

January 13, 2022

Ms. Tracy Zinn
T&B Planning, Inc.
3200 El Camino Real, Suite 100
Irvine, CA 92602

Subject: Slover-Cypress Biological Resources

Dear Ms. Zinn,

This letter report describes the existing biological resources on the Slover-Cypress project site and evaluates the potential impacts to those resources that may occur as a result of development. This report is intended to provide the City of Fontana (City) and applicant with information necessary to assess impacts to biological resources under the California Environmental Quality Act.

PROJECT LOCATION

The project site is located at the northwestern corner of the intersection of Slover Avenue and Cypress Avenue in the City (Figures 1 and 2). An approximately 30.1-acre site was analyzed that encompasses the entire area of proposed re-development activities.

PROJECT DESCRIPTION

The project would result in the re-development of the subject property for use as a warehouse distribution building with approximately 625,460 square feet of building area. The project would include a cargo loading area (within an enclosed truck court with loading docks on the east and west sides of the proposed building), parking areas, landscaping, signage, and lighting.

METHODS

Literature Review

Prior to conducting the biological fieldwork, background research was conducted to obtain information on the existing biological conditions within the project vicinity. Background research included a review of current local, state, and federal regulations, historical and current aerial photographs, USGS topographic maps, U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soil survey maps, the National Hydrography Dataset, and National Wetlands Inventory.

A review of the California Natural Diversity Data Base (CNDDB) was performed to identify sensitive biological resources known from the proposed project vicinity. The CNDDB, which is administered by the California Department of Fish and Wildlife (CDFW), provides an inventory of vegetation communities, plant species, and wildlife species that are considered sensitive by state and federal resource agencies, academic institutions, and other conservation groups. Historical occurrences of sensitive species from the proposed project vicinity were used to determine species with a potential to occur within and adjacent to the proposed project area.

Vegetation Mapping

Biologist Brian Leatherman conducted the first site visit on May 22, 2020 to identify and map existing biological resources on the site, which at that time was approximately 10 acres in size. Since the site was subsequently expanded, Mr. Leatherman conducted a second site visit on April 7, 2021 to identify and map existing biological resources within the new site boundaries. A third site visit was conducted on July 28, 2021 following an additional site expansion to its current size. The site was walked; plant and animal species observed/detected were recorded (Attachments A and B); and representative site photographs were taken (Attachment C and Figure 3).

Sensitive Plants

The CNDDB database search did not identify any sensitive plant species reported on site or within the project vicinity. Sensitive plants were searched for during the site visits; a focused sensitive plant survey was not considered necessary.

Burrowing Owl Habitat Assessment

During the field visits the site was evaluated for the potential to support the burrowing owl (*Athene cunicularia*; federal Bird of Conservation Concern and State Species of Special Concern) according to the survey methods in the Staff Report on Burrowing Owl Mitigation (California Department of Fish and Game 2012). The entire site was surveyed for burrowing owl habitat characteristics including potential burrows or perches, excavated soil, whitewash (excrement), castings (pellets), and/or feathers. Burrowing owls are known to occupy California ground squirrel (*Otospermophilus beecheyi*) burrows; therefore, particular attention was paid to any areas along fence lines, or other locations where squirrels were likely to occur. Dirt/debris piles and adjacent manufactured slopes also were carefully examined as these sites can often provide cavities that can support the species. The determination of owl presence was made by direct owl observation or by owl signs such as, but not necessarily limited to, excavated soil, whitewash (excrement), castings (pellets), and/or feathers.

Riparian/Riverine and Vernal Pool Resources

The National Hydrography Dataset and National Wetlands Inventory did not return results for any drainage features, vernal pools, or wetlands on site or in the site vicinity. During the site visits, the site was inspected for Riparian/Riverine and Vernal Pool Resources, as well as any features that have potential to be considered Waters of the U.S. (WUS) or Waters of the State (WS) under the jurisdiction of the U.S. Army Corps of Engineers (Corps) and/or CDFW, respectively.

