

Appendix C

Biological Resources Technical Report



**BIOLOGICAL RESOURCES TECHNICAL REPORT
ETIWANDA COMMERCE CENTER PROJECT
BLACK CREEK INDUSTRIAL ACQUISITIONS LLC
RANCHO CUCAMONGA**

**8996 ETIWANDA AVENUE
RANCHO CUCAMONGA, CA 91739**

PROJECT NO.: 24001666.002A

MARCH 22, 2024

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A Report Prepared for:

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BIOLOGICAL RESOURCES TECHNICAL REPORT

ETIWANDA COMMERCE CENTER PROJECT

8996 ETIWANDA AVENUE, RANCHO CUCAMONGA, CA 91739

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EXECUTIVE SUMMARY

The property is the site of a proposed warehouse development project in which five commercial warehouses will be constructed. The entire 64-acre property is expected to be developed. The project site is located in an urban, industrial area of Rancho Cucamonga, CA. The property has been developed for commercial and industrial uses for several decades. Most recently, the property was the site of an electric power generating facility. Most structures on the property have been removed as of May 2023, leaving behind bare ground, asphalt surfacing, a drainage channel, ruderal and scrub vegetation.

A pedestrian survey was conducted by Kleinfelder biologists on August 8, 2023. Any identifying signs of habitat utilization by common, special-status, and sensitive wildlife species were recorded. All wildlife species observed, including their signs (e.g., scat, tracks, feathers, burrows), were also recorded. No sensitive species were observed during this or previous biological surveys. Natural habitat on the Site and in 200-foot buffer is limited. There are few opportunities for recruitment to the Site as the surrounding areas are highly developed and several major throughfares run near the property.

The Site is primarily composed of denuded bare ground, ruderal areas, and two large above ground storage tanks within asphalt surface containment. The soils are generally composed of fine sand and loam, with some areas being more gravelly as a result of demolished concrete and asphalt that have been mixed into the soil. The vegetation is primarily ruderal. The rest of the vegetation on Site is composed of ornamental trees on the eastern side of the Study Area, a small scale broom scrub habitat in the northwestern corner, and riparian shrubs at the center of the northern border of the Property. Ruderal species are growing around the water feature, depressions, and eastern and western borders of the Site. Ornamental vegetation is limited to tall, non-native trees that have been planted as windrows and landscaping along Etiwanda Avenue. Two small areas of riparian shrubs are found at the northern end of the drainage feature and in the retention basin in the neighboring property to the north. Leaf litter, thatch, logs, dead trees, are not present on Site. Large debris (pipes, rocks) are present near the northwestern fence line, which may serve as habitat for wildlife. A water of the State feature transects the property from North to South in the central portion. This dry drainage portrays indications of water flow in the channel bottom, a bed, and bank features. Water passing through the drainage channel leads to a retention basin south of the property and does not have any upstream or downstream surface connections to jurisdictional features.

Eight special-status plant species and 16 special-status wildlife species were determined to have potential to occur in the Study Area based on nearby observations reported in publicly available databases and an assessment of the habitat existing on site. Plummer's mariposa-lily (*Calochortus plummerae*), Mesa horkelia (*Horkelia cuneata* var. *puberula*), Parry's spineflower (*Chorizanthe parryi* var. *parryi*), White rabbit-tobacco (*Pseudognaphalium leucocephalum*), and Brand's star phacelia (*Phacelia stellaris*) rely on rocky, gravelly, or sandy soils, which are abundant on the Property. These species are more likely to occur in the northwestern portion of the site is where a small community of scale broom scrub is present. Species that require moist soils are most likely to be found along the drainage channel and the depressions left behind from previous developments. These species are Paniculate tarplant (*Deinandra paniculata*), California muhly (*Muhlenbergia californica*), and San Bernardino aster (*Symphotrichum defoliatum*).

The Crotch's bumble bee (*Bombus crotchii*) may use the northern portion of the site or the drainage channel where habitat is composed of a mixture of shrubs and open habitat, consistent with habitats that this species relies on. This species' preferred vegetation for foraging is not present on site. The Delhi Sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*) have potential to occur in the northern portion of the site or along the drainage channel where vegetation and indicator species for this species (California buckwheat and telegraph weed) occur. If present, this species would be present for foraging only as requisite and indicator soil types for Delhi sands flower-loving fly habitation are not present. The species' four indicator vegetative species are present on site.

The California glossy snake (*Arizona elegans occidentalis*) may be found on the Site as suitable loose soils and open patches surrounded by denser vegetation are present. The coast horned lizard (*Phrynosoma blainvillii*) may be found on the property as loose sandy soils and low vegetation are present, although food sources are limited.

Potential nesting sites for burrowing owls (*Athene cunicularia*) are present on the western side of the property and near the culvert to the north. Cooper's hawks (*Accipiter cooperii*) and white-tailed kites (*Elanus leucurus*) may overfly the property to forage or nest in the tall trees on the eastern side of the Study Area. Cooper's hawks are common in parks and suburban neighborhoods, while white-tailed kites forage in grasslands or fields. The nearby agricultural lands, parks, residential areas, and natural open areas surrounding the Day Creek and Etiwanda Creek may attract these birds to this area. The loggerhead shrike (*Lanius ludovicianus*) may also occur near the eastern borders of the property, which offers the tall trees and bare ground or low vegetation that this species relies on. The California horned lark (*Eremophila alpestris actia*) may be found throughout the Site, as this species is commonly found on bare ground and open habitats with short vegetation.

The San Bernardino kangaroo rat (*Dipodomys merriami parvus*), Northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*), Stephens' kangaroo rat (*Dipodomys stephensi*), San Diego desert woodrat (*Neotoma lepida intermedia*), and Los Angeles pocket mouse (*Perognathus longimembris brevinasus*) may be found in the northwestern portion of the site where scale broom scrub is present or in the drainage channel. The soils on Site are loose, sandy and gravelly, ideal for these species to burrow. Annual forbs and grasses are present throughout the site, providing suitable vegetation and cover. The San Diego black-tailed jackrabbit (*Lepus californicus bennettii*) may occur on the property and take cover below shrubs. The western yellow bat (*Lasiurus xanthinus*) may be found roosting in trees and foraging near the water retention basin to the north. The western mastiff bat (*Eumops perotis californicus*) may roost in crevices in neighboring buildings. Suitable foraging habitat consists of extensive open areas, which the Study Area provides.

The proposed project will develop the entire property, eliminating nearly all habitat for common or sensitive species. All trees and shrubs on the property will be removed for this project, eliminating any existing nesting, roosting, or perching sites. The drainage channel will be removed for this development, resulting in the removal of 1.75 acres of waters of the state. Approximately 1.25 acres of scale broom scrub will be removed from the northwestern portion of the site. Debris piles and large rocks will be removed from the western portion of the Site, eliminating potential refugia.

Potential impacts to common, sensitive, and special-status wildlife species could be caused by heavy equipment operation, excavation, tree removal, associated noise, and pedestrian and vehicular traffic. Heavy equipment may disrupt or destroy nests and burrows and injure or kill wildlife present on site. Any species using the site may be directly impacted by construction efforts by being excluded from burrows or territories. Potential impacts to botanical resources could be caused by heavy equipment operation, excavation, and vehicular traffic. The entire property is expected to be developed, eliminating nearly all habitat for plant or wildlife species.

No critical habitat or sensitive vegetation communities are expected to be directly impacted. Of the sensitive plant species that have potential to occur, none were observed in the Study Area. While appropriate soils for several species are abundant on site, the ground has been heavily disturbed since 1985 and the plant communities these species are typically a part of are not present on site. No native trees will be removed for the proposed project. No wildlife corridors or migration routes will be impacted by the project. No wetlands or jurisdictional water features occur within the Study Area.

1 INTRODUCTION

Kleinfelder, Inc. (KLF) has prepared this biological resources technical report at the request of Black Creek Industrial Acquisitions LLC for an approximately 64-acre property located at 8996 Etiwanda Avenue, Rancho Cucamonga, California. The property encompasses Assessor's Parcel Number (APN) 0229-283-79. For the purposes of this report, the Study Area comprises this property and a 200-foot buffer. The property is the site of a proposed distribution warehouse development, the Etiwanda Commerce Center Project, in which the entire property will be developed. The development includes five warehouse buildings, ancillary truck loading bays, vehicle and trailer parking areas, and paved access roads. The site has been used for agricultural and industrial purposes since 1938. The Study Area is in a highly industrialized area within the incorporated City of Rancho Cucamonga. As of May 2023, all major structures on site have been demolished and the property mainly consists of bare ground, asphalt pavement or concrete surfacing, and ruderal vegetation. Natural communities present can be described as developed, disturbed, and ruderal. "Natural" habitat remaining at the Site occurs in pockets, including a drainage feature and formerly developed areas.

At the request of the City of Rancho Cucamonga, Ascent Environmental, Inc. (Ascent) is completing an environmental assessment of the proposed project following the California Environmental Quality Act (CEQA) guidelines. Through its partnership with Ascent, KLF is preparing technical reports supporting the environmental analysis.

The purpose of this report is to address the potential for and, if present, the location of sensitive or special-status biological resources within the Study Area, identify biological constraints to future development, and recommend mitigation measures, where necessary. This report has been prepared to provide sufficient information for an informed biological analysis as per CEQA guidelines.

2 BACKGROUND

The property is the site of a decommissioned former electric power generating facility, the Etiwanda Generating Station. GenOn operated this facility until June 28, 2018. The project site has been developed since at least 1938, when it first was used as agricultural land. In 1951, the site was converted to an electric power generating facility. Buildings were added to the property, including boilers for steam generation, steel storage tanks for petroleum products, retention basins, large cooling towers, various mechanical equipment, and buildings used for administration and control operations. Two of the basins were added to the southwest portion of the site in 1952, and a boiler chemical cleaning basin was added in 1979 to the southeast corner of the property. By 1970, the site contained five process units that were responsible for producing electricity from fuel. Units 1 and 2, located in the eastern central area of the site, began operations in 1953. Units 3 and 4 began operations in 1963 and were built to the west of Unit 2. Unit 5 began operations in 1970 and was located southeast of Unit 1, near the entrance from Etiwanda Avenue. During this time, cooling towers were added to the property. A row of four cooling towers was added to the western side of the property and two cooling towers were built along the northern border of the site, near the railway. Units 1, 2, and 5 were decommissioned in 2003, and all power generating operations ceased in June 2018 when units 3 and 4 were decommissioned. Two large aboveground storage tanks have been present in the southwestern corner of the property since at least 1985 and still remain on site. Formerly stormwater runoff from neighboring properties north of the railroad tracks was directed to two north-south conveyances, an unlined surface channel named the Chadwick Channel, and a 30-inch storm drainpipe. The channel entered the property between the two cooling towers located along the northern border of the property. The channel runs southwest through the property and terminates at an off-site retention basin south of the property. The drainpipe entered the site at the northeastern side of the property and exited near the southwest corner. This drainpipe had been removed from the property.

The site was first owned and operated by SoCal Edison (SCE) until 1998 when Alta Power Generation LLC, a predecessor of GenOn, purchased the facility. When the facility was operational, around 80 percent the site was developed with pavement, gravel, or buildings, with the remaining 20 percent being undeveloped vegetated open space.

2.1 PROJECT DESCRIPTION

The following project description is developed from the Notice of Preparation (NOP). The project site is located at 8996 Etiwanda Avenue in the City of Rancho Cucamonga. The project site is identified by the APN 0229-283-79 and includes approximately 2,787,840 square feet of lot area (approximately 64 acres). The project site is bounded by the Atchison Topeka and Santa Fe Railway (AT/SF Railway) to the north, Etiwanda Avenue to the east, and industrial land uses to the south and west. The project site is located

within the Industrial Employment District of the City and is zoned Industrial Employment (IE) and Flood Control/Utility Corridor. The proposed project’s regional setting and vicinity are shown on Figures 1 and 2, respectively.

Black Creek Industrial Acquisitions LLC is proposing to develop the project site which would include the site clearing and grading of the project site and the construction, use, and maintenance of five new buildings for general warehouse space, office space, loading docks for truck trailers, and include 729 automobile parking spaces and 211 truck trailer parking spaces. The proposed project would also include water quality basins, utility infrastructure, exterior lighting and signage, and approximately 16 percent landscape coverage. Vehicle access to the project site would be provided by public roadway connections from Etiwanda Avenue and Napa Street and by the vehicular circulation system to be constructed as part of the proposed project. In total, the proposed project would introduce 1,214,131 gross square feet of new building floor area.

Table 1 provides a summary of proposed building square footage and parking stalls for the proposed project.

Table 1 Proposed Building Square Footage and Parking

Building Number	Warehouse (sf)	Office (sf)	Total Building/Lot (sf)	Automobile Parking Stalls ¹		Trailer Parking Stalls ²	
				Required	Provided	Required	Provided
1	578,741	25,000	603,741	265	259	114	117
2	122,343	10,000	132,343	91	126	19	20
3	239,245	10,000	249,245	120	186	31	33
4	159,559	10,000	169,559	100	100	30	35
5	54,243	5,000	59,243	54	58	6	6
Total	1,154,131	60,000	1,214,131	630	729	200	211

Notes:

¹Generation rate for warehouse and office parking per RCMC requirements in Chapter 17.46 Parking and Loading Standards, Section 17.64.050, Number of Parking Spaces Required, Table 17.64.050-1, Parking Requirements by Land Use.

²Generation rates for warehouse truck trailer parking per RCMC requirements in Section 17.64.100 D.1, Trailer Parking Required. No truck trailer parking is required for office space.

sf = square feet

Source: RGA Office of Architectural Design, October 21, 2021.

Each warehouse will include an administrative office space, a mezzanine, standard truck trailer loading docks, and dock-high doors. Buildings 2 and 5 will occupy the eastern portion of the Site, abutting Etiwanda Avenue. Building 1, the largest warehouse, will occupy the center of the Property, while buildings 3 and 4 will occupy the western part of the Site. The buildings will be surrounded by asphaltic concrete pavements in the parking and drive lanes.

Building 1 is projected to be 583,741 sq. ft. and located at the center of the Property. Truck trailer parking areas and dock-high doors will be added to the northern and southern sides of the warehouse. These

areas will be enclosed by an 8-foot-tall fence and gates for access on the eastern and western sides. Standard parking stalls will be added along the eastern and western side of the warehouse. The building will be surrounded on all sides by the new street network. Four driveways will provide access to the parking areas—two along the eastern side and two along the western side.

Building 2 is located in the northeastern corner of the Property. The warehouse footprint is 127,343 sq. ft. Standard parking stalls will be added around the building to the north and south, with a gated truck trailer parking area to the east along Etiwanda Avenue. Two driveways will be added to the north and southwest, providing access to the building from the new roads.

Building 3 will occupy the northwestern side of the Property. The building will measure 244,245 sq. ft. with standard parking stalls surrounding nearly the entire construction. Gated truck trailer parking will be added to the southern end. Two driveways along the eastern side of the parking lot provide access to the parking lots and warehouse.

Building 4 will occupy the southwestern end of the Property. The footprint of this warehouse is 164,559 sq. ft. Gated truck trailer parking will be constructed to the south, with standard parking lining the building to the east and west. The building is accessible from the southeast or through the western parking lot connected to Building 3.

Building 5, the smallest building, measuring 56,743 sq. ft. will be built in the southeastern corner. A gated truck trailer parking area will be added along the eastern side of the building, while standard parking stalls will be added to the north and south. Two driveways along the north and south provide access to the parking areas and warehouse.

The types of tenants that would occupy the proposed buildings and the resulting business activities that would be conducted are not known at this time. For the purpose of evaluating the proposed project's environmental effects in the Draft EIR, the proposed buildings will be assumed to be used as General Warehouse, High-Cube Fulfillment Center (non-sorting), and High-Cube Cold Storage Warehouse. The proposed project will require approval of the following applications from the City: design review, tentative and final parcel map, conditional use permit, zoning map amendment, and master plan.

2.2 PROJECT LOCATION

The project site is located at 8996 Etiwanda Avenue, Rancho Cucamonga, CA 91739. The site is generally located 1.41 miles north of Interstate 10, 0.62 miles east of Interstate 15, 3.02 miles south of State Route 210 and abuts Etiwanda Avenue to the east in the City of Rancho Cucamonga, California. The site is depicted on the Guasti quadrangle of the United States Geological Survey's (USGS) 7.5-minute map series

within Section 8 and Section 17 of Township 1 South, Range 6 West. The location of the site can be found on the Site Location Map in Figure 1 of this report.

The area surrounding the property is developed as high intensity industrial and commercial with large buildings, roads, and highways and very few natural or undisturbed spaces. Warehouses, industrial facilities, commercial buildings, and residential neighborhoods surround the property, as well as major roadways, including a highway less than one mile from the property.

The site is bounded to the north by the Atchison Topeka and Santa Fe railroad, currently active and operated by BNSF/Metrolink. Beyond the railroad are Central Transport and Goodman Logistics warehouses, as well as a recently-demolished site which was previously the site of a CMC steel manufacturing plant. Further north are more warehouses, commercial and industrial businesses and associated parking lots, and a large residential area extending up to the base of the San Bernardino Mountains. The Interstate 15 and State Route 210 and several other major throughfares cut through the city in this area. The Etiwanda Creek and Day Creek run north to south through this area as well, taking source north of the property in the San Gabriel Mountains. Approximately 4.0 miles north of the Property, natural open spaces become abundant where the city approaches the mountains.

To the east, the site is bordered by Etiwanda Avenue. The Etiwanda Creek channel runs north to south roughly 600 feet east of the property. The creek is surrounded by a natural area vegetated with annuals and shrubs. The northeastern side of the property is separated from this natural area by an industrial storage yard while the southeastern side gives directly onto the creek's natural space and is only separated by Etiwanda Avenue. Southeast of the property, beyond the creek, is a heavily industrialized area. An expanse of nearly 15 sq. mi. is developed as large commercial warehousing, storage yards, trailer truck lots, other industrial uses. Beyond this is a residential area and the undeveloped Jurupa Hills. Interstate 10 runs through this area. East of the property is an automobile speedway racing track. Beyond the track to the east and northeast is a primarily residential area with some commercial and industrial areas dotted throughout.

