 21-05282

CHECK SPECIES SURVEYED FOR	SPECIES or ENVIRONMENTAL ISSUE OF CONCERN	(Circle Yes, No or N/A regarding species findings on the referenced site)		
	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 Woolystar	Yes	No	N/A
	San Bernardino Kangaroo Rat	Yes	No	N/A
	Slender Horned Spineflower	Yes	No	N/A
	Stephen's Kangaroo Rat	Yes	No	N/A
	Vernal Pools	Yes	No	N/A
	Wetlands	Yes	No	N/A

CHECK SPECIES SURVEYED FOR	SPECIES or ENVIRONMENTAL ISSUE OF CONCERN	(Circle Yes, No or N/A regarding species findings on the referenced site)		
✓	Other Habitat Burrowing owl	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 (NDDB).

I declare under penalty of perjury that the information provided on this summary sheet is in accordance with the information provided in the biological report.

Signature and Company Name — Osborne Biological Consulting — 1/26/2022 Report Date

10(a) Permit Number (if applicable) — Permit Expiration Date

County Use Only

Received by: _____ Date: _____

FD-E#: _____

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

Preliminary Review Application

Case Number: 21-05282 Lot/Parcel No. 294-190-047, -048 EA Number_____

Wildlife & Vegetation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

(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 absent from site due to lack of suitable conditions for owl.

Proposed Mitigation:

None

Monitoring Recommended:

None