RESULTS

Physical Description and Land Use

The site is essentially level with elevations ranging from approximately 1,080 to 1,100 feet above mean sea level. Soil on site consists of Tujunga loamy sand (0-5 percent slopes). The site is essentially entirely developed and completely surrounded by developed areas. There are no wildlife corridors or designated environmental preserve areas on or adjacent to the site. Additionally, there are no drainage features, ponding areas, or wetland/riparian resources within or adjacent to the site.

Vegetation Communities and Land Cover Types

One vegetation community and three land cover type are present on site: non-native grassland, agriculture (olive grove), disturbed habitat, and developed, respectively (Table 1; Figure 3).

Table 1 EXISTING VEGETATION COMMUNITIES AND LAND COVER TYPES ON SITE	
Vegetation Communities	Acres
Non-native Grassland	2.4
Agriculture-Olive Grove	1.3
Disturbed Habitat	1.1
Developed	25.3
TOTAL	30.1

Non-native grassland is present in the east-central portion of the site. This community is comprised of non-native grasses (wild oats [*Avena* sp.] and ripgut grass [*Bromus diandrus*]). Non-native grassland is not considered sensitive.

An olive grove is located in the west-central portion of the site and is considered an active agriculture area. This area is not sensitive.

Disturbed habitat in the northeastern portion of the site has been cleared, leveled, graveled, and been under active uses. The area is sparsely vegetated with non-native species. Disturbed habitat is not sensitive.

The remainder of the site area is developed, which is a constructed land cover type characterized by residences, parking areas, pavement, structures, and storage areas. Developed is not sensitive.

Burrowing Owl Habitat Assessment

No burrowing owl sign/evidence was observed on the site. While there is a small area of non-native grassland present on the site, it does not exhibit suitable characteristics for the burrowing owl to be present. Additionally, no ground squirrels or burrows were observed on the site with the potential to support the burrowing owl. Finally, the site is surrounded by development and not adjacent to any known areas that support the burrowing owl. As such, the site is not considered suitable for the species, and a focused survey is not warranted.

Riparian/Riverine and Vernal Pool Resources

There are no riparian/riverine communities, vernal pools, or potential WUS or WS located on the site. The property is essentially flat and does not support any aquatic features necessary for the development of these resources.

Sensitive Plant Species

Plant species observed on site consist primarily of non-native (including ornamental) species. No sensitive plant species were observed on site, and none is anticipated to occur given the developed/disturbed condition of the site.

Sensitive Animal Species

No sensitive animal species were observed or detected on site during the site visits, and none is anticipated to occur given its developed/disturbed nature. One federal endangered species, Delhi sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*), was reported to the CNDDDB in the site vicinity. The Delhi sands flower-loving fly, however, occurs in association with Delhi sands soils, which are not present on site.

Nesting Birds

The federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (sections 3503 and 3513) provide for protection of birds during the avian nesting season. While there were no nests observed, birds could build nests on site.

PROJECT IMPACTS

The entire site would be impacted to implement the project.

Vegetation Communities and Land Cover Types

The project would impact non-native grassland, disturbed habitat, agriculture-olive grove, and developed, none of which is considered sensitive. Therefore, no significant impacts to vegetation communities and land cover types would occur.

Sensitive Plant Species

No sensitive plant species occur on site; therefore, no impacts to sensitive plant species would occur.

Sensitive Animal Species

The site has little to no potential to support sensitive animal species, including the burrowing owl; therefore, no impacts to sensitive animal species would occur.

Nesting Birds

If project construction is to occur during the avian nesting season (February 15 – September 1), significant impacts to nesting birds could occur. Therefore, a pre-construction nesting bird survey should be conducted by a qualified biologist to ensure that no impacts to nesting birds occur.

The nesting bird survey should be completed within three days prior to the commencement of construction. If active nests are found, they should be avoided, and appropriate no-impact buffer zones should be established and maintained/monitored until after the young have fledged and are no longer dependent on the nest as determined by a qualified biologist.