Directly south of the property is a SoCal Edison electrical substation and switchyard, two 6- and 12-acre open, undeveloped areas, an Inland Empire Utilities Agency water treatment plant, an Inland Empire Regional Composting Authority composting facility, and the San Bernardino County West Valley detention center and probation office. Beyond these facilities is a densely developed and industrialized area continuing south for nearly 6 miles, developed with numerous warehouses, large commercial buildings, and storage yards. Interstate 15 and Interstate 10 are routed through this area. The Etiwanda Creek runs diagonally northeast to southwest through this industrial area. The creek is bordered by an undeveloped strip of land approximately 350 feet wide along its entire course. The Day Creek runs north to south

through this area as well. This creek is also bordered by an undeveloped, natural 300-foot-wide strip of land along most of its course.

To the west, the property is bounded by a SoCal Edison electrical substation, an O'Neill Logistics warehouse, and open, undeveloped areas between these buildings. The Day Creek runs southward 0.50 miles west of the property. The creek channel is bordered by a strip of undeveloped, natural land. Interstate 15 is located west of the creek, just 0.62 miles from the property. Beyond the interstate is a mixed industrial, commercial, and residential area. The northwestern section is primarily residential, becoming more industrial to the southwest and close to the property, with large warehouses and commercial centers. Areas of undeveloped land are dotted throughout this region. The Ontario Mills, a large shopping mall, is located 1.5 miles southwest of the property. The Ontario International Airport is located 3.5 miles southwest of the property. Interstate 10 runs through this area, north of the airport.

2.3 ENVIRONMENTAL SETTING

The proposed project is located in Rancho Cucamonga, south of the foothills of the San Gabriel Mountains and Angeles National Forest in San Bernardino County, California. The site is located within the San Bernardino Valley, a large valley within Southern California at the southern base of the Transverse Ranges. The valley is bordered by the San Gabriel and San Bernardino Mountains to the north, the San Jacinto Mountains to the east, the Temescal Mountains and the Santa Ana Mountains to the south, and Pomona Valley to the west. Two drainage basins of the Santa Ana River are within San Bernardino Valley. The Santa Ana River is the major hydraulic feature of the valley draining surface flows from the surrounding mountain ranges and urban run-off to the Pacific Ocean. The Study Area lies within the Santa Ana watershed (HUC 180702030804).

The topography of the city slopes downward from the foothills in the north into the Santa Ana River. The San Bernardino valley is formed by a series of coalescing alluvial fans and is located along the northeastern portion of the Chino Subbasin within the Upper Santa Ana Valley Groundwater Basin. Rancho Cucamonga's climate is hot-summer Mediterranean, with hot, dry summers and most of the year's rainfall occurring in the winter.

The property is located near two riverine systems that run north to south in Rancho Cucamonga. To the east, 600 feet from the property, is the East Etiwanda Creek. To the west, the Day Creek is located 0.50 miles from the property.

The Etiwanda Creek runs parallel to Etiwanda Avenue and is an intermittent, seasonally flooded riverine system, classified as R4SBC by the National Wetlands Inventory (NWI). Etiwanda Creek drains runoff from the San Bernardino Mountains while heading south through Rancho Cucamonga, where it becomes

channelized. It flows south into Riverside County and then flows into the Santa Ana River. The creek supports alluvial, mixed scrub, and scale broom scrub habitat within 5 miles of the Study Area (Rancho Cucamonga 2020 General Plan). Due to the intermittent and seasonal nature of water flow, robust aquatic and riparian habitats are not expected. Along most of its course, the creek is bordered by undeveloped land, including the portion of the creek that runs closest to the Study Area. North of the Study Area, the creek supports alluvial habitat, although there is ruderal and ornamental vegetation nearby as well. East of the property, the Etiwanda Creek was previously bordered by a vineyard; however, the land has been largely fallow and undeveloped since at least 1994 according to aerial imagery. The creek provides alluvial habitat in this stretch as well. Ruderal forbs, grasses, and low shrubs are the dominant vegetation type closer to the avenue. These open areas likely provide shelter, foraging, and nesting/breeding resources for wildlife and provide an opportunity for them to move north and south through the city.

The Day Creek is a concrete-lined artificial drainage channel that is an intermittent and seasonally flooded riverine system classified as R4SBCr by NWI. The Day Creek collects runoff from Cucamonga Peak before running south through the Valley Region. It flows from an alluvial fan at the base of the San Bernardino Mountains before the creek passes through the City of Rancho Cucamonga. It is then channelized and runs through several basins as it runs south into Riverside County before flowing into the Santa Ana River. The Day Creek supports mixed scrub, scale broom scrub, and non-native grassland habitats within 5 miles of the Study Area according to the Rancho Cucamonga 2020 General Plan. The undeveloped Day Creek utility and flood control open space corridor which runs through Rancho Cucamonga is likely to facilitate wildlife movement from the mountains to the north of the city through the southern end of the city and may provide at a minimum a throughfare for wildlife, but it could provide additional resources. Due to the intermittent and seasonal nature of water flow, robust aquatic and riparian habitats are not expected. Scattered sycamores occur downstream in the various drainages and are included in the alluvial wash vegetation type. Day Creek and Etiwanda Creek were previously documented as containing southern sycamore-alder riparian woodland with a variety of species such as white alder (*Alnus rhombifolia*) and canyon live oak (*Quercus chrysolepis*). At least 5,000 acres of Riversidian Alluvial Fan Sage Scrub are present to the north within a 5-mile radius of the Study Area. The Day Creek runs through this habitat.

Few agricultural areas remain in Rancho Cucamonga, but a small number of parcels are still present throughout the city. The largest, used for row crops and orchards, is found about 2.75 miles northeast of the property at the junction of Interstate 15 and State Route 210. This 1.32-square-mile area has been used for agriculture since at least 1985. Less than a mile northwest of the Study Area, across Interstate 15, is a 12-acre plot used for row crops. A 19-acre orchard is located 0.50 miles south of the property, adjacent to the detention center.

The project site is located in an urban area with dense residential, commercial, and industrial developments. However, small parks, golf courses, and natural areas are dispersed throughout the city. The grass, trees, and ornamental vegetation in these areas can provide nesting, perching, and food resources to a variety of animal species. A small number of natural areas vegetated with mixed shrubs are dotted throughout the city as well. A 70-acre natural mixed scrub habitat is located 2.3 miles northwest of the property, providing habitat for a variety of native plants and wildlife. The Ontario International Airport is located 3.1 miles southwest of the Study Area and offers a large open grassy area. Although noise and light pollution are high, species that rely on grasses, low vegetation, and open land may find resources here.

Habitat conservation areas are located along the northern edge of the city at the base of the San Gabriel Mountains and protect habitats such as alluvial fan sage scrub, sycamore alluvial woodland, California walnut woodland, and freshwater marsh.

2.4 STUDY AREA DESCRIPTION

The study area includes the 64-acre property and a 200-foot buffer. The study area is generally flat, with a gradual slope to the south. The elevation on the property is between 1,090 to 1,130 feet above mean sea level (msl). Most of the property is undeveloped and composed of bare ground and asphalt pavement with some areas vegetated with low-growing annuals and shrubs. Tall trees are present to the east along Etiwanda Avenue. Two large storage tanks occupy the southwestern corner of the property. A small number of bollards are present on site. Chain-link fencing encloses the property. A stormwater drainage feature bisects the Site, flowing north to south through the center of the property.

Entering the property from the east through Etiwanda Avenue, a paved asphalt road that is a continuation of Napa Street allows for vehicular and pedestrian access. This road continues westward into the site for about a quarter of a mile. Part of the road is divided by a median where a dense patch of field mustard (*Brassica rapa*) has grown.

To the south of this road and along the southeastern border of the property is an open, loosely vegetated area. Ruderal species are growing throughout this section, including cowpen daisy (*Verbesina encelioides*), telegraph weed (*Heterotheca grandiflora*), Jersey cudweed (*Gnaphalium luteoalbum*), and Maltese star thistle (*Centaurea melitensis*). A depression is present at the southeastern corner of this section. The depression was the site of a concrete-lined water retention basin that was demolished and partially filled with natural soils. The depression was not holding water at the time of the site visit, and no hydrophytic species were present in or near the depression. Evidence of ponding or surface water retention was not observed in the depression.

A vegetated strip of land is located between the road and the switchyard south of the property. This area is sloped to the south with a slight depression along the center. No signs or sanding water or water flow were visible. Species present along this gravelly, sandy strip include turkey mullein (*Croton setiger*), cowpen daisy, telegraph weed, Jersey cudweed, and Maltese star thistle. This road branches off into a small number of paved roads heading south and west off the property. Near the south-center of the property, the road turns into a larger paved area that was previously used as a parking lot. Northeast of this section is another paved area where a building used to stand. All other roads and pavement have been removed from the site.

The northwestern section of the property is occupied by large, crushed concrete piles, discarded pipe, bare ground, and vegetation. The gravel piles cover an approximately 500-foot by 350-foot area. Two piles of coarser crushed concrete are also present and likely provide refuge to wildlife. These smaller piles are approximately 200 ft. by 50 ft., and 90 ft. by 70 ft. A graded depression was observed along one of these piles where cooling towers were previously located. No surface pooling or hydrophytic species were observed. A 150-foot-long pile of discarded concrete pipes is present near the western edge of the property. The remainder of this section is occupied by bare, uneven ground and vegetation. The areas of bare ground are composed of dry, fine sandy soil. Some areas are gravelly and rocky as well, likely from remnants of crushed asphalt and concrete. Equipment tracks were observed throughout this area. Vegetation is growing near the southern and western sides of this section. The most prevalent species present were telegraph weed, field mustard, tree tobacco (*Nicotiana glauca*), scale broom (*Lepidospartum squamatum*), California buckwheat (*Eriogonum fasciculatum*), Spanish false fleabane (*Pulicaria paludosa*), and sage brush (*Artemisia californica*). Similar vegetation is growing near the fence along the northern border of the property, as well as grasses including bunchgrasses, great brome (*Bromus diandrus*), and red brome (*Bromus madritensis ssp. rubens*).

The northeastern side of the property is vegetated with ruderal species. Soils in this area are fine sandy and gravelly. A depression was observed at the site of a previous cooling tower, east of the drainage channel. Temporary surface pooling was observed. A larger depression is present in the northeastern corner where a retention basin was recently removed. Temporary surface pooling was observed in the depression that remains. Ten-foot soil berms have been built up around this depression. Any linings have been removed, leaving a compacted native soil bed at the bottom of the basin. Upland and ruderal species were observed growing on banks, including field mustard, telegraph weed, California buckwheat, California croton (*Croton californicus*), Spanish false fleabane, and scale broom. No plants, including hydrophytic species, were observed growing at the bottom of this depression.

A shallow channel, Chadwick Channel, transects the Site originating from culvert outlets under the railroad discharging at the northern site boundary. The channel bottom is native soils and shallow (less than 12

inches deep) low flow channel along the center of the channel. Evidence of water flow is visible in the channel bottom through scour, deposition, and lack of vegetation. Vegetation along the flood plain and banks is primarily ruderal. The northern most portion of the channel, at the culvert outlets, is armored with large boulder rip rap. Flow direction is southward, passing over a paved site access road, and continuing off-site to a detention basin on the southern neighboring property. Based on the presence of a bed and bank, this feature is eligible to be considered a water of the state. This feature is discussed further in following sections of this technical report.

Ruderal vegetation is growing the undeveloped areas neighboring properties within the 200-foot Study Area buffer.

AQUATIC FEATURES

The drainage channel and retention basins in the Study Area are not listed by the National Wetlands Inventory (NWI). The water retention basin in the northeastern corner of the property is listed as PUBHx freshwater pond by the NWI. This basin has since been demolished. No current features on site are listed by the NWI. No National Hydrography Database (NHD) water flow features were identified in the Study Area. No current structures on site are listed by the NHD.

CHADWICK CHANNEL

The Chadwick Channel (Figure 2) is a manmade unlined rainwater drainage channel with natural, native soils. The drainage flows north to south through the center of the property, curving west near the northern border of the property. The channel collects and directs stormwater runoff to a retention basin south of the property. Rainwater from facilities north of the property is directed to the channel, which enters the property through a culvert that passes below the railroad tracks. The channel is six feet deep, 60 feet wide, and 0.25 miles long with a shallow sloped bank. Evidence of a small active channel was observed running down the center of the wash measuring 10 feet across and one foot deep. The channel was dry at the time of the site visit. Rows of piled riprap are placed across the channel as velocity reduction bars.

The channel was reportedly unvegetated in September 2020 according to the Phase 1 ESA from Path Forward Partners, Inc., but it was well vegetated at the time of the KLF site visit. Tree of heaven (*Ailanthus altissima*), mule fat (*Baccharis salicifolia*), oleander (*Nerium oleander*), and salt cedar (*Tamarix* sp.), tree tobacco, and bottlebrush (*Callistemon* sp.) were present in the channel, with the hydrophytic species concentrated in in the northern section. Annual forbs and grasses were present along the entire drainage, the most prevalent species being prickly lettuce (*Lactuca serriola*), telegraph weed, Spanish false fleabane,

flatspine bursage (*Ambrosia acanthicarpa*), Spanish clover (*Acmispon americanus*), Maltese star thistle, and field mustard.

RETENTION BASIN - NORTH

This basin is located near the center of the northern border of the Study Area, in the buffer area. This feature is designed as a collection point for stormwater runoff from the property north of the Site. The basin is 362 feet long and 70 feet wide. Aerial imagery shows the basin had been created by August 2019 and has held water in the winter and spring since then. It is a manmade structure with a natural, native soil bed. The slopes are protected with erosion control mats.

The basin was dry at the time of the field survey. The edges and slopes of this basin are vegetated with shrubs, primarily mule fat, willow (*Salix* sp.), and salt cedar, as well as annual forbs including telegraph weed and field mustard. Mule fat, willow and salt cedar are hydrophytic species that are typically found along stream banks or other water sources. Staining and debris along the slope indicate that standing water up to 5 feet deep was present in the basin this year following above-average rainfall. Although the natural soil bed and seasonal water provide adequate habitat for riparian species, the manmade nature of the basin and the stormwater retention function led to the conclusion that this basin does not constitute a wetland.

REGIONAL DRAINAGE - NORTH

This regional drainage is located near the center of the northern border of the Study Area, east of the retention basin. This feature directs surface water from facilities to the north to culverts below the railroad tracks. Low concrete walls and fencing surround the drainage. Ruderal vegetation, primarily field mustard, spotted spurge (*Euphorbia maculata*), and Maltese star-thistle, as well as a Mexican fan palm and tree tobacco occupy this area. A 115-foot-long area between this drain and Basin 2 has been protected with erosion control mats, as surface water from the property that is not captured by the drainage or basin flows through this area, causing soil erosion.

SOILS

The soil types mapped at the project site from the NRCS Web Soil Survey include two types of soils. The following table summarizes the soils found within the Study Area:

Table 2 Soil Types Mapped at Project Site

Soil Map Unit Name	Soil Map Unit Symbol
Hanford coarse sandy loam, 2 to 9 percent slopes	HaC
Tujunga loamy sand, 0 to 5 percent slopes	TuB

The Study Area soils are composed 43 percent of HaC soils, 57 percent TuB soils. The Hanford soils are found on the eastern side of the Study Area, and the Tujunga soils are found on the western side. Tujunga soils consist of very deep, somewhat excessively drained soils that formed in alluvium from granitic sources. Tujunga soils are in alluvial fans and floodplains, including urban areas. Hanford soils consist of very deep, well-draining soils that formed in moderately coarse textured alluvium dominantly from granite. Hanford soils are on stream bottoms, floodplains, and alluvial fans. Hanford and Tujunga soils are used for growing a range of crops, grazing, and urban development. They are both extensive soil types in this region. None of the soils present are listed as hydric.

3 REGULATORY FRAMEWORK

Sensitive biological resources are protected under various federal, state, and local ordinances. These resources include special-status plant and wildlife species, nesting birds, riparian and other sensitive habitats, and wetlands and waterways. Compliance with the following may be required for sensitive biological resources with the potential to occur in the Study Area.

3.1 FEDERAL STATUTES, REGULATIONS AND EXECUTIVE ORDERS

FEDERAL ENDANGERED SPECIES ACT

The Federal Endangered Species Act (FESA), administered by the U.S. Fish and Wildlife Service (USFWS) and National Marine Fisheries Service (NMFS), provides protection to plant and wildlife species listed as endangered or threatened. In general, USFWS has jurisdiction over terrestrial and freshwater species, while NMFS has jurisdiction over ocean-going species.

Section 9 of FESA generally prohibits all persons from causing the "take" of any member of a listed species. (16 U.S.C. § 1538). This prohibition applies mainly to animals; it only extends to plants in areas "under federal jurisdiction" and plants already protected under state law. (*Id.*, subd. (a)(2)(B); see also *Northern Cal. River Watch v. Wilcox* (9th Cir. 2010) 620 F.3d 1075).

"Take" is defined in the statute as, "... to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." (16 U.S.C. § 1532(19).) Harass is defined in regulation as "...an intentional or negligent act or omission that creates the likelihood of injury to a listed species by annoying it to such an extent as to significantly disrupt normal behavior patterns that include, but are not limited to, breeding, feeding, or sheltering." (See 50 CFR § 17.3.) Harm is defined in the regulation as "...significant habitat modification or degradation that results in death or injury to listed species by significantly impairing behavioral patterns such as breeding, feeding, or sheltering." (*Id.*) Despite the general prohibition against take, FESA in some circumstances permits "incidental take," which means take that is incidental to, but not the purpose of, the carrying out of an otherwise lawful activity. (16 U.S.C. § 1539(a).) Under section 10 of FESA, persons seeking permission to engage in actions that could result in such incidental take can obtain such permission through the approval of a habitat conservation plan (HCP) by either USFWS or NMFS. (16 U.S.C., § 1539(a).)

Proposed *federal* actions that would result in take of a federal-listed or proposed species require consultation with USFWS or NMFS under section 7 of FESA. (*Id.*, § 1536.) The objective of consultation is to determine whether the proposed federal action would jeopardize the continued existence of a listed species or destroy or adversely modify critical habitat. Where such an outcome would not occur, USFWS

or NMFS must still impose reasonable and prudent measures to minimize the effects of the incidental taking. Where such an outcome could occur, USFWS or NMFS must propose reasonable and prudent alternatives that, if implemented, would avoid such an outcome. (*Id.*)

Compliance with FESA can be achieved under Section 7 or 10 of FESA depending on the involvement of the federal government. Section 7 requires federal agencies to make a finding on all federal actions, including the approval by an agency of a public or private action, such as the issuance of a “404 permit” for filling wetlands by the U.S. Army Corps of Engineers (USACE), on the potential of the action to jeopardize the continued existence of any listed species impacted by the action or to result in the destruction or adverse modification of such species’ critical habitat. Provisions of Section 10 are implemented when there is no federal involvement in a project except compliance with FESA. A take not specifically allowed by federal permit under Section 7 or Section 10(a)(1)(B) of the FESA is subject to enforcement through civil or criminal proceedings under Section II of the FESA.

SECTION 404 OF THE CLEAN WATER ACT

USACE is responsible for the issuance of permits for the placement of dredged or fill material into waters of the United States (waters) pursuant to Section 404 of the Clean Water Act (CWA) (33 USC 1344). As defined by USACE in federal regulations found at 33 CFR 328.3(a)(3), waters are those that are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide; tributaries and impoundments to such waters; all interstate waters including interstate wetlands; and territorial seas.

Under USACE and U.S. Environmental Protection Agency (EPA) regulations, wetlands are defined as: "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." (33 C.F.R. § 328.3(c)(4); 40 C.F.R. § 122.2.)

In non-tidal waters, the lateral extent of USACE jurisdiction is determined by the ordinary high water mark (OHWM), which is defined as the: "... *line on the shore established by the fluctuations of water and indicated by physical characteristics such as clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.*" (33 CFR 328[e]). In tidal areas, USACE jurisdiction under Section 404 of the Clean Water extends to the high tide line which, in the absence of actual data, is defined as "*a line of oil or scum along shore objects, a more or less continuous deposit of fine shells or debris on the foreshore or berm, other physical markings or characteristics,*

vegetation lines, tidal gages, or other suitable means that delineate the general height reached by a rising tide.” (33 C.F.R. § 328.3.)

SECTION 401 (WATER QUALITY CERTIFICATION)

Pursuant to Section 401 of the CWA (33 U.S.C. § 1341), USACE cannot issue a federal permit under Section 404 until the State of California first issues a water quality certification or waiver to ensure that a project would comply with state water quality standards. The authority to issue water quality certifications in San Bernardino County is vested with the Regional Water Quality Control Board (RWQCB).

MIGRATORY BIRD TREATY ACT

USFWS also administers the Migratory Bird Treaty Act of 1918. All native species of birds are protected during active nesting. The protection extends to the adult birds and nest contents, including eggs and nestlings. (See 16 USCA § 703.)

INVASIVE SPECIES - EXECUTIVE ORDER 13112

This order establishes a national policy to prevent the introduction of invasive species and provide for their control, as well as to minimize the economic, ecological, and human health impacts that invasive species cause. Federal agencies whose actions may affect the status of invasive species are to identify such actions, use relevant programs, as budgetary constraints permit, to: (a) prevent introductions of invasive species; (b) detect and control populations of such species; (c) monitor populations of invasive species; (d) provide for restoration of native species; (e) conduct research leading to prevention of introductions and more effective control measures; and (f) promote public education on invasive species.

3.2 STATE STATUTES

CALIFORNIA ENDANGERED SPECIES ACT

The California Department of Fish and Wildlife (CDFW) administers a number of laws and programs designed to protect fish and wildlife resources. Principal of these is the California Endangered Species Act of 1984 (CESA Fish and Game Code Section 2050 et seq.), which regulates the listing and take of state endangered and threatened species, as well as candidate species. Under Section 2081 of CESA, CDFW may authorize take of an endangered and threatened species, or candidate species. In approving an incidental permit, CDFW must ensure, among other things, that “[t]he impacts of the authorized take shall be minimized and fully mitigated.” Further, “[t]he measures required to meet this obligation shall be roughly proportional in extent to the impact of the authorized taking on the species. Where various measures are

available to meet this obligation, the measures required shall maintain the Applicant's objectives to the greatest extent possible. All required measures shall be capable of successful implementation.”

PORTER-COLOGNE CALIFORNIA WATER QUALITY CONTROL ACT

Waters of the State are subject to the jurisdiction of the Regional Water Quality Control Board (RWQCB) and CDFW. The RWQCB also has authority under CWA Section 401 to issue water quality certifications for projects subject to Corps 404 permits for the discharge of fill material, and the CDFW has regulatory over rivers, creeks, and streams under Fish and Game Code section 1600 *et. seq.*

The Porter-Cologne Water Quality Control Act (California Water Code, Division 7, Sections 13000- 14958.) provides for statewide coordination of water quality regulations. This act established the California State Water Resources Control Board as the statewide authority, and nine separate RWQCBs to oversee water quality on a day-to-day basis at the regional/local level. Proposed discharges of waste that would affect State waters (that are not Federal waters) within or adjacent to the Proposed Action Area would require a Report of Waste Discharge from RWQCB. A Stormwater Pollution Prevention Plan will be prepared by a licensed individual and field with the RWQCB prior to initiating construction.

NATIVE PLANT PROTECTION ACT (SECTIONS 1900–1913 OF THE CALIFORNIA FISH AND GAME CODE)

The legal protection afforded listed plants under this act includes provisions that prohibit the taking of plants from the wild and impose a salvage requirement for landowners. If a landowner has been informed of a listed plant species on his property, CDFW must be notified at least 10 days in advance of any land use change that might affect the species or its habitat, thereby affording CDFW an opportunity to conduct a salvage operation. Candidate species are also protected from taking by the Native Plant Protection Act.

CDFW has demonstrated a general policy of regarding many of the plants on the California Rare Plant Rank (CRPR) Lists 1 and 2 (California Native Plant Society [CNPS]) as meeting the definitions of Chapter 10, Section 1901 of the Native Plant Protection Act. As such, those plants also qualify for protection under the California Environmental Quality Act (CEQA). In addition, plants on CNPS Lists 3 and 4, as well as unique plant communities, are often informally protected under this act.

SECTION 3503 OF THE CALIFORNIA FISH AND GAME CODE – PROTECTION OF ACTIVE BIRD NESTS

This section of the California Fish and Game Code (CFGC) protects active bird nests from disturbance. Measures must be taken to avoid project-related impacts that might destroy an active nest or cause a nest to be abandoned due to disturbance.

SECTION 1600 ET SEQ. OF THE CALIFORNIA FISH AND GAME CODE

The riparian zone of a waterway, to the outer dripline of trees and shrubs, is subject to CDFW jurisdiction under Section 1602 of the CFCG. A Lake and Streambed Alteration Agreement is required if the project will: 1) divert, obstruct, or change the natural flow or the bed, channel, or bank of any river, stream, or lake; 2) use materials from a streambed; or 3) result in the disposal or deposition of debris, waste, or other material containing crumbled, flaked, or ground pavement where it can pass into any river, stream, or lake.

3.3 LOCAL REGULATIONS

COUNTY OF SAN BERNARDINO LAND USE SERVICES, PLANNING DIVISION

According to the County's Valley-Mountain Region Biotic Resources Overlay Map, the Study Area is located within the Delhi sands flower-loving fly overlay zone. The Study Area overlaps with this species' habitat in the eastern portion of the site.

RANCHO CUCAMONGA GENERAL PLAN

According to the Resource Conservation chapter of Rancho Cucamonga's General Plan, the city is focused on recognizing, protecting, and maintaining the city's natural resources. No conservation areas, sensitive habitat, or habitat for protected plant or animal species occur within the Study Area.

General Plan policies that are relevant to the Etiwanda Commerce Center Project are described below. These policies provide goals, policies, and guidance regarding the City's natural resources and their preservation.

Goal RC-3: Habitat Conservation. This goal aims to protect or improve "wildlife habitats that support various plants, mammals, and other wildlife species." RC-3.1 states that Rancho Cucamonga will encourage the preservation of the integrity of sensitive land resources that have significant native vegetation and/or habitat value such as riparian areas, creek corridors, Riversidian Alluvial Fan Sage Scrub, wetlands, and sensitive wildlife habitat that supports biological resources. Goals RC-3.2 and RC-3.3 allow and encourage the expansion of the nearby Day Creek and Etiwanda Creek Preserves, as well as the creation and maintenance of wildlife corridors with an emphasis on wildlife connectivity between habitats and the national forest. Goal RC-3.4 encourages new developments to incorporate native vegetation into landscape plans and prohibit the use of known Cal-IPC invasive species. Lastly, RC-3.6 directs new developments to limit grading and vegetation removal to the minimum extent necessary for construction.

CITY OF RANCHO CUCAMONGA DEVELOPMENT CODE, CHAPTER 17 – TREE PRESERVATION

Rancho Cucamonga recognizes trees as a valuable natural resource that are worthy of preservation and aims to protect trees from indiscriminate cutting or removal. According to the City’s Development Code Section 17.80 (2023), care shall be exercised by all individuals, developers, and contractors working near preserved trees so that no damage occurs to such trees. All construction shall preserve and protect the health of trees to remain, relocated trees, and new trees planted to replace those removed. Removal of heritage trees may require replacement with nursery-grown trees or relocation of the heritage tree.

An application for a tree removal permit must be filed and approved before the removal of heritage trees, according to the City’s Development Code Section 17.16.080 (2023). All heritage trees are protected under the City’s ordinance. Heritage trees are defined as follows:

1. Any tree on single family residential property in excess of 30 feet in height and having a single trunk diameter at breast height (DBH) of 20 inches or more as measured four and one-half feet from ground level; or
2. Any tree on multi-family residential and mixed-use property in excess of 15 feet in height and having a single trunk diameter at breast height (DBH) of 20 inches or more as measured four and one-half feet from ground level; or
3. Any tree on commercial, industrial, and institutional property in excess of eight feet in height and having a single trunk diameter at breast height (DBH) of 20 inches or more as measured four and one-half feet from ground level; or
4. Multi-trunk trees having a total diameter at breast height (DBH) of 30 inches or more as measured four and one-half feet from ground level; or
5. A stand of trees the nature of which makes each dependent upon the others for survival; or
6. Any other tree as may be deemed historically or culturally significant by the planning director because of age, size, condition, location, or aesthetic qualities.

DEFINITION OF SPECIAL-STATUS AND SENSITIVE SPECIES

Special-status species are defined as species that are included on one or more of the following lists:

- Plant and wildlife species listed as threatened or endangered, or are candidates for listing as threatened or endangered, under the federal Endangered Species Act (ESA).
- Plant and wildlife species listed as threatened or endangered, or are candidates for listing as threatened or endangered, under the California Endangered Species Act (CESA).

- California Department of Fish and Wildlife (CDFW)-designated Fully Protected species.

For the purposes of this report, sensitive species are defined as species that are included on one or more of the following lists:

- Plant and wildlife species that are proposed for listing as threatened or endangered under the ESA or CESA.
- Candidates for possible future listing as threatened or endangered under the ESA or CESA.
- Species that meet the definitions of endangered, rare, or threatened under Section 15380 of the California Environmental Quality Act, except ESA and/or CESA species listed as threatened or endangered.
- California Department of Fish and Wildlife (CDFW)-designated Species of Special Concern, Special Plants, Special Animals, and Rare plant species.
- Plants listed as rare under the California Native Plant Protection Act (California Fish and Game Code, Section 1900 et seq.)
- Plants designated by the California Native Plant Society (CNPS) with a California Rare Plant Rank (CRPR) of 1, 2, or 4.
- Bird species listed as protected by the Migratory Bird Treaty Act (MBTA) or listed as Birds of Conservation Concern (BCC) by the USFWS.

3.4 DEFINITION OF CRITICAL HABITAT

The USFWS designates Critical Habitat when planning the conservation of a species listed as threatened or endangered under the Endangered Species Act (ESA). Critical Habitat refers to a specific geographic area that contains features considered essential for the conservation of a threatened or endangered species. Critical Habitat may include areas that are not currently occupied by a species but will be needed for its recovery. As such, Critical Habitat is often designated on a gross scale with several intervening properties and/or habitats included within.

4 METHODS

Understanding of the proposed project is based on project drawings and the Request for Quote from the city of Rancho Cucamonga. Previous site assessment reports, including the ELMNT Consulting biological due diligence investigation of the subject property dated October 29, 2021. KLF also reviewed the Path Forward Partners, Inc. Phase I Environmental Site Assessment dated October 20, 2022. However, these studies were lacking the vigor of analysis to inform a CEQA environmental assessment; to address this knowledge gap, KLF conducted reviews and surveys to identify and document sensitive or special-status biological resources that currently occur, or have the potential to occur, in the Study Area.

4.1 DESKTOP REVIEW

A literature review was conducted using standard biological references, including relevant species lists and databases, pertaining to the status and occurrence of sensitive and special-status biological resources (including plant and wildlife species, wetlands and water features, and sensitive habitats/natural communities) and USFWS designated critical habitats. Other resources consulted included aerial photographs, topographic maps, soil survey maps, climatic data, relevant policy and planning documents, and previous biological reports prepared for all or part of the Study Area and nearby areas. A list of potentially occurring sensitive and special-status biological resources and designated critical habitats was then prepared following this literature review. This list included sensitive and special-status biological resources and designated critical habitats with known occurrence records within five miles of the Study Area and unreported sensitive and special-status species affiliated with habitat and soil conditions present. Previously documented wetlands and water features within or near the Study Area were also identified during our literature review. In particular, the USFWS National Wetland Inventory (NWI; USFWS 2023) and USGS National Hydrography Database (NHD; USGS 2023) were consulted when identifying previously documented wetlands and water features. The results of the literature review with respect to the status and known occurrences of sensitive and special-status biological resources at the Study Area and in the surrounding area are discussed under relevant sections later in this document.

The following sources were among those reviewed and consulted during the literature review:

- *Biogeographic Information and Observation System (BIOS)*, CDFW, data as of September 2023.
- *California Natural Communities List*, CDFW, June 2023.
- *California Natural Diversity Database (CNDDB) Rarefind 5* report for five-mile radius from Study Area, CDFW, data as of August 2023.
- *California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants* (online edition, v-9.5) report for the 7.5' USGS Guasti, CA and eight adjacent quadrangles, CNPS, data as of

August 2023.

- *Jepson eFlora*, The Jepson Herbarium (Jepson), September 2023.
- *USFWS Endangered species lists*, USFWS, September 2023.
- *USFWS Critical Habitat Mapper for Threatened and Endangered Species*, USFWS, data as of August 2023.
- *USFWS National Wetlands Inventory Mapper*, USFWS, data as of September 2023.
- *National Hydrography Dataset*, U.S. Geologic Survey, accessed via National Oceanic and Atmospheric Agency, Environmental Response Management Application, Southwest, data as of September 2023.
- *Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Natural Communities*, CDFW, March 2018.
- *Special Animals List*, CDFW, July 2023.
- *List of Special Vascular Plants, Bryophytes, and Lichens*, CDFW, July 2023.
- *Web Soil Survey*, USDA National Resources Conservation Service, September 2023.
- *All About Birds: Bird Guide*, Cornell Lab of Ornithology (Cornell), September 2023.
- *Guide to North American Birds*, Audubon, September 2023.
- *A Guide to the Amphibians and Reptiles of California*, California Herps (CalHerps), September 2023.
- *The Jepson Manual: Vascular Plants of California*, Baldwin, 2012.
- *Information on California plants for education, research and conservation*, Calflora, 2020.
- *eBird: An online database of bird distribution and abundance [web application]*, Cornell Lab of Ornithology, 2023.

4.2 FIELD SURVEYS

A field survey was conducted on August 8, 2023 by KLF biologists W. Vogler and E. Bredy using a meandering pedestrian survey throughout the accessible portions of the Study Area, ensuring that all areas in the Study Area were visually inspected. Where property access was not available, KLF biologists were able to inspect the land by looking through or over fences and using binoculars. The survey was conducted from 11:50 a.m. to 1:00 p.m. Temperatures ranged from 88° to 90° Fahrenheit with clear skies and 3 to 5 mph winds. The survey focused on identifying and documenting the biological resources

present within the Study Area, including the presence of sensitive and special-status plant and wildlife species, habitat elements that may support sensitive and special-status plant and wildlife species, and potential jurisdictional water features. Any identifying signs of habitat utilization by common, special-status, and sensitive wildlife species were recorded in field notes. All wildlife species observed, including their signs (e.g., scat, tracks, feathers, burrows), were also recorded.

BOTANICAL SURVEYS

Plant species observed within the Study Area were identified to the lowest taxon to determine special-status or sensitive classification and documented. Some plants were identified to species or genus based on current and prior year vegetation and seed heads as the survey date occurred outside the blooming period for many species. Photographs were taken to document site conditions throughout the Study Area (Appendix D).