Jurisdictional Areas (Corps, CDFW, and RWQCB)

No wetland, riparian, or drainage areas occur on site that would be considered jurisdictional by the regulatory agencies. Therefore, no impacts would occur to jurisdictional areas, and the project would not require Corps, CDFW, or RWQCB permits.

Wildlife Corridors

No local or regional wildlife corridors are present within or adjacent to the project site; therefore, no permanent or temporary impacts to wildlife movement would occur.

CONCLUSION

The project site is almost entirely developed/disturbed and is surrounded by development. The project would not impact any sensitive vegetation community or land cover type. In addition, no sensitive plant or animal species are anticipated to occur on site based on the site's condition and historical records. The only potential impact would be to nesting birds should construction occur during the avian nesting season (February 15 – September 1). Implementation of the pre-construction nesting bird survey and maintaining/monitoring appropriate no-impact nest buffer zones would reduce this potential impact to a less-than-significant level. As such, the project would not result in significant impacts to sensitive biological resources.

Please contact me if you have any questions regarding this letter report.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Mason", is written over a light gray rectangular background.

Greg Mason
Senior Biologist

Reference:

California Department of Fish and Game. 2012. Staff Report on Burrowing Owl Mitigation. March 7.

Enclosures:

Figure 1 – Regional Location

Figure 2 – Project Location

Figure 3 – Biological Resources

A – Plant Species Observed

B – Animal Species Observed or Detected

C – Representative Photographs

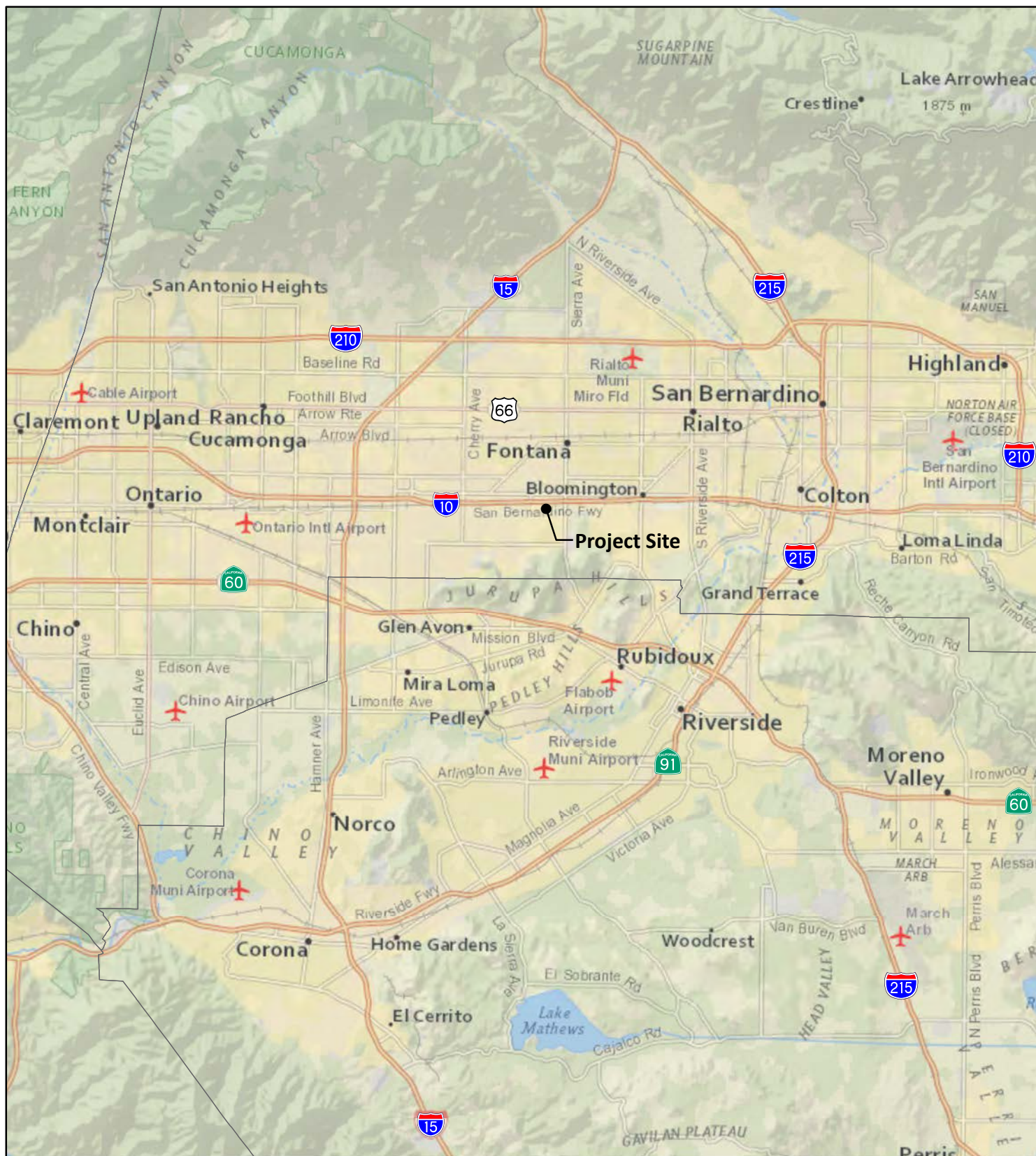
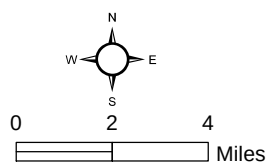