A meandering pedestrian survey was conducted throughout the Study Area ensuring that thorough coverage was provided to all habitats. Vegetation communities were identified following the methods provided in the Manual of California Vegetation, Second Edition (Sawyer et al. 2009). A list of the species present in each vegetation community was compiled, and relevant observations about ecosystem structure and community were noted. These include slope and aspect, total vegetative cover, percent cover of dominant and co-dominant native species, percent cover of non-native species, and percent cover of bare soil and/or thatch, leaf litter, downed woody debris, and soil biotic crust. Vegetation types were first classified by physiognomy (e.g., grassland, scrub, woodland, forest) and then by floristic composition to the lowest granular level possible given field conditions (i.e., alliance or association). Areas that did not contain natural or semi-natural stands were identified by land cover type (e.g., developed, disturbed, ornamental).

5 RESULTS

5.1 DESIGNATED CRITICAL HABITAT

The Study Area does not occur within any USFWS-designated Critical Habitat. The nearest designated Critical Habitat is for the San Bernardino Merriam's kangaroo rat (*Dipodomys merriami parvus*) approximately 3.0 miles north of the property, and for the coastal California gnatcatcher (*Polioptila californica californica*) 3.9 miles south of the property. No conservation areas, sensitive habitat, or habitat for protected plant or animal species occur within the Study Area.

5.2 VEGETATION COMMUNITIES ON SITE

The Study Area is vegetated in a patchy mosaic and highly disturbed. The native soil is fine, sandy, loamy, and dry. In several areas, crushed gravel from previous asphalt or concrete surfacing has been left behind and mixed with the natural soil. Vegetation is scattered throughout the Study Area with clusters of denser cover. Communities present include ruderal, riparian, and scale broom scrub. Tall trees are not present on site, although there are smaller trees growing.

RUDERAL

Ruderal vegetation is present in patches throughout the site, with sparse cover of native and non-native grasses and forbs. The ground has been recently disturbed by heavy equipment and demolition of roads and buildings. Tilling and grading have also occurred in various areas throughout the site. These ruderal species are generally fast growers and can colonize open areas after disturbance. The most common species observed in the Study Area were prickly lettuce, telegraph weed, Spanish false fleabane, flatspine bursage, Spanish clover, Maltese star thistle, Pomona milkvetch (*Astragalus pomonensis*), field mustard, datura (*Datura sp.*), cowpen daisy, white horehound (*Marrubium vulgare*), and spotted spurge.

The median dividing the road is densely populated with field mustard. To the south and southwest of the road, ruderal vegetation is present and creates an even but not dense cover of 10-40 percent. Within the drainage channel, ruderal vegetation is abundant. The drainage slopes are more heavily vegetated than the bottom of the channel. The flat areas east of the drainage are very sparsely vegetated with annuals. The depression left behind from the former cooling towers is more densely vegetated as it retains moisture. Similarly, the flat areas in the western portion of the site are less vegetated, while the two depressions (one from a cooling tower and one from a retention basin) retain moisture and therefore provide more opportunities for these species to grow.

SCALE BROOM SCRUB

Approximately 1.25 acres of scale broom scrub is present in the northwestern corner of the site, and younger, smaller individuals are found dotted throughout the site. The species observed were scale broom (*Lepidospartum squamatum*), California buckwheat, sagebrush, bush sunflower (*Encelia californica*), California croton, and turkey mullein. The northwestern corner of the property has been one of the less disturbed areas of the property, as it was not previously paved and no buildings were built in that area, allowing these species to persist. These species prefer intermittently or rarely flooded, low-gradient alluvial deposits along streams, washes, and fans, which aligns with the habitat provided by this portion of the site.

MULEFAT THICKETS / RIPARIAN

Riparian vegetation is found in a limited expanse at the northern end of the Chadwick Channel. Hydrophytic species observed were mule fat, tree of heaven, oleander, salt cedar, and tree tobacco. Evidence of a small active channel in the drainage indicates surface flows through the feature. This drainage is one of the less disturbed areas of the property. Observations from the 2021 biological due diligence investigation reported this channel to be unvegetated.

5.3 WETLANDS AND AQUATIC FEATURES

WETLANDS AND JURISDICTIONAL FEATURES

Chadwick Channel transecting the central portion of the Site exhibits characteristics satisfying the definition of waters of the State. Preliminarily defined this potentially jurisdictional area encompasses 1.75 acres. The low flow / active channel exhibits evidence of flowing water through sedimentation and scour. A discernible bed and bank are evident. A larger flood plain extends from the active channel forming the bottom of the channel. Low gradient banks slope to the surrounding site elevation with the top of bank forming a berm higher than the surrounding site elevations. Vegetation within the channel is primarily ruderal comprised of non-native grasses and forbs with some native shrubs and herbaceous species intermixed.

Flows from Chadwick Channel do not have hydraulic connectivity to traditionally navigable waters. Therefore, the channel does not fall under USACE jurisdictions.

The National Wetland Inventory (NWI) has identified the now-demolished water retention basin in the northeastern corner of the property as a 3.98-acre freshwater pond habitat (PUBHx). The basin is described as a palustrine, nontidal, and permanently flooded wetland with an unconsolidated bottom. It

is a man-made structure. Aerial imagery from 2020 and 2021 of the basin suggests it was fully concrete-lined. The basin was previously used to store water that was then pumped through the cooling towers. The basin has been drained since 2020 and was used to store stormwater before its demolition. According to aerial imagery, the basin had been removed and partially graded by May 2023.

No NHD wetland water features were identified in the Study Area.

5.4 BOTANICAL RESOURCES ON SITE

An assessment of the potential for sensitive plant species to occur in the project site is included in Appendix A, and a list of plant species observed in the Study Area during the field survey is included in Appendix C. No sensitive or special-status botanical resources were observed in the Study Area.

Sensitive plant species: None of the special-status plant species that occur in the project region or 13 sensitive or special-status plant species that have documented CNDDDB occurrences within five miles of the Study Area were observed on the property or within the 200-foot buffer. However, the survey was conducted outside the growing and blooming period for most special-status species that occur in the region.

Tree resources: The trees present on site are common ornamental or invasive species and occur as standalone individuals dispersed throughout the site and as a single row along Etiwanda Avenue. These trees have the potential to provide nesting habitat and perches for birds and bats. No birds were observed in the trees in the Study Area.

Sensitive vegetation communities: Two sensitive habitats have documented CNDDDB occurrences within five miles of the Study Area (Figure 4): Riversidian Alluvial Fan Sage Scrub 2.27 miles from property, and California Walnut Woodland 4.52 miles from the property. These habitats are all located north of the Study Area near the San Bernardino Mountains. No sensitive vegetation communities are present on site.

The following eight plant species of interest that have potentially suitable habitat in the Study Area are described below.

Plummer's mariposa-lily (*Calochortus plummerae*). The Study Area falls within five miles of known occurrence records. Plummer's mariposa-lily is a rare (CNPS rank 4.2) perennial bulbiferous herb endemic to southern California. The species grows in coastal scrub, chaparral, valley and foothill grassland, cismontane woodland, and lower montane coniferous forest. Plummer's mariposa-lily occurs on dry rocky and sandy sites, usually of granitic or alluvial material. The blooming period is May to July. There is potential for this species to occur in the northwestern section of the Study Area. The site is less disturbed

in these areas and alluvial scrub species are present. The Hanford soils on site are moderately coarse textured alluvium. This species was not observed during field surveys.

Parry's spineflower (*Chorizanthe parryi* var. *parryi*). The Study Area falls within five miles of known occurrence records. An observation was made 0.92 miles north of the Study Area. Parry's spineflower is a rare (CNPS rank 1B.1) annual herb that grows in coastal scrub, chaparral, cismontane woodland, valley and foothill grassland on dry slopes and flats. It is found on dry rocky or sandy soils. The blooming period is April – June. There is potential for this species to occur in the Study Area. The soil type on the property is dry, gravelly, and sandy, and less disturbed in the northwestern section. Dry, open areas are also present throughout the site. This species was not observed during field surveys.

Paniculate tarplant (*Deinandra paniculata*). Paniculate tarplant is a rare (CNPS rank 4.2) annual herb endemic to southern California. This species is native to coastal scrub, valley and foothill grassland, open chaparral and woodland, disturbed areas, sometimes on sandy soils and usually vernal mesic habitats. The blooming period is April to November. Suitable sandy, disturbed habitat exists in the northwestern section of the Site, and there is potential for this species to occur in or near the stormwater drainage channel. Additionally, the depressions left behind from previous developments provide temporary surface pooling that may provide habitat for this species; however, the likelihood of this species being present is low due to fragmentation and prior disturbance history. There are no known occurrences within 5 miles of the Study Area and this species was not observed during field surveys.

Mesa horkelia (*Horkelia cuneata* var. *puberula*). Mesa horkelia is a rare (CNPS rank 1B.1) perennial herb that occurs in chaparral, cismontane woodland, and coastal scrub. This species grows on sandy or gravelly sites. The probability for this plant to occur is low. The most recent observation was in 1995, 2.75 miles northwest of the property in the vicinity of East Etiwanda Creek. The project site has appropriate sandy, gravelly soils for this species. Although coastal scrub is not present, alluvial scrub species are found in the northwestern portion of the site.

California muhly (*Muhlenbergia californica*). The Study Area falls within five miles of known occurrence records. California muhly is a rare (CNPS rank 4.3) perennial rhizomatous herb endemic to southern California. The species grows in coastal scrub, chaparral, lower montane coniferous forest, meadows, canyons, near streams and seeps. The blooming period is June to September. There is potential for this species to occur in the Study Area near the stormwater drainage channel where evidence of a small active channel was observed, and soils are moist during the rainy season. The depressions left behind from previous developments provide temporary surface pooling that may provide habitat as well. This species was not observed during field surveys.

Brand's star phacelia (*Phacelia stellaris*). Brand's star phacelia is a rare (CNPS rank 1B.1) annual herb endemic to southern California. The species grows in coastal scrub, and coastal dunes in open areas. The blooming period is March to June. The Study Area falls within 0.3 miles of an observation of this species in 2003. There is potential for this species to occur in the northwestern section of the site where alluvial scrub is growing which or in the numerous open, sandy areas throughout the site. There are no dunes present on site. This species was not observed during field surveys.

White rabbit-tobacco (*Pseudognaphalium leucocephalum*). White rabbit-tobacco is a rare (CNPS rank 2B.2) perennial herb. This species grows in riparian woodland, cismontane woodland, coastal scrub, chaparral, and sandy, gravelly sites. The blooming period is August to November. The Study Area falls within five miles of known occurrence records. There is potential for this species to occur in the Study Area as gravelly, sandy soils are present throughout. Limited scrub vegetation in the northwestern corner of Study Area may also serve as suitable habitat as riparian species are present. This species was not observed during field surveys.

San Bernardino aster (*Symphotrichum defoliatum*). The Study Area falls within five miles of known occurrence records. San Bernardino aster is a rare (CNPS rank 1B.2) perennial rhizomatous herb. This species grows in meadows and seeps, cismontane woodland, coastal scrub, lower montane coniferous forest, marshes and swamps, and valley and foothill grassland. This species also grows in vernal mesic grasslands or near ditches, streams and springs, and disturbed areas. The blooming period is July to November. There is potential for this species to occur in or near the stormwater drainage channel where evidence of a small active channel was observed. Additionally, the depressions left behind from previous developments provide temporary surface pooling that may provide habitat for this species. This species was not observed during field surveys.

5.5 WILDLIFE RESOURCES ON SITE

Thirty-three special status wildlife species have the potential to occur in the Study Area with 17 of those having one or more documented CNDDDB occurrences within five miles of the Study Area. A description of all sensitive wildlife species with potential to occur in the Study Area is included in Appendix A, and a list of wildlife species observed during the field survey is included in Appendix B. No sensitive or special-status species were observed during the field survey. The following is a discussion of those sensitive species with a potential to occur at the property, and species with particular local importance.

FISH

No persistent bodies of water were found in the Study Area. The stormwater drainage and neighboring creeks are intermittent with inundation driven by storm events and therefore do not provide suitable habitat for fish.

INVERTEBRATES

The Study Area is primarily composed of bare, recently disturbed ground. The soils on site are suitable for invertebrates that rely on loose, fine, sandy, loamy, or gravelly soils. The shrubs and forbs in the northwestern section of the property and in the drainage channel can provide foraging resources and habitat; however, the vegetation may not provide the dense cover that many invertebrates prefer or require. Small ant mounds were observed in these sandy soils in the northwestern section of the site.

The water retention basin in the buffer area north of the Property provides a water source following adequate precipitation events. This standing water offers breeding habitat for invertebrates, and the shrubs and annuals that grow around the basins provide foraging resources and shelter. This is a fenced basin that is less disturbed than the Site and provide natural soils, moisture, and vegetative cover.

Two figeater beetles (*Cotinis mutabilis*) were seen in the retention basin in the neighboring property north of the site. A cabbage white (*Pieris rapae*) butterfly was observed in the northwestern section of the site.

Two special status invertebrate species have a probability to occur in the Study Area. The following is a discussion of those sensitive species.

Crotch's bumble bee (*Bombus crotchii*). Crotch's bumble bee is a state candidate for listing as endangered or threatened (SC). Crotch's bumble bee occurs primarily in California in the Mediterranean region, Pacific Coast, Western Desert, Great Valley, and adjacent foothills throughout most of southwestern California. Historically, California's Central Valley served as the primary population center. Crotch's bumble bee has experienced an 85 percent decline since 1900. The Crotch's bumble bee nests underground in abandoned rodent nests, or above ground in tufts of grass, old bird nests, rock piles, or cavities in dead trees. Colonies are annual, with mated queens hibernating during the winter and emerging in the early spring. Queens are active between March and May, males from May to September, and workers from April to August. Crotch's bumble bee inhabits open grassland and scrub habitats but is able to persist in semi-natural habitats surrounded by intensely modified landscapes. Crotch's bumble bee is a dietary generalist, but relies heavily on *Asclepias*, *Chaenactis*, *Lupinus*, *Medicago*, *Phacelia*, and *Salvia* as food sources.

The most recent observations within a 5-mile radius of the Study Area were located 3.0 and 3.3 miles southwest of the site in 2019 and 2020. There is potential for this species to occur on site, albeit a low potential. Although Crotch's bumble bee can persist in modified landscapes, the Study Area is highly disturbed and only small patches of shrubs and low to moderate cover of forbs. Additionally, the species' preferred food sources are not present in the Study Area. This species was not observed during field surveys.

Delhi Sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*). The Delhi Sands flower-loving fly (DSF) is a large, approximately one inch orange-brown fly with dark brown oval spots. The Delhi Sands flower-loving fly was listed as a federally endangered species in 1993 and is fully protected under the Endangered Species Act of 1973. This insect is generally found in northwestern Riverside County and southwestern San Bernardino County in areas containing Delhi series soils which are fine, sandy soils. The insect is endemic to the Colton Dunes, which originally covered about 50 squares miles, but have dwindled to only two percent of their original area, lost to agricultural, industrial, and residential uses.

Quality suitable habitat consists of areas with open sands and sparse, native vegetation (10-40 percent). Four indicator plant species are typically present in DSF habitat: California buckwheat (*Eriogonum fasciculatum*), Spanish clover, telegraph weed, and California croton (*Croton californicus*). Adults are most active during the warmest, sunniest parts of the day, and both males and females extract nectar from California buckwheat and other plants.

Oviposition occurs within loose, sandy soils in late summer months and may primarily occur near telegraph weed. All larvae were found within relatively moist soil several feet (> 1 meter) below the soil surface in association with other soil-dwelling insect larvae. The observations suggest that the larvae are opportunistic subterranean predators), although little is known about their diet. Larval stages develop completely underground and emerge as adults from July through September. The flight period begins as early as July 1 based on several observations of adult DSF.

The Property is located within the known range of the DSF and is in the Ontario Recovery Unit. Delhi series sands are found 410 feet south of the property. This large area of Delhi soils is located southwest of the property. There is a known population and conservation area in the Jurupa Hills, which are located 5 miles southeast of the Study Area.

There is potential for DSF to occur in the Study Area. The most recent observation within a 5-mile radius of the Study Area was in August 2010, 1.30 miles to the east. A small population of California buckwheat and California croton occurs on the western side of the property. Telegraph weed and Spanish clover are

also present throughout the Study Area, scattered in the areas containing ruderal vegetation. The Delhi Sands flower-loving fly was not observed during field surveys.

HERPTILES

Amphibians require water or moist soils from ponds, streams, and other persistent water sources. Some species rely on intermittent or seasonally flooded areas (e.g. vernal pools). During the winter and spring, the surface pooling and moist natural soils in the depressions from previous developments have potential to be used by amphibians. Functional hydroperiod of the features is dependent on volume of seasonal duration of rainfall through the appropriate breeding season. However, many species require nearby vegetation like grasslands or cover from chaparral or riparian areas to forage and shelter. Leaf litter, thatch, logs, or rocks create moist, cool areas are often needed for shelter and foraging. Rocks and large pipes are present in the eastern section of the property that may be used as shelter by small animals. Overall, the presumed inadequacy of the hydroperiod, lack of emergent vegetation, and poor upland refugia habitat, the Study Area is unlikely to be used by amphibians. It is unknown if any amphibians have previously used the basins, channel, depressions, or any other part of the Study Area. Recruitment to the site from the Day Creek and Etiwanda Creek is possible but unlikely. The nearby developments and large arterial roads may prevent individuals from crossing into the site, and the lack of vegetation does not create suitable habitat. The soils in the Study Area are suitable for reptiles that rely on loose, fine, sandy/loamy soils for burrowing. Recent demolition has created gravelly soils in many areas of the property as well. Basking and perching sites are abundant, as large portions of the Study Area are bare and a small number of concrete bollards remain on site.

Scattered ruderal vegetation, particularly in the channel, northwestern, and northeastern sections of the property can provide foraging resources and habitat; however, reptiles that require dense vegetation cover of grasses, shrubs, or forbs are unlikely to be found on the property. Some shrubs and low trees are present in the northwestern corner, northern section of the channel, and in the retention basin north of the property. These may be used by reptiles for shelter or foraging. The vegetation and moisture or standing water in the basin, drainage, or depressions may attract prey items. Small mammal burrows were observed in the Study Area in the drainage channel.

A western side-blotched lizard (*Uta stansburiana elegans*) was observed in a rocky area in the western side of the property. This species is insectivorous and prefers open rocky or sandy areas with scattered vegetation.

Two special status reptile species have a probability to occur in the Study Area. The following is a discussion of those sensitive species.

California glossy snake (*Arizona elegans occidentalis*). The California glossy snake is a CDFW Species of Special Concern reptile. This species is found in the central San Joaquin Valley south to the Tehachapi Mountains and along the base of the Coast Range mountains farther south to San Quintin, Baja California. This species is a nocturnal snake that feeds on lizards and small mammals. It is found in grasslands, fields, coastal sage scrub, and chaparral. The California glossy snake prefers open patches in areas surrounded by denser vegetation. This species prefers loose soil which allows for burrowing.

The Study Area falls within five miles of California glossy snake CNDDDB occurrence records. No individuals were observed during field surveys. There is potential for this species to occur. The soil in the Study Area provides suitable burrowing opportunities; however, denser vegetation is lacking on site. Much of the Study Area is composed of bare ground with minimal vegetative cover and food sources are limited.

Coast horned lizard (*Phrynosoma blainvillii*). The coast horned lizard is a CDFW Species of Special Concern reptile. This species is a terrestrial, flat-bodied lizard with two horns at the back of their head and rows of pointed scales along each side of their body. They inhabit open areas with loose, fine, sandy soil and low vegetation and may occur in grasslands, scrublands, woodlands, valleys, foothills, and semiarid mountains. Ants are an important food source; they can make up 90 percent of prey items.

The Study Area falls within five miles of known CNDDDB occurrence records. No coast horned lizards were observed during field surveys. There is potential for this species to occur in the Study Area. Open, loose, sandy/loamy areas are present throughout much of the Property. Scrub species and low vegetation are present on the eastern side of the property and in the drainage channel. A small number of ant mounds were observed on site.

BIRDS

Tall trees, fences, and tall buildings are available for perching in the Study Area. No raptors were seen flying overhead or perching in the Study Area. Large bare open areas are abundant, providing foraging opportunities for birds who rely on this habitat type. Low-growing, sparse forbs in the open areas of the property provide limited cover and foraging resources. Ground nesting in these areas is possible but unlikely due to the lack of nearby resources and disturbances from nearby roads and industrial businesses. A limited number of shrubs and low trees are available in the northern and eastern sections of the site for those species that nest a few feet above ground. Mixed shrub and forb habitat is present in the drainage channel, with percent cover reaching about 80 percent. The channel may provide shelter, nesting habitat, prey items, seeds, and nectar to birds that do not require large dense patches of vegetation.

The drainage channel, depressions, and water retention basin north of the property provide a water source during the winter and spring that may be used for drinking or bathing. Additionally, this standing

water likely acts as breeding habitat for invertebrates which are an important food resource for many birds. An Allen's hummingbird (*Selasphorus sasin*) was observed flying and perching near the drainage on the northwest corner of the Study Area.

Five special status bird species have a probability to occur in the Study Area. The following is a discussion of those sensitive species.

Burrowing owl (*Athene cunicularia*). The burrowing owl is a CDFW Bird Species of Special Concern and protected under the Migratory Bird Treaty Act when breeding. Burrowing owls frequent open, dry annual and perennial grasslands, deserts, and shrublands. This species nests underground and nesting depends on the presence of suitable small mammal burrows or structurally equivalent features—including artificial structures such as culverts, metal pipes, and debris piles. In California, this species is often associated with California ground squirrels (*Spermophilus beecheyi*), which create burrows that burrowing owls may use for shelter and nesting. Burrowing owl breeding season is typically from March to April, but breeding can occur throughout the year in some cases.

There is probability for this species to occur on Site. The Study Area offers suitable nesting habitat on the western side of the site. The removal of a former cooling tower has created a depression with outcrops along the slopes that may be used by burrowing owls. A 150-foot-long pile of discarded pipes is present near the western edge of the property that these owls may also use. A culvert is present where the channel enters the site. No mammal burrows large enough for this species were observed. The open, dry land that this species relies on is abundant in the Study Area. No burrowing owls were observed during the site visit.

Cooper's hawk (*Accipiter cooperii*). Cooper's hawks are not formally listed but are considered a "Taxa to Watch" by the CDFW because it was previously, but not currently, considered a Species of Special Concern. These birds are protected under the Migratory Bird Treaty Act when breeding. Cooper's hawks are common hawks found in woodlands, parks, and suburban neighborhoods. Individuals typically present an upright posture, with grey upperparts and reddish barring on the chest and belly, though plumage is variable. Cooper's hawks primarily eat other birds but may also consume small mammals. Cooper's hawks typically nest in tall trees, often in dense stands.

There is low potential for Cooper's hawks to occur in the Study Area. Some tall trees are present on site, but they are planted in single rows and do not provide the density this species prefers. Numerous small parks and residential areas are located within 5 miles of the Study Area which may offer denser stands. Very few birds were observed in the Study Area, indicating that foraging resources for this species are limited. No nesting activity was observed. No Cooper's hawks were observed during field surveys.

White-tailed kite (*Elanus leucurus*). White-tailed kites are listed as a fully protected bird species in California. White-tailed kites are small hawks with mostly white and grey bodies, and can typically be found foraging in grasslands, marshes, and fields for small mammals. This species occurs year-round along the Central Coast of California and nests in trees.

There is potential for the white-tailed kite to occur in the Study Area. This species may be found foraging near the depressions or channel. The tall trees along the eastern border may be used for nesting. Numerous small parks and residential areas are located within 5 miles of the Study Area which may attract this bird to the property. No white-tailed kites were observed during field surveys.

California horned lark (*Eremophila alpestris actia*). The California horned lark is a not a formally listed species but is considered a “Taxa to Watch” by the CDFW. California horned larks are small brownish-gray birds commonly found on bare ground, including fallow fields, grasslands, and other open habitats with short vegetation. They are known to visit areas recently cleared by humans such as plowed fields and mowed expanses. This species breeds from March through July, nesting on the ground.

There is potential for California horned lark to occur in the Study Area. The majority of the Study Area is composed of open land with a mosaic of low-growing vegetation and shrubs. No nesting activity was observed. No California horned larks were observed during field surveys.

Loggerhead shrike (*Lanius ludovicianus*). The Loggerhead shrike is a CDFW Bird Species of Special Concern and protected under the Migratory Bird Treaty Act when breeding. This species requires shrubs or trees, as well as open areas with short vegetation or bare ground. They also require impaling sites for prey.

There is low potential for the loggerhead shrike to occur in the Study Area. There are shrubs and trees present on site and abundant open areas. No loggerhead shrikes were observed during field surveys.

Other Protected Birds. Other bird species that may use the Study Area for foraging, breeding, or during migration may be protected. Breeding birds found within the Study Area (or within a designated distance of the Study Area for some species) would be protected under the Migratory Bird Treaty Act (MBTA) of 1918. Nesting habitat for a variety of bird species occurs in and around the Study Area. Given available nesting habitat within and around the Study Area, nesting activities are likely to be limited to shrubs near water retention basins, or the ornamental pine and eucalyptus trees.

MAMMALS

The soils in the Study Area are suitable for mammals that rely on loose sandy/loamy soils for burrowing or food storage. Recent demolition has created gravelly soils in several areas of the property as well.

However, the property has been developed and used for industrial purposes for decades, limiting the history of wildlife usage and established habitation.

The forbs on the property can provide habitat and foraging resources for granivorous and insectivorous species; however, the vegetation is sparse in most areas and does not provide the dense cover that many mammals prefer.

The shrubs around the drainage channel and northwestern section may be used for shelter and foraging. The vegetative cover reaches 80 percent in some places near these features. These areas also offer natural soils that mammals may use for burrowing. The vegetation provides shelter, food (insects, green vegetation, seeds). The channel also provides a water source which likely attracts prey items. Few small mammal burrows were observed in Chadwick Channel. Canid scat was observed in the northwestern side of the site near the gravel piles.

Eight special status mammal species have a probability to occur in the Study Area. The following is a discussion of those sensitive species.

San Bernardino kangaroo rat (*Dipodomys merriami parvus*). The San Bernardino kangaroo rat is a CDFW Species of Special Concern mammal. This species is found in alluvial fan sage scrub, coastal sage scrub and chaparral with approximately 50 percent canopy cover. Granivorous, this species also relies on insects and green vegetation. They depend on sandy and loamy soils for burrowing, food storage, and rearing young.

The most recent CNDDDB occurrence record within a 5-mile radius of the Study Area was in 2013, 3.78 miles north of the property. There is potential for the San Bernardino kangaroo rat to occur in the Study Area. Marginal habitat is present in the northwestern side of the property where alluvial scrub species are present; however, canopy cover is likely insufficient for this species. Appropriate sandy, loamy soils for burrowing are present in the Study Area. This species was not observed during field surveys.

San Diego black-tailed jackrabbit (*Lepus californicus bennettii*). The San Diego black-tailed jackrabbit is a CDFW Species of Special Concern mammal. This species occupies a variety of habitats, most common among shortgrass habitats. They also occur in early forest and chaparral, sage scrub, desert scrub, herbaceous areas, and non-natural areas (agricultural, residential, urban developments), but need open habitat. This species typically does not burrow but takes shelter at the base of shrubs and shallow depressions. They are strictly herbivorous and will eat a wide range of plants. They nest under the cover of shrubs. There is potential for this species to occur in the Study Area. The Study Area provides low-growing annuals, alluvial scrub, and open spaces. Shallow depressions also present that can provide shelter. Food sources may be limited as vegetation is generally sparse.

San Diego desert woodrat (*Neotoma lepida intermedia*). The San Diego desert woodrat is a CDFW Species of Special Concern mammal. This species is found in a variety of shrub and desert habitats, primarily associated with rock outcrops, boulders, cacti, or areas of dense undergrowth.

There is low potential for the San Diego desert woodrat to occur in the Study Area. The Study Area falls within five miles of CNDDDB occurrence records for this species, with one observation in November 2002 located 0.65 miles northwest of the property. Suitable habitat is very limited in the Study Area. Marginal scrub habitat in the northwestern portion of the property or near stormwater retention basins could provide habitat for this species. No individuals were observed during field surveys. Woodrat middens were not observed within the Study Area.

Stephens' kangaroo rat (*Dipodomys stephensi*). Stephens' kangaroo rat is listed as Threatened by USFWS and CDFW. This species is found in open grasslands and sparse scrub (under 30 percent canopy cover) with a higher proportion of forbs. This species is granivorous, but also relies on insects and green vegetation. They require friable, loamy soils for burrowing and rearing young. This mammal often colonizes areas following disturbances such as fire or grazing (including ongoing grazing), which create the open conditions they require.

There is potential for the Stephens' kangaroo rat to occur in the Study Area. Sparse alluvial scrub habitat is present in the northwestern corner, combined with annual forbs. Appropriate friable, loamy soils for burrowing are present throughout the Study Area. Open conditions have been created by disturbance (tilling, demolishing buildings). This species was not observed during field surveys. The Stephens' kangaroo rat does not have any CNDDDB occurrence records within five miles of the Study Area.

Los Angeles pocket mouse (*Perognathus longimembris brevinasus*). The Los Angeles pocket mouse is a CDFW Species of Special Concern mammal. This species is found in lower elevation grasslands and coastal sage scrub in areas with fine, sandy soils.

There is potential for the Los Angeles pocket mouse to occur in the Study Area. The Study Area falls within five miles of CNDDDB occurrence records for this species, with four observations located no more than 2.0 miles away, the most recent of which were in February 2003 and September 2001. No individuals were observed during field surveys. Marginal scrub in the northwestern corner and near the stormwater retention basin could provide habitat for this species. Fine, sandy soils are present on the Property.

The 2021 biological due diligence prepared by ELMNT identified potentially suitable habitat for Los Angeles pocket mouse. The due diligence report recommended small mammal surveys to determine if Los Angeles pocket mouse occurs at the site.

Northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*). The northwestern San Diego pocket mouse is a CDFW Species of Special Concern mammal. This nocturnal mouse is found in coastal scrub, chaparral, sagebrush, desert wash, desert scrub, and annual grassland. This species prefers rocky, sandy, or gravelly areas. They rest and nest in underground burrows and forage on the seeds of grasses, forbs, and shrubs. There is potential for this species to occur in the Study Area. Sandy, gravelly soils are abundant, and annual forbs and shrubs are present in patches throughout the site, both in the drainage ditch and in the northwestern corner of the site that has historically been less disturbed.

Western mastiff bat (*Eumops perotis californicus*). The western mastiff bat is a CDFW Species of Special Concern mammal. This species is found in many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, annual and perennial grasslands, palm oases, chaparral, desert scrub, and urban areas. Suitable habitat consists of extensive open areas with abundant roost locations provided by crevices in rock outcrops and buildings. When roosting in rock crevices, this species needs vertical faces to drop off to take flight. This bat catches and feeds on insects in flight.

There is potential for the western mastiff bat to occur in the Study Area. The Study Area falls within five miles of CNDDDB occurrence records for this species. No individuals were observed during field surveys. Some alluvial scrub is found in the northern section of the Study Area. Tall buildings and rock outcrops are not present on site; however, adjacent buildings may provide roosting opportunities. Open areas caused by recent disturbance are present, including the Study Area and the open property north of the railroad. At the time of the survey insects were not abundant, although the depressions and channel may provide habitat for insects in the winter and spring.

Western yellow bat (*Lasiurus xanthinus*). The Western yellow bat is a CDFW Species of Special Concern mammal. This species is found in dry, thorny vegetation and desert areas. This bat roosts in trees, hanging from the underside of a leaf, commonly in the skirt of dead fronds of palm trees. Insect captures are associated with water bodies: stock tanks, ponds, streams, rivers, pools, lawns, orchards, riparian areas.

There is low potential for the Western yellow bat to occur in the Study Area. The Study Area falls within five miles of CNDDDB occurrence records for this species. No individuals were observed during field surveys. Tall trees are not present on site; however, neighboring properties provide this resource. At the time of the survey, insects were not abundant, although the stormwater retention basin north of the property, depressions, and channel may provide habitat for insects in the winter and spring.

5.6 WILDLIFE CORRIDORS

A wildlife corridor is a link of habitat which joins two or more larger areas of similar habitat. Corridors can be natural or artificial; local, sub-regional, or regional; as well as continuous or discontinuous (e.g.,

“stepping-stones”). The Study Area is a historically developed and disturbed site with limited scrub and ruderal vegetation that does not provide cover for large sized wildlife. Fencing around much of the Site limits access to the site for larger species. The surrounding areas are highly developed and industrialized and do not provide habitat for many species. Throughout the city, scattered parks, natural areas, creeks, and water retention basins provide small pockets of scrub, alluvial, grassland, and riparian habitat that have the potential to serve as stepping stones for wildlife; however, these are limited and scattered within a densely developed region where movement between islands is unlikely. As such, the Study Area is not expected to serve as a corridor for most wildlife.

Rancho Cucamonga has natural and man-made drainages that provide a means for plants and wildlife to enter deep into the developed areas of the city. While the Day Creek is a man-made, concrete-lined drainage channel, there are open space corridors along its flow path that are likely to facilitate wildlife movement from the mountains through the southern end of the city and may provide at a minimum a throughfare for wildlife but could provide additional resources. However, two major freeways, State Route 210 and Interstate 15 likely hinder wildlife movement into the project area. Large arterial roadways surrounding property are often frequented by round-the-clock shipping truck movement further decreasing the likelihood of wildlife movement into the Site.

Etiwanda Creek is made of natural soils and provides a similar function as the Day Creek, supporting alluvial vegetation and offering a throughfare to plants and wildlife. This creek also passes under State Route 210 and Interstate 15 before nearing the project site, potentially limiting wildlife movement.

6 PROJECT IMPACTS

6.1 DESIGNATED CRITICAL HABITATS

The Study Area does not occur within USFWS-designated Critical Habitat. No direct or indirect impacts are expected.

6.2 VEGETATION COMMUNITIES

The 64-acre property is largely devoid of vegetation and habitat. The proposed project would directly impact approximately 1.25 acres of scale broom scrub vegetation in the northwestern corner of the site. A small number of mule fat scrub will be removed from the drainage ditch as well. No sensitive vegetation communities were observed within the Study Area. As sensitive vegetation communities are not present, no impacts to sensitive vegetation communities will occur.

6.3 WETLANDS AND WATER FEATURES

The stormwater drainage channel (Chadwick Channel) will be removed for the purposes of this project. This is a manmade channel with a natural soil bed and vegetative cover from shrubs, trees, and forbs. Surface water flows are evident running through the center of the channel, indicating that during the wet season, the channel receives water and that the soils are therefore moist. The channel is intermittently flooded and does not have any upstream or downstream surface connections to consistent water sources. The removal of this channel will eliminate this potential habitat, and any species that on this feature and the habitat space it provides will be directly impacted by the loss of this feature.

Chadwick Channel transecting the center of the project is a potential waters of the state. Removal of this feature may be subject to authorization from the CDFW and/or the California Regional Water Quality Control Board. This feature was also recognized as a potential jurisdictional feature in the 2021 biological due diligence report prepared by ELMNT.

6.4 BOTANICAL RESOURCES

Potential project impacts to botanical resources—including common, sensitive, and special-status plant species—could be caused by heavy equipment operation, excavation, and vehicular traffic. The project will eliminate the alluvial loamy/sandy soil that several rare plant species rely on; however, the site does not offer favorable growing conditions to the sensitive native species nor does the site present likely colonization opportunities. Historically, the property has not provided vegetative habitat for decades. The entire Study Area has been subject to a variety of anthropogenic disturbances. Due to historical and

current land uses, no undisturbed native plant communities or natural communities of special concern were observed in the Study Area. No sensitive or special-status plant species or natural communities were detected within the Study Area during field surveys. No impacts are expected.