Figure 1

Regional Location

SLOVER AVENUE & CYPRESS AVENUE
FONTANA, CA



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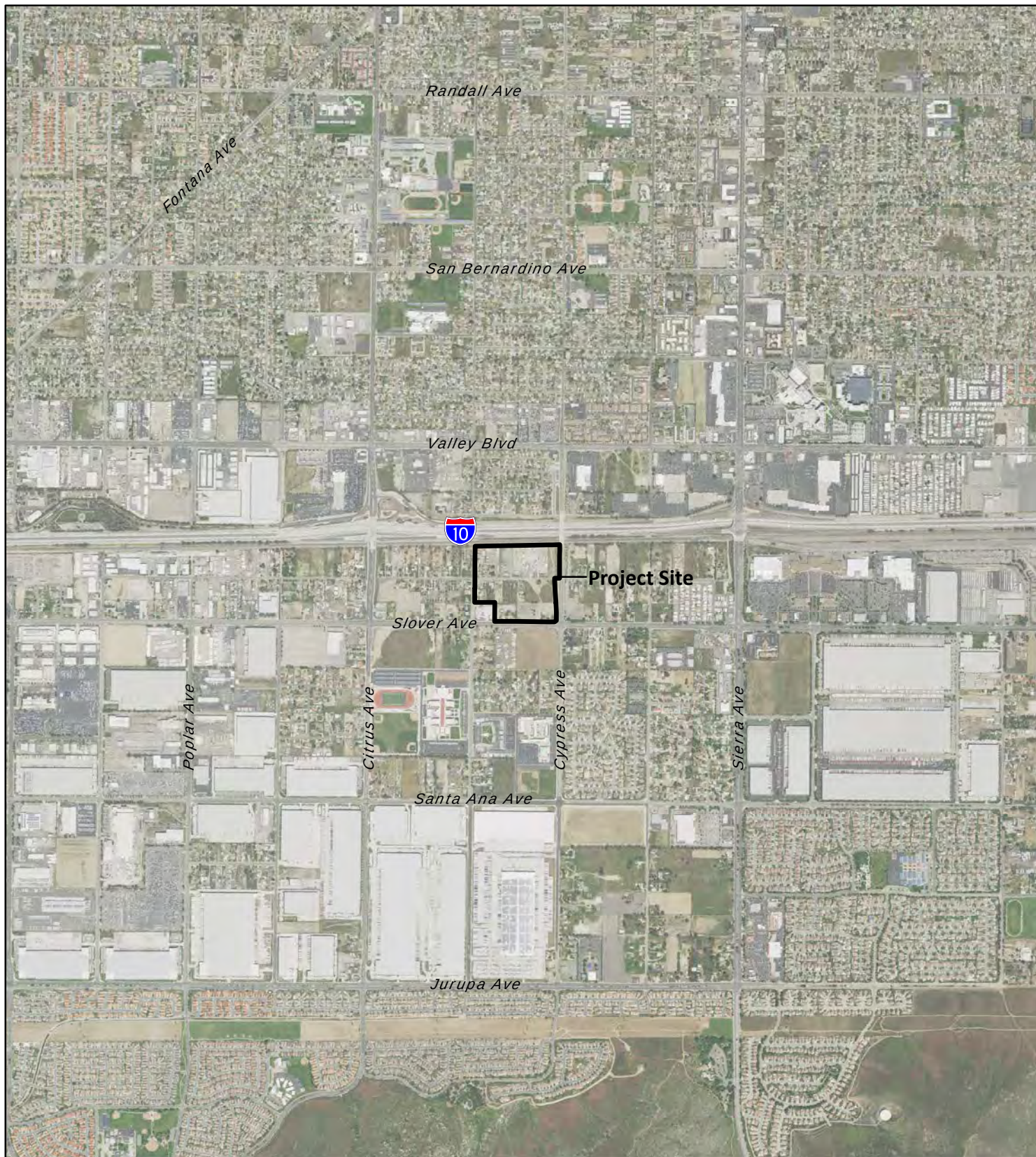
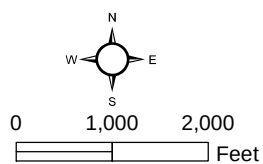