All trees will be removed from the property for the purposes of this project. These trees are non-native ornamental species or invasive species. Botanical resource impacts will not occur by the removal of these trees.

6.5 WILDLIFE RESOURCES

Potential impacts to wildlife resources—including common, sensitive, and special-status wildlife species—could be caused by heavy equipment operation, excavation, associated noise, and pedestrian and vehicular traffic. The likelihood and magnitude of these impacts depends on the exact activities implemented but can be reduced by the implementation of avoidance and minimization measures.

In general, though, loss of individuals would be due to animals being crushed by vehicles and equipment, animals being trapped in burrows, and animals not surviving after being excluded from burrows or territories. Project activities may result in the mortality of small-bodied, slow moving, ground-dwelling species and ground-nesting birds adapted to open habitats (e.g., California horned lark). Project activities may also temporarily impact the behavior of wildlife species and nesting birds, which may use the Study Area for foraging or breeding. Trash brought on the Study Area by workers could attract wildlife, resulting in increased indirect mortality from vehicular collisions and predation or the attraction scavengers/predators.

Potential impacts to these sensitive or special-status wildlife species with potential to occur in the Study Area are described below.

INVERTEBRATES

Crotch's bumble bee. Direct impacts are possible, but not expected. The Study Area has potential to be used as a nesting site, but this is unlikely as there are limited foraging resources nearby and this species' preferred food sources are scarce. Direct impacts (e.g., crushed by equipment, nest destruction, collisions with individuals coming to forage on site or passing through) are not expected.

Delhi Sands flower-loving fly. Direct impacts are possible, but not expected. The species' four indicator species are sporadically present on the Property. These plants will be removed but this is not expected to result in a reduced regional food availability for this species. No direct impact to this species' nesting habitat is expected to be caused by the project as Delhi series soils are not present in the Project Area.

Direct impacts (e.g., crushed by equipment, collision with vehicles) to individuals coming to forage on site or passing through are marginally possible and unlikely.

REPTILES

California glossy snake. Direct impacts are possible, but not expected. The Study Area provides the loose, fine sandy soil and open areas that this species requires; however, there is minimal refuge and forage available within the disturbance footprint. Direct impacts from ground disturbances and vehicular traffic are marginally possible but unlikely.

Coast horned lizard. Direct impacts are possible, but not expected. The Study Area provides the loose, fine sandy soils and low vegetation that this species requires; however, foraging resources are limited. Direct impacts from ground disturbances and vehicular traffic are marginally possible but unlikely.

BIRDS

Burrowing owl. Potential for direct impacts. The Study Area offers suitable nesting habitat on the western side of the site in the depression and in the pile of discarded pipes. Disturbance to nesting birds is possible, as is nest destruction. Development activities may also disrupt foraging activities.

White-tailed kite. Impacts not expected. The Study Area provides marginal foraging habitat for this species but not breeding habitat. Ground disturbances and vehicular traffic are not expected to injure or kill this mobile species. However, these activities may redirect foraging activities to adjacent areas, a negligible impact to this wide ranging species.

California horned lark. Potential for direct impacts. The Study Area provides foraging and nesting habitat for this species. Ground disturbances and vehicular traffic are not expected to injure or kill this mobile species while foraging. When active nests are present, such ground disturbances may disrupt or destroy nests and foraging resources.

Loggerhead shrike. Potential for direct impacts. The Study Area provides foraging and nesting habitat for this species. Ground disturbances and vehicular traffic are not expected to injure or kill this mobile species while foraging. Ground disturbances and vegetation removal may disrupt or destroy nests and foraging resources.

MAMMALS

San Bernardino kangaroo rat. Potential for direct impacts. The Study Area provides habitat for this species. Equipment and vehicle movement within or near the Study Area could injure or kill individuals while dispersing or foraging or while individuals inhabit burrows within the Study Area.

San Diego black-tailed jackrabbit. Potential for direct impacts. The study area provides habitat for this species. Equipment and vehicle movement within or near the Study Area could injure or kill individuals while dispersing or foraging. This species does not burrow but takes shelter and nests under shrubs. These refuges will be removed for the development.

San Diego desert woodrat. Direct impacts possible but not expected. The Study Area provides low quality habitat for this species. No evidence of any woodrat species occupation of the property was detected.

Stephens' kangaroo rat. Potential for direct impacts. The Study Area provides suitable habitat for this species, and recent disturbance may have recruited individuals to the property. The species presence at the Site has not been determined. Equipment and vehicle movement within or near the Study Area could injure or kill individuals while dispersing or foraging or while individuals inhabit burrows within the Study Area.

Los Angeles pocket mouse. Potential for direct impacts if species is present. Fine sandy soils and scrub near basins provide suitable burrowing habitat. The species presence at the Site has not been determined. Equipment and vehicle movement within or near the Study Area could injure or kill individuals if they are present at the site while dispersing or foraging or while individuals inhabit burrows within the Study Area.

Northwestern San Diego pocket mouse. Potential for direct impacts. The Study Area provides suitable habitat for this species. The species presence at the Site has not been determined. Equipment and vehicle movement within or near the Study Area could injure or kill individuals while dispersing or foraging or while individuals inhabit burrows within the Study Area.

Western mastiff bat. Potential for direct impacts. . The Study Area provides suitable open areas and roosting habitat for this species. Neighboring buildings and tall trees along Etiwanda Avenue may be used for roosting. The removal of vegetation and loss of the Chadwick channel may have minute impacts on insect habitat availability and therefore on foraging opportunities. Construction activity is not expected to occur at night when this nocturnal species is active. Individuals roosting in trees may be lost or injured during tree removal.

Western yellow bat. Potential for direct impacts. . Tall trees and neighboring buildings may be used for roosting. Tree removal will eliminate potential roosting habitat. Removal of depressions and of the drainage channel on the property will reduce insect foraging opportunities locally but not regionally. Construction activity is not expected to occur at night when this nocturnal species is active. Individuals roosting in trees may be lost or injured during tree removal.

6.6 WILDLIFE CORRIDORS

As no wildlife movement corridors were detected in the Study Area, no direct impacts are anticipated.

7 RECOMMENDED AVOIDANCE AND MINIMIZATION MEASURES (AMMS)

The following measures to protect botanical and wildlife resources, including sensitive and special-status species, are recommended. Their implementation should reduce impacts to sensitive and special-status natural resources within the Study Area.

- If tree and vegetation removal is to occur during the bird nesting season, a nesting bird survey is recommended.
- If ground disturbances and vegetation removal occur during the bird nesting season, a ground nesting bird survey is recommended to avoid impacts to burrowing owl and California horned lark.
- Small mammal burrows were observed in the Study Area. Small mammal trapping is recommended for the proposed project as several special status species have a potential to occur in the Study Area and suitable habitat for burrowing sites is available.
- Western yellow bats and western mastiff bats use trees as roosting sites. Prior to tree removal, a bat roosting survey is recommended.
- A formal waters jurisdiction analysis should be performed to delineate the jurisdictional boundaries of Chadwick Channel.

8 CONCLUSION

The property is the site of a proposed distribution warehouse development, the Etiwanda Commerce Center Project, in which the entire 64-acre property will be developed. Five commercial warehouse buildings and associated roads, loading docks, and parking areas will be constructed. The project site is located in an urban, industrial area of Rancho Cucamonga, CA. The property has been used as an electric power generating facility since 1951. By May 2023, all buildings had been demolished and nearly all structures on site had been removed. Bare ground, gravel piles, ruderal vegetation, and shrubs comprise nearly the entire property.

The proposed project will develop the entirety of the property, eliminating nearly all habitat. No areas of natural soils will remain on site. The Study Area provides limited habitat for a number of sensitive or special-status plant and wildlife species. These species may be directly impacted by construction efforts. The drainage channel that bisects the property will be removed, eliminating a water source, moist soils, and associated ruderal and hydrophytic vegetation. Approximately 1.25 acres of scale broom scrub will be removed from the northwestern side of the property. The removal of these features will impact wildlife species that rely on these areas for cover and foraging. Plant species that rely on sandy, gravelly, loamy soils will also be impacted by this development, as the property will be entirely paved.

No critical habitat or sensitive vegetation communities are expected to be impacted. Of the sensitive plant species that have potential to occur, none were observed in the Study Area. While appropriate soils and moisture for several species are present on site, the ground has been heavily disturbed for decades and the plant communities these sensitive species are typically a part of are limited or not present on site. No native trees will be removed for the proposed project. No wildlife corridors or migration routes will be impacted by the project.

Approximately 1.75-acres of waters of the state could be removed through the development of Chadwick Channel.

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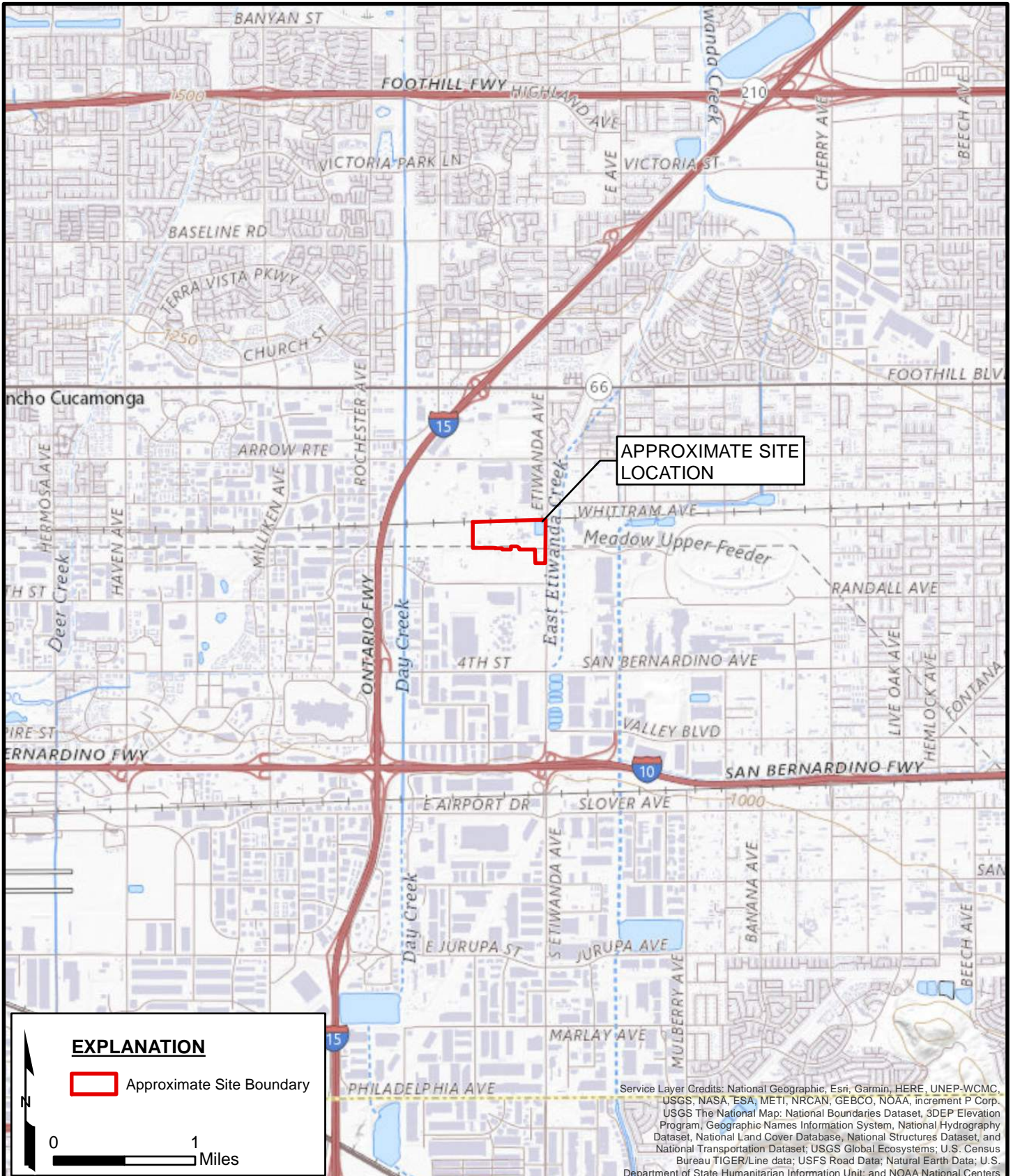
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FIGURES



EXPLANATION

 Approximate Site Boundary

0 1 Miles

Service Layer Credits: National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp. USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers



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SITE VICINITY MAP

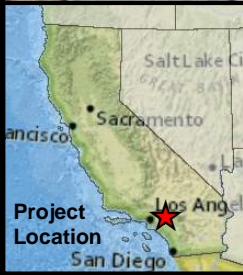
1

BIOLOGICAL RESOURCES TECHNICAL REPORT
SOUTHEAST INDUSTRIAL QUADRANT
DEVELOPMENT PROJECT (SEIQ)
SITE 2 ETS
RANCHO CUCAMONGA, CALIFORNIA

FIGURE



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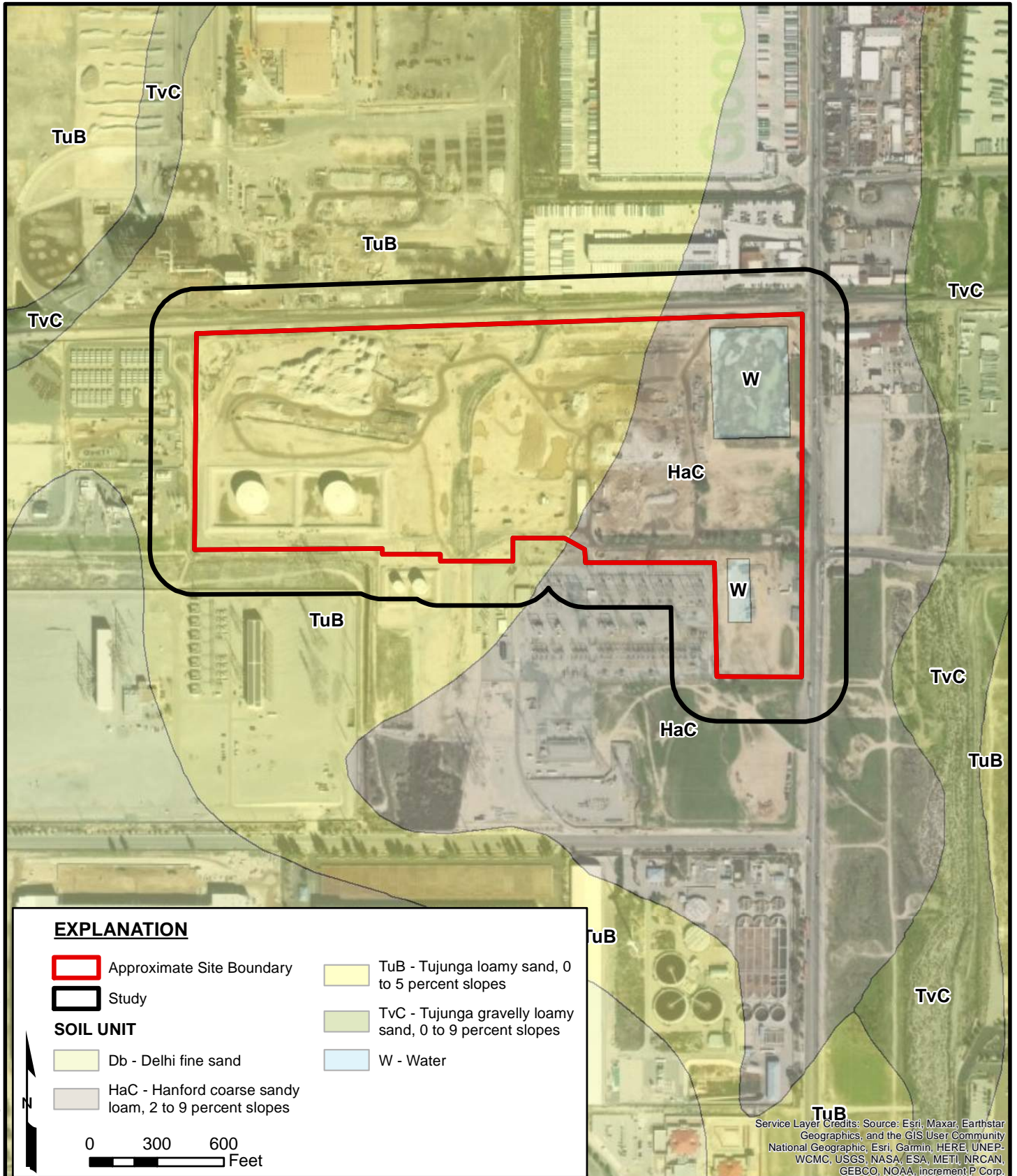
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SITE MAP

BIOLOGICAL RESOURCES TECHNICAL REPORT
SOUTHEAST INDUSTRIAL QUADRANT
DEVELOPMENT PROJECT (SEIQ)
SITE 2 ETS
RANCHO CUCAMONGA, CALIFORNIA

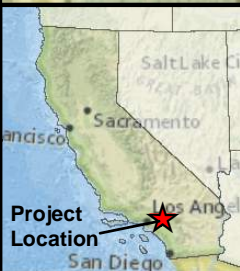
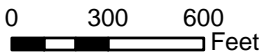
FIGURE
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EXPLANATION

- Approximate Site Boundary
- Study
- SOIL UNIT**
- Db - Delhi fine sand
- W - Water
- HaC - Hanford coarse sandy loam, 2 to 9 percent slopes
- TuB - Tujunga loamy sand, 0 to 5 percent slopes
- TvC - Tujunga gravelly loamy sand, 0 to 9 percent slopes



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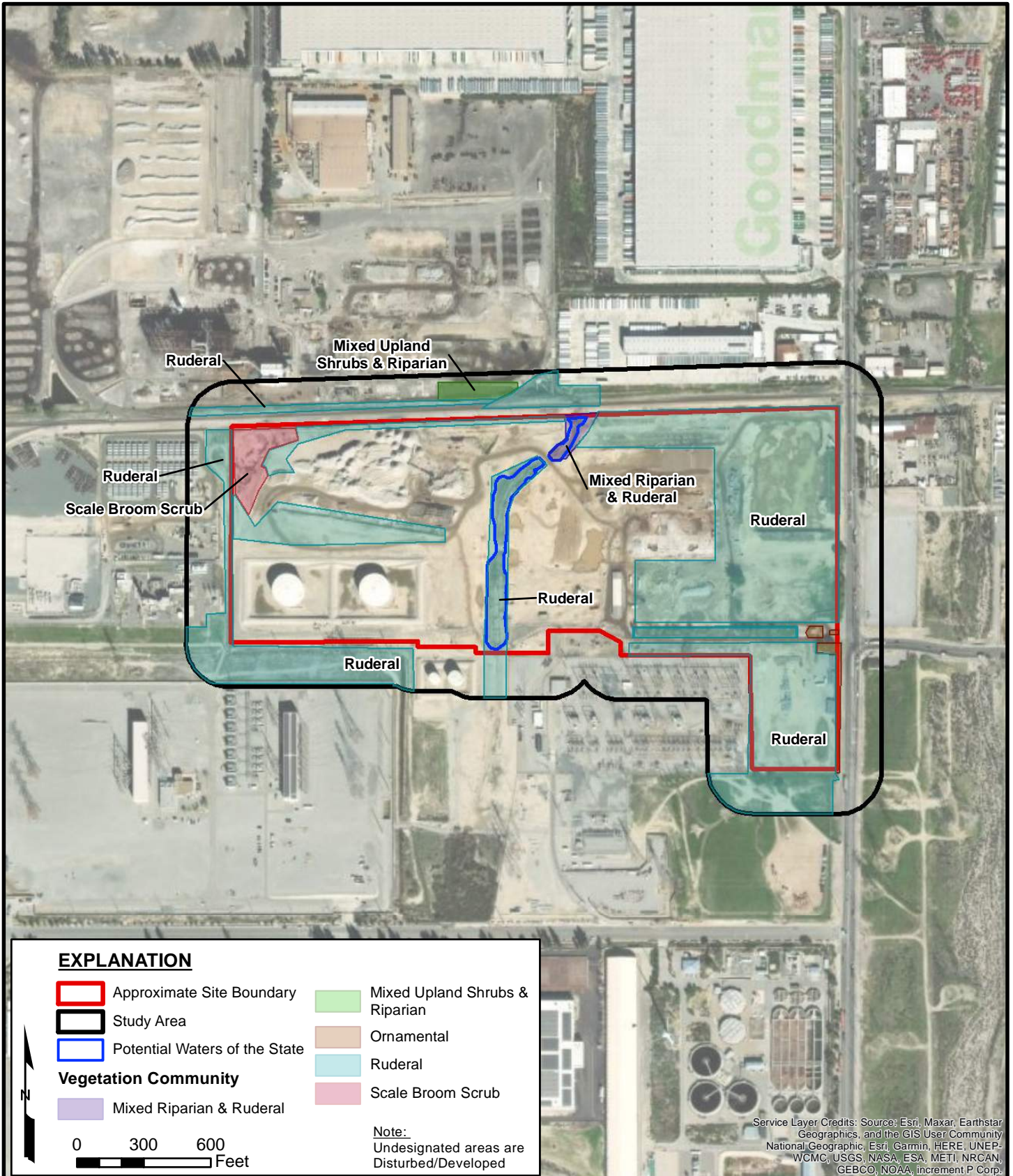
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SOILS MAP

BIOLOGICAL RESOURCES TECHNICAL REPORT
SOUTHEAST INDUSTRIAL QUADRANT
DEVELOPMENT PROJECT (SEIQ)
SITE 2 ETS
RANCHO CUCAMONGA, CALIFORNIA

FIGURE
3



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EXPLANATION

Approximate Site Boundary	Mixed Upland Shrubs & Riparian
Study Area	Ornamental
Potential Waters of the State	Ruderal
Vegetation Community	
Mixed Riparian & Ruderal	Scale Broom Scrub

Note:
 Undesignated areas are Disturbed/Developed

0 300 600 Feet



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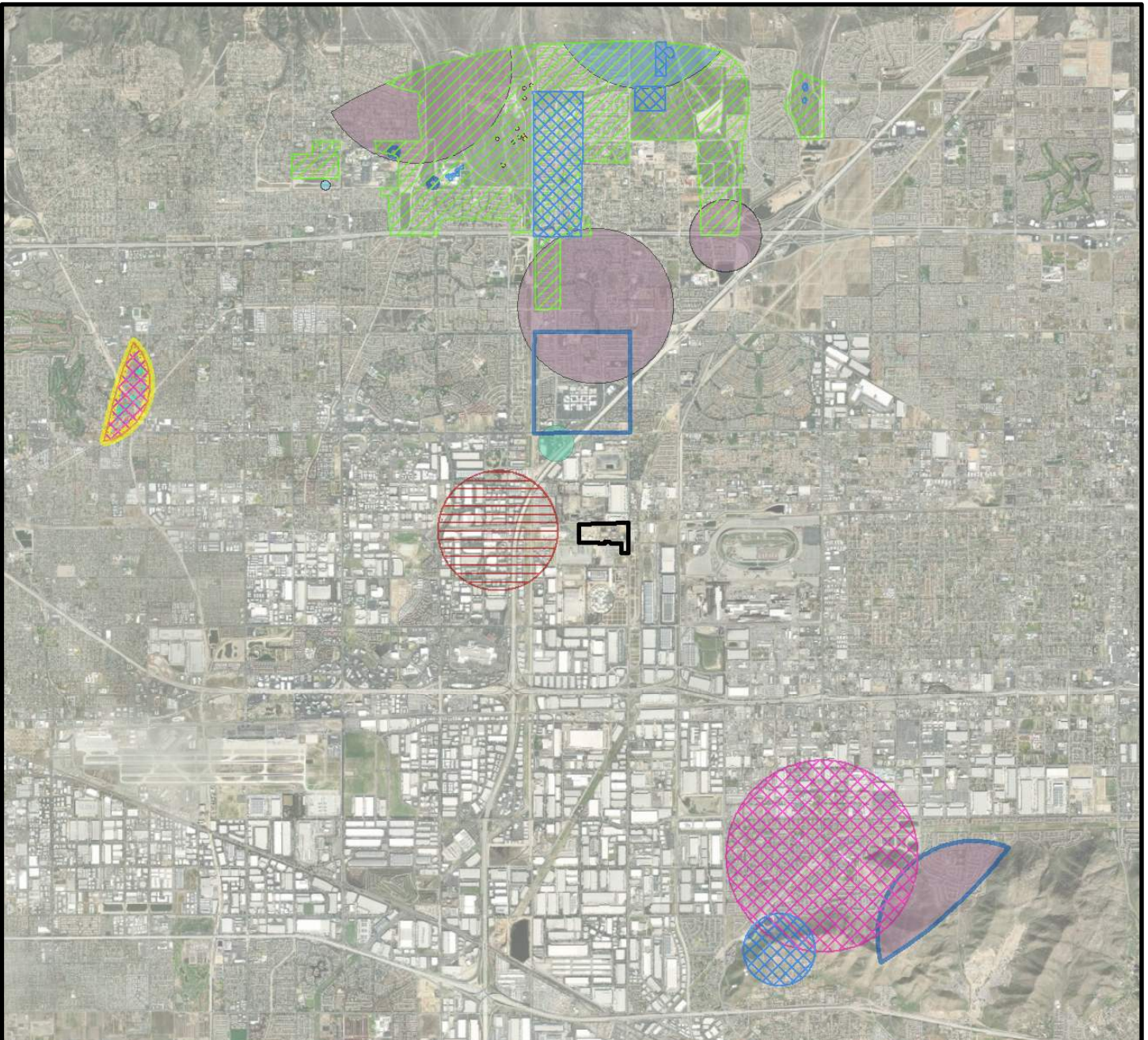
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VEGETATION COMMUNITIES

BIOLOGICAL RESOURCES TECHNICAL REPORT
 SOUTHEAST INDUSTRIAL QUADRANT
 DEVELOPMENT PROJECT (SEIQ)
 SITE 2 ETS
 RANCHO CUCAMONGA, CALIFORNIA

FIGURE
4



EXPLANATION

Approximate Site Boundary

PLANTS AND HABITATS

Aparejo grass

Brand's star phacelia

Source: CDFW CNDDDB (2023)

California Walnut Woodland

California muhly

California saw-grass

Chaparral ragwort

Intermediate mariposa-lily

Mesa horkelia

Parry's spineflower

Plummer's mariposa-lily

Pringle's monardella

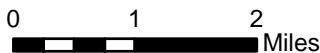
Prostrate vernal pool navarretia

Riversidian Alluvial Fan Sage Scrub

San Bernardino aster

Sanford's arrowhead

White rabbit-tobacco



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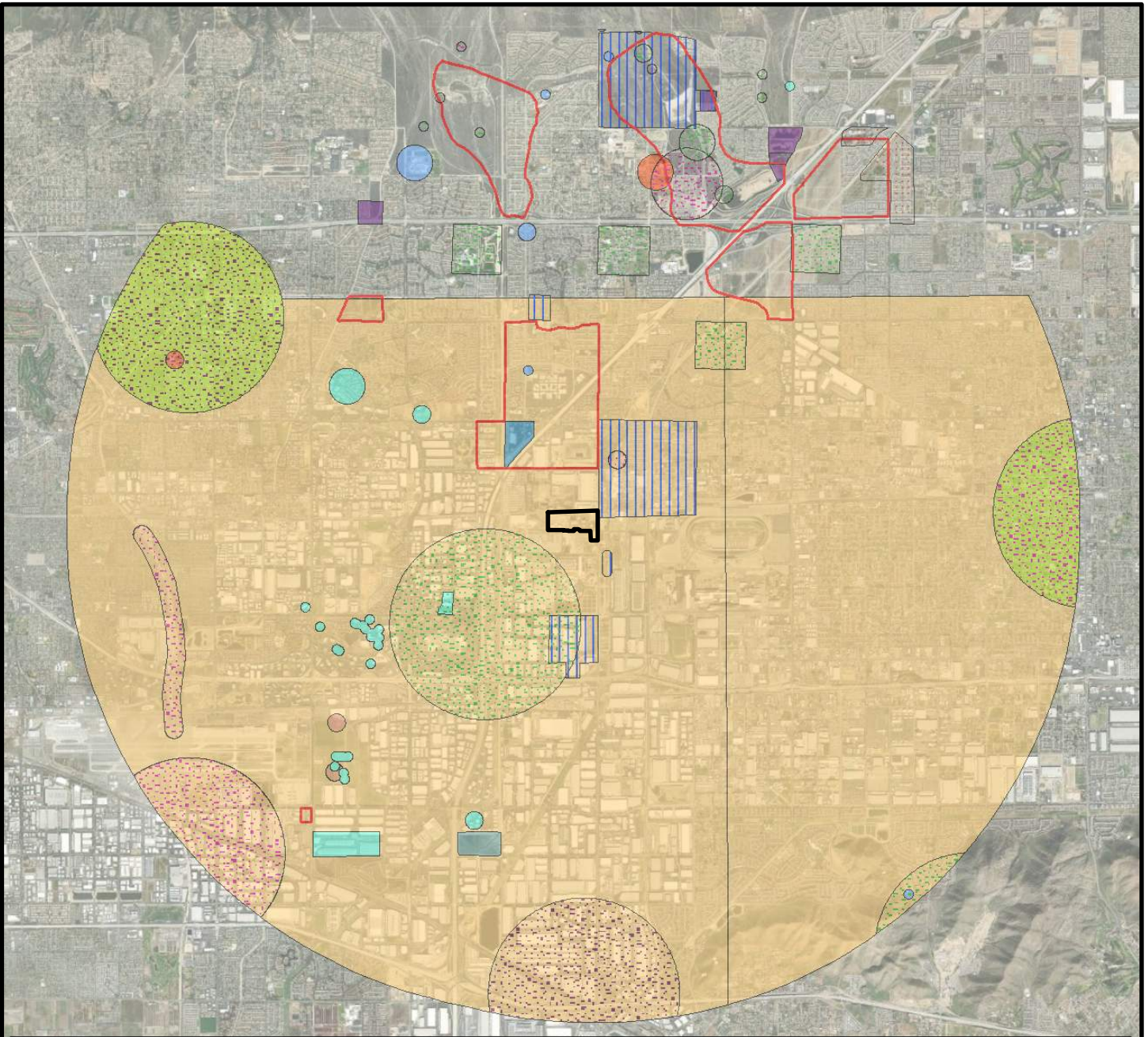
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CNDDDB RESULTS – PLANTS AND HABITATS
BIOLOGICAL RESOURCES TECHNICAL REPORT SOUTHEAST INDUSTRIAL QUADRANT DEVELOPMENT PROJECT (SEIQ) SITE 2 ETS RANCHO CUCAMONGA, CALIFORNIA

FIGURE
5



EXPLANATION

Approximate Site Boundary

WILDLIFE

Burrowing owl

California glossy snake

Coast horned lizard

Coastal California gnatcatcher

Crotch bumble bee

Delhi Sands flower-loving fly

Los Angeles pocket mouse

Northwestern San Diego pocket mouse

San Bernardino kangaroo rat

San Diego black-tailed jackrabbit

San Diego desert woodrat

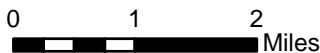
Southern California legless lizard

Tricolored blackbird

Western mastiff bat

Western yellow bat

Source: CDFW CNDDDB (2023)



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CNDDDB RESULTS – WILDLIFE

BIOLOGICAL RESOURCES TECHNICAL REPORT
SOUTHEAST INDUSTRIAL QUADRANT
DEVELOPMENT PROJECT (SEIQ)
SITE 2 ETS
RANCHO CUCAMONGA, CALIFORNIA

FIGURE
6

APPENDIX A
SPECIAL-STATUS SPECIES WITH THE POTENTIAL TO OCCUR WITHIN THE STUDY AREA

Common Name	Scientific Name	Status Fed/State/ Other*	General Habitat Description	Potential to Occur
PLANTS				
San Diego ambrosia	<i>Ambrosia pumila</i>	FE / - / 1B.1	Chaparral, coastal scrub, valley and foothill grassland. Sandy loam or clay soil; sometimes alkaline. In valleys; persists where disturbance has been superficial. Sometimes on margins or near vernal pools. 3-580 m. Apr-Oct.	<i>Not expected.</i> Suitable habitat for this species does not exist in the Study Area.
Braunton's milk-vetch	<i>Astragalus brauntonii</i>	FE / - / 1B.1	Chaparral, coastal scrub, valley and foothill grassland. Recent burns or disturbed areas; usually on sandstone with carbonate layers. Soil specialist; requires shallow soils to defeat pocket gophers and open areas, preferably on hilltops, saddles or bowls between hills. 3-640 m. Jan-Aug.	<i>Not expected.</i> Suitable habitat for this species does not exist in the Study Area.
Catalina mariposa-lily	<i>Calochortus catalinae</i>	- / - / 4.2	Valley and foothill grassland, chaparral, coastal scrub, cismontane woodland. In heavy soils, open slopes, openings in brush. 15-700 m.	<i>Not expected.</i> Suitable habitat for this species does not exist in the Study Area.

Common Name	Scientific Name	Status Fed/State/ Other*	General Habitat Description	Potential to Occur
Plummer's mariposa-lily	<i>Calochortus plummerae</i>	- / - / 4.2	Coastal scrub, chaparral, valley and foothill grassland, cismontane woodland, lower montane coniferous forest. Occurs on dry rocky and sandy sites, usually of granitic or alluvial material. Can be very common after fire. 60-2500 m.	<i>Potential.</i> Dry, sandy, gravelly soils (alluvium from granitic sources) present in the western portion of Study Area, alluvial scrub present. Suitable habitat is disturbed and marginal.
Intermediate mariposa-lily	<i>Calochortus weedii</i> var. <i>intermedius</i>	- / - / 1B.2 / USFS	Coastal scrub, chaparral, valley and foothill grassland. Dry, rocky open slopes and rock outcrops. 60-1575 m.	<i>Not expected.</i> Suitable habitat for this species does not exist in the Study Area.
Parry's spineflower	<i>Chorizanthe parryi</i> var. <i>parryi</i>	/ - / 1B.1 / USFS / BLM	Coastal scrub, chaparral, cismontane woodland, valley and foothill grassland. Dry slopes and flats; sometimes at interface of two vegetation types, such as chaparral and oak woodland. Dry, sandy soils. 90-1220 m.	<i>Potential.</i> Dry sandy soils present, slopes in depressions caused by building removal may provide habitat. No nearby sources for recruitment. Small area of alluvial scrub present to the west of Study Area.
California saw-grass	<i>Cladium californicum</i>	- / - / 2B.2 / USFS	Meadows and seeps, marshes and swamps (alkaline or freshwater). Freshwater or alkaline moist habitats. -20-2135 m.	<i>Not expected.</i> Dry conditions on site. Stormwater channel and temporary surface pooling in depressions does not provide sufficient moisture.