Figure 2

Project Location

SLOVER AVENUE & CYPRESS AVENUE
FONTANA, CA



 **ALDEN**
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○ Project Boundary

○➔ Photo Location

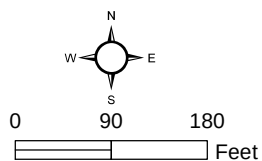
Vegetation

Non-native Grassland

Disturbed Habitat

Agriculture - Olive Grove

Developed



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Figure 3

Biological Resources

SLOVER AVENUE & CYPRESS AVENUE
FONTANA, CA

ATTACHMENT A
PLANT SPECIES OBSERVED

FAMILY	SCIENTIFIC NAME	COMMON NAME
Anacardiaceae	<i>Schinus molle</i>	Peruvian pepper tree ¹
Aracaceae	<i>Washingtonia filifera</i>	California fan palm
Asteraceae	<i>Heterotheca grandiflora</i>	telegraph weed
	<i>Erigeron canadensis</i>	common horseweed
	<i>Lactuca serriola</i>	wild lettuce ¹
	<i>Baccharis salicifolia</i> ssp. <i>salicifolia</i>	mule fat
	<i>Sonchus oleraceus</i>	common sow thistle ¹
	<i>Ambrosia acanthicarpa</i>	annual bur-sage
	<i>Verbesina encelioides</i>	golden crownbeard ¹
Boraginaceae	<i>Amsinckia menziesii</i>	rigid fiddleneck
	<i>Pectocarya linearis</i> ssp. <i>ferocula</i>	slender pectocarya
	<i>Plagiobothrys</i> sp.	popcorn flower
Brassicaceae	<i>Hirschfeldia incana</i>	shortpod mustard ¹
	<i>Sisymbrium orientale</i>	hare's ear cabbage ¹
Caryophyllaceae	<i>Polycarpon tetraphyllum</i>	fourleaf manyseed ¹
Cactaceae	<i>Opuntia ficus-indicus</i>	tuna cactus ¹
Chenopodiaceae	<i>Chenopodium album</i>	lamb's quarters ¹
	<i>Salsola tragus</i>	Russian thistle ¹
Crassulaceae	<i>Crassula connata</i>	pygmy-weed
	<i>Acmispon americanus</i> var. <i>americanus</i>	Spanish
Fabaceae	<i>Lupinus bicolor</i>	lupine
Ficeae	<i>Ficus benjamina</i>	fig tree ¹
Geraniaceae	<i>Erodium cicutarium</i>	filaree ¹
	<i>Erodium botrys</i>	long-beak filaree ¹
Lythraceae	<i>Punica granatum</i>	Pomegranate ¹
Malvaceae	<i>Malva parviflora</i>	cheeseweed ¹
Moraceae	<i>Morus Alba</i>	white mulberry ¹
Myrtaceae	<i>Eucalyptus</i> sp.	eucalyptus
Oleaceae	<i>Olea europaea</i>	olive
Onagraceae	<i>Camissonia</i> sp.	suncup
Papaveraceae	<i>Eschscholzia californica</i>	California poppy
Pinaceae	<i>Pinus</i> sp.	Pine ¹
Poaceae	<i>Arundo donax</i> ¹	giant reed
	<i>Avena barbata</i>	wild oats ¹
	<i>Bromus diandrus</i>	ripgut grass ¹
	<i>Digitaria</i> sp.	crabgrass ¹
	<i>Schismus barbatus</i>	Mediterranean grass ¹
	<i>Hordeum murinum</i> var. <i>leporinum</i>	hare barley ¹
Polygonaceae	<i>Rumex hymenosepalus</i>	wild-rhubarb ¹

ATTACHMENT A (cont.)
PLANT SPECIES OBSERVED

FAMILY	SCIENTIFIC NAME	COMMON NAME
Rutaceae	<i>Citrus sinensis</i>	orange ¹
Simaroubaceae	<i>Ailanthus altissima</i>	tree of heaven ¹
Solanaceae	<i>Solanum americanum</i>	white nightshade
Ulmaceae	<i>Ulmus chinensis</i>	Chinese elm ¹
Vitaceae	<i>Vitus</i> sp.	grape ¹
Zygophyllaceae	<i>Tribulus terrestris</i>	puncture vine ¹

¹Non-native species

ATTACHMENT B
ANIMAL SPECIES OBSERVED OR DETECTED

SCIENTIFIC NAME	COMMON NAME
<u>Reptiles</u>	
Phrynosomatidae	
<i>Uta stansburiana</i>	side-blotched lizard
<u>Birds</u>	
Aegithalidae	
<i>Psaltiriparus minimus</i>	bushtit
Charadriidae	
<i>Charadrius vociferus</i>	killdeer
Columbidae	
<i>Streptopelia decaocto</i>	Eurasian collared dove
<i>Zenaida macroura</i>	mourning dove
Corvidae	
<i>Aphelocoma californica</i>	scrub jay
<i>Corvus brachyrhynchos</i>	American crow
<i>Corvus corax</i>	common raven
Fringillidae	
<i>Haemorhous mexicanus</i>	house finch
Mimidae	
<i>Mimus polyglottos</i>	northern mockingbird
Passeridae	
<i>Passer domesticus</i>	house sparrow
Passeriformes	
<i>Tyrannus vociferans</i>	Cassin's Kingbird
Sturnidae	
<i>Sturnus vulgaris</i>	European starling
Trochilidae	
<i>Calypte anna</i>	Anna's hummingbird
<u>Mammals</u>	
Felidae	
<i>Felis catus</i>	feral cat
Didelphidae	
<i>Didelphis marsupialis</i>	opossum (dead)
Leporidae	
<i>Oryctolagus cuniculus domesticus</i>	domestic rabbit
Geomyidae	
<i>Thomomys bottae</i>	Botta's pocket gopher

Representative Photographs



Photo Point 1



Photo Point 2



Photo Point 3



Photo Point 4



Photo Point 5



Photo Point 6



Photo Point 7



Photo Point 8



Photo Point 9



Photo Point 10



Photo Point 11



Photo Point 12



Photo Point 13



Photo Point 14



Photo Point 15



Photo Point 16



Photo Point 17



Photo Point 18



Photo Point 19



Photo Point 20



Photo Point 21



Photo Point 22



Photo Point 23



Photo Point 24



Photo Point 25



Photo Point 26



Photo Point 27



Photo Point 28



Photo Point 29