Common Name	Scientific Name	Status Fed/State/ Other*	General Habitat Description	Potential to Occur
Paniculate tarplant	<i>Deinandra paniculata</i>	- / - / 4.2	Coastal scrub, valley and foothill grassland, vernal pools, open chaparral and woodland, disturbed areas, sometimes on sandy soils. 25 – 940 m elev. Apr-Nov.	<i>Low.</i> Disturbed sandy soils and limited coastal scrub present in Study Area. Limited nearby sources for recruitment.
Slender-horned spineflower	<i>Dodecahema leptoceras</i>	FE / SE / 1B.1	Chaparral, cismontane woodland, coastal scrub (alluvial fan sage scrub). Flood deposited terraces and washes; associates include Encelia, Dalea, Lepidospartum, etc. Sandy soils. 200-765 m. Apr-Jun.	<i>Not expected.</i> Suitable habitat for this species does not exist in the Study Area.
Mesa horkelia	<i>Horkelia cuneata var. puberula</i>	- / - / 1B.1	Chaparral, cismontane woodland, coastal scrub. Sandy or gravelly sites. 70 – 810 m elev. Feb-Jul(Sep).	<i>Low.</i> Sandy, gravelly soils and limited alluvial scrub present in Study Area.
Southern California black walnut	<i>Juglans californica</i>	- / - / 4.2	Chaparral, coastal scrub, cismontane woodland. Slopes, canyons, alluvial habitats. 50-900 m.	<i>Not expected.</i> Suitable habitat for this species does not exist in the Study Area.

Common Name	Scientific Name	Status Fed/State/ Other*	General Habitat Description	Potential to Occur
California muhly	<i>Muhlenbergia californica</i>	- / - / 4.3	Coastal scrub, chaparral, lower montane coniferous forest, meadows, canyons, and seeps. Usually found near streams or seeps. 100-2000 m.	<i>Potential.</i> The stormwater channel may provide the moisture this species requires. Alluvial scrub in northwestern corner may be suitable as well.
Aparejo grass	<i>Muhlenbergia utilis</i>	- / - / 2B.2	Chaparral, cismontane woodland, coastal scrub, creosote bush scrub, wetland-riparian, marshes and swamps, meadows, seeps. Alkaline and serpentinite. Oct-Mar. 25-2325 m.	<i>Not expected.</i> Suitable habitat for this species does not exist in the Study Area.
Prostrate vernal pool navarretia	<i>Navarretia prostrata</i>	- / - / 1B.2	Coastal scrub, valley and foothill grassland, vernal pools, meadows and seeps. Alkaline soils in grassland, or in vernal pools. Mesic, alkaline sites. 3-1235 m.	<i>Not expected.</i> Suitable habitat for this species does not exist in the Study Area.
Brand's star phacelia	<i>Phacelia stellaris</i>	- / - / 1B.1	Coastal scrub, coastal dunes. Open areas. 3-370 m.	<i>Potential.</i> Open habitat with marginal alluvial scrub present in the Study Area.

Common Name	Scientific Name	Status Fed/State/ Other*	General Habitat Description	Potential to Occur
White rabbit-tobacco	<i>Pseudognaphalium leucocephalum</i>	- / - / 2B.2	Riparian woodland, cismontane woodland, coastal scrub, chaparral. Sandy, gravelly sites. 35-515 m.	<i>Low.</i> Gravelly, sandy soils are present in Study Area. Small community of alluvial scrub present on site. No observations near Study Area for over a century.
Sanford's arrowhead	<i>Sagittaria sanfordii</i>	- / - / 1B.2 / BLM	Marshes and swamps. In standing or slow-moving freshwater ponds, marshes, and ditches. 0-605 m.	<i>Not expected.</i> Prolonged saturated conditions are not expected to occur.
Chaparral ragwort	<i>Senecio aphanactis</i>		Chaparral, cismontane woodland, coastal scrub. Drying alkaline flats, dry open rocky areas. 20-855 m.	<i>Not expected.</i> Suitable habitat for this species does not exist in the Study Area.
San Bernardino aster	<i>Symphyotrichum defoliatum</i>	- / - / 1B.2 / USFS / BLM	Meadows and seeps, cismontane woodland, coastal scrub, lower montane coniferous forest, marshes and swamps, valley and foothill grassland. Vernal mesic grassland or near ditches, streams and springs; disturbed areas. 2-2040 m.	<i>Potential.</i> Suitable habitat in drainage wash feature and potentially in the northwestern corner where alluvial scrub is growing.

Common Name	Scientific Name	Status Fed/State/ Other*	General Habitat Description	Potential to Occur
WILDLIFE				
Crotch's bumble bee	<i>Bombus crotchii</i>	- / - / SSC	Nests underground in abandoned rodent nests or above ground in tufts of grass, old bird nests, rock piles, or cavities in dead trees. Inhabits open grassland and scrub habitats but is able to persist in semi-natural habitats surrounded by intensely modified landscapes. Dietary generalist, but relies heavily on <i>Asclepias</i> , <i>Chaenactis</i> , <i>Lupinus</i> , <i>Medicago</i> , <i>Phacelia</i> , and <i>Salvia</i> as food sources.	<i>Potential.</i> Nesting sites are available in the channel and potentially throughout the site where vegetation is denser. Open habitat with low-growing forbs and patches of shrubs may suit this species, although their preferred food sources are not present.

Common Name	Scientific Name	Status Fed/State/ Other*	General Habitat Description	Potential to Occur
Monarch butterfly	<i>Danaus plexippus</i>	- / - / SSC	<p>Monarch adults make massive, multi-generation migrations from August-October, flying south thousands of miles to hibernate along the California coast and in central Mexico. Monarchs stop to feed on flower nectar and to roost together at night. During warm winter days, the butterflies may take moisture and flower nectar. Most mating happens before they journey north in the spring, when females lay single eggs along the way under host plant leaves (<i>Asclepias</i> sp.); caterpillars eat flowers and leaves. Overwintering sites along the California coast are important for conservation of this species.</p>	<p><i>Not expected.</i></p> <p>Suitable habitat for this species does not exist in the Study Area, forage resources limited.</p>

Common Name	Scientific Name	Status Fed/State/ Other*	General Habitat Description	Potential to Occur
Delhi Sands flower-loving fly	<i>Rhaphiomidas terminatus abdominalis</i>	FE / - /	Fine, sandy soils often associated with wholly or partially consolidated dunes referred to as the "Delhi" series. Vegetation consists of a sparse cover, including California buckwheat, California croton, Spanish clover, telegraph weed, and evening primrose.	<i>Not expected.</i> Very limited habitat in the Study Area. The Delhi sands required by this species are not present, although there is a population of California buckwheat, California croton, Spanish clover, and telegraph weed on site that may be used for foraging.
Southern California legless lizard	<i>Anniella stebbinsi</i>	- / - / SSC	Secretive, fossorial. Occurs in areas with warm, moist, loose, sandy, or organic soils and sparse vegetation in oak woodland, chaparral, riparian woodland, oak-pine woodland, coastal dune, and valley-foothill and desert scrub habitats. 0-1,800 m (0-5,900 feet). Typically found in areas with leaf litter under trees and bushes in sunny locations. Forages in sand and leaf litter for insect prey.	<i>Potential.</i> Sandy, open habitat available, and refuges are available in the western portion of the site around the depression and gravel/pipe piles. The drainage wash provides the warm, moist, sandy soils. The depressions may also provide suitable habitat. Sparse alluvial scrub is also present.

Common Name	Scientific Name	Status Fed/State/ Other*	General Habitat Description	Potential to Occur
California glossy snake	<i>Arizona elegans occidentalis</i>	- / - / SSC	Nocturnal, hides underground under rocks, burrows, or loose soil during daytime. Found in desert, chaparral, sagebrush, rocky washes, grasslands, valley-foothill hardwood, and pine-juniper. Prefer open sandy areas with scattered brush. Water is not an important habitat element. Feed primarily on lizards. Elevations from below sea level to 1,830 m (6,000 ft).	<i>Potential.</i> Sandy, open habitat available, and refuges are available in the western portion of the site around the depression and gravel/pipe piles. The drainage wash is likely to provide suitable habitat for this species.
Coastal whiptail	<i>Aspidoscelis tigris stejnegeri</i>	- / - / SSC	Widely distributed but only abundant in desert regions. Found in a variety of habitats, primarily hot and dry areas: chaparral, woodland, desert scrub, desert wash, alkali scrub, and annual grassland. Most common in and around dense vegetation. Forage actively on the ground near the base of vegetation, taking in a variety of ground-dwelling invertebrates. Does not require permanent water.	<i>Low.</i> Hot, dry conditions are present, dense vegetation is limited, only found in the drainage and northwestern corner of the site.

Common Name	Scientific Name	Status Fed/State/ Other*	General Habitat Description	Potential to Occur
Coast horned lizard	<i>Phrynosoma blainvillii</i>	- / - / SSC	Uncommon to common in suitable habitats. Forages in open spaces, especially sandy areas, washes, flood plains, and wind-blown deposits. Usually occurs at elevations below 900 m (0-2,950 feet), in valley-foothill hardwood, conifer, and riparian, pine-cypress, and juniper habitats, and annual grasslands. Ants an important food source, but other insects are also consumed.	<i>Potential.</i> Open, sandy/loamy areas abundant on Property, although recently disturbed from tilling and earthwork. Food sources and appropriate vegetation are limited in the Study Area, as only a small number of ant mounds were observed.
Western spadefoot	<i>Spea hammondi</i>	- / - / SSC	Occurs primarily in grasslands, occasionally in valley-foothill hardwood woodlands or orchards/vineyards. Breed and lay eggs in shallow, temporary pools formed by heavy winter rains, vernal pools. 0-1,263 m (0-4,460 ft)	<i>Not expected.</i> Suitable habitat for this species does not exist in the Study Area. The stormwater retention basin north of the property and depressions on site may provide breeding habitat, but surrounding habitat does not support this species. Most recent observation in CNDDDB records was 5 miles north of Property in 2005.

Common Name	Scientific Name	Status Fed/State/ Other*	General Habitat Description	Potential to Occur
Southwestern pond turtle	<i>Actinemys pallida</i>	FC / - / SSC	<p>Western pond turtle is found in rivers, lakes, streams, ponds, wetlands, ephemeral creeks, reservoirs, agricultural ditches, estuaries, and brackish waters. Western pond turtles prefer areas that provide cover from predators, such as vegetation and algae, as well as basking sites for thermoregulation. Adults tend to favor deeper, slow moving water, whereas hatchlings search for slow and shallow water that is slightly warmer. Terrestrial habitats are used for egg laying and wintering and usually consist of burrows in leaves and soil. They are rarely found at altitudes above 1,500 meters (5,000 ft).</p>	<p><i>Not expected.</i> Suitable habitat for this species does not exist in the Study Area.</p>
Mountain yellow-legged frog	<i>Rana muscosa</i>	FE / SE / SSC	<p>Southern mountain yellow-legged frog occurs in lakes, ponds, meadow streams, isolated pools and open riverbanks, typically in rocky, narrow canyons and chaparral.</p>	<p><i>Not expected.</i> Suitable habitat for this species does not exist in the Study Area.</p>

Common Name	Scientific Name	Status Fed/State/ Other*	General Habitat Description	Potential to Occur
Arroyo toad	<i>Anaxyrus californicus</i>	FE / - / SSC	Arroyo toad occurs in semi-arid habitats near washes, sandy riverbanks, riparian areas, palm oasis, Joshua trees, mixed chaparral, and sagebrush. It requires stream channels for breeding (typically 3rd order) and adjacent stream terraces and uplands for foraging and wintering.	<i>Not expected.</i> Suitable habitat for this species does not exist in the Study Area.
Cooper's hawk	<i>Accipiter cooperii</i>	- / - / WL	Found in woodlands, city parks, and suburban neighborhoods. Nests in trees.	<i>Low.</i> Tall trees present on site, suburban neighborhoods and parks found nearby.
Tricolored blackbird	<i>Agelaius tricolor</i>	- / ST / SSC	Nest in freshwater marshes or freshwater ponds with thick cattail, rushes, and willows.	<i>Not expected.</i> Suitable habitat for this species does not exist in the Study Area.
Southern California rufous-crowned sparrow	<i>Aimophila ruficeps canescens</i>	- / - / WL	Found on moderate slopes vegetated with low, fairly open cover of coastal sage scrub and grass. Secretive, forage on the ground. Nest on the ground or 1-3 feet above ground at the base of shrubs or dense grasses.	<i>Not expected.</i> Suitable habitat for this species does not exist in the Study Area.

Common Name	Scientific Name	Status Fed/State/ Other*	General Habitat Description	Potential to Occur
Burrowing owl	<i>Athene cunicularia</i>	- / - / SSC	Found in open, dry annual and perennial grasslands, deserts, and shrublands. Nests in small mammal burrows or structurally equivalent features	<i>Potential.</i> No appropriate burrowing sites, Study Area is highly disturbed. No nesting activity observed.
Northern harrier	<i>Circus hudsonius</i>	- / - / SSC	Forages and breeds in open habitats, including grasslands and marshes. Ground nesting.	<i>Not expected.</i> Potential to overfly site, but there is a lack of vegetation cover, food sources. Ground nesting sites are available, but surrounding areas likely cannot support this species as it rears young.
Southwestern willow flycatcher	<i>Empidonax traillii extimus</i>	FE / SE / SSC	Willow flycatcher is found in bushes, willow thickets, brushy fields, and upland groves. It breeds in thickets of deciduous trees and shrubs, especially willows, or along woodland edges. It is often found near streams or marshes (especially in southern part of range).	<i>Not expected.</i> Lack of suitable habitat, including vegetation cover, food sources, and undisturbed available nesting sites.

Common Name	Scientific Name	Status Fed/State/ Other*	General Habitat Description	Potential to Occur
California condor	<i>Gymnogyps californianus</i>	FE / SE / FP	California condor nests in rock formations, deep caves, and occasionally in cavities in giant sequoia trees (<i>Sequoiadendron giganteus</i>). It forages in relatively open habitats where large animal carcasses can be detected.	<i>Not expected.</i> Suitable habitat for this species does not exist in the Study Area.
Loggerhead shrike	<i>Lanius ludovicianus</i>	- / - / SSC	Loggerhead shrike is a year-round resident in most areas of California that contain grasslands, open areas, orchards and areas with scattered trees. It feeds on small vertebrates and invertebrates and impales prey on thorns or barbed wire.	<i>Low.</i> Open conditions present in Study Area. Tall trees present on eastern side of site. Fencing and neighboring trees may be used. Food resources are limited as the site is highly disturbed.
California gull	<i>Larus californicus</i>	- / - / WL	Occurs in a variety of habitats. Winters along California Coast. Known to forage in farm fields and pastures.	<i>Not expected.</i> Lack of nearby water sources. Suitable habitat for this species does not exist in the Study Area.

Common Name	Scientific Name	Status Fed/State/ Other*	General Habitat Description	Potential to Occur
California spotted owl	<i>Strix occidentalis occidentalis</i>	- / - / SSC	California spotted owl nests and forages in dense, old-growth, multi-layered mixed conifer, redwood and Douglas-fir habitats. Prey items include primarily flying squirrels and dusky-footed woodrats, as well as mice, voles, rabbits, birds and bats.	<i>Not expected.</i> <i>Suitable habitat for this species does not exist in the Study Area.</i>
Northwestern San Diego pocket mouse	<i>Chaetodipus fallax fallax</i>	- / - / SSC	Nocturnal mouse found in coastal scrub, chaparral, sagebrush, desert wash, desert scrub, and annual grassland. Prefers rocky, sandy, or gravelly areas. Rests and nests in underground burrows. Forages on seeds of grasses, forbs, and shrubs. Elevation: sea level to 1,350 m (4,500 ft).	<i>Potential.</i> Sandy, gravelly soils present. Foraging resources are available. Shrubs present in northwestern corner and around drainage.
San Bernardino kangaroo rat	<i>Dipodomys merriami parvus</i>	FE / SC / SSC	Found in alluvial fan sage scrub, coastal sage scrub and chaparral with approx. 50% canopy cover. Granivorous; also relies on insects and green vegetation. Depends on sandy and/or loamy soils for burrowing, food storage, and rearing young.	<i>Potential.</i> Marginal alluvial scrub found at northwestern corner. Appropriate sandy, loamy soils for burrowing are present in the Study Area. Individuals have been found in the vicinity.

Common Name	Scientific Name	Status Fed/State/ Other*	General Habitat Description	Potential to Occur
Stephens' kangaroo rat	<i>Dipodomys stephensi</i>	FT / ST / -	Found in open grasslands and sparse scrub (under 30% canopy cover) with a higher proportion of forbs. Granivore; also relies on insects and green vegetation. Requires friable, loamy soils for burrowing and rearing young. Often colonize areas following disturbances such as fire, grazing (including ongoing grazing), which create the open conditions they require.	<i>Low.</i> Marginal scrub found near stormwater retention basin and northwestern corner. Limited food sources. Open conditions have been created by disturbance (tilling, demolishing buildings). Appropriate sandy, loamy soils for burrowing are present in the Study Area. No records of individuals being found in the vicinity.
White-tailed kite	<i>Elanus leucurus</i>	- / - / CFP	Forages in grasslands, marshes, and fields. Resident year-round and nests in trees.	<i>Potential.</i> Potential to overfly and forage in site near depressions and channel.
California horned lark	<i>Eremophila alpestris actia</i>	- / - / WL	Open, dry ground with little to no vegetative cover: prairies, dunes, deserts, heavily grazed pastures, areas recently cleared by humans such as plowed fields and mowed expanses. Ground nesting. 0-13,000 ft (0-3960 m)	<i>Potential.</i> The majority of the Property is composed of bare, open ground with little to no vegetative cover. Recently disturbed, tilled site.

Common Name	Scientific Name	Status Fed/State/ Other*	General Habitat Description	Potential to Occur
California black rail	<i>Laterallus jamaicensis coturniculus</i>	- / ST / CFP	California black rail occurs near freshwater marshes along the margins of ponds, lakes, and water impoundments, as well as herb dominated wetlands on sloped ground associated with springs, canal leaks, seepage from agricultural irrigation. Requires water depths of about one inch that do not fluctuate during the year, and dense vegetation for nesting habitat.	<i>Not expected.</i> Suitable habitat for this species does not exist in the Study Area as there are no constant sources of water.
Coastal California gnatcatcher	<i>Polioptila californica californica</i>	FT / - / SSC	Requires coastal sage scrub and coastal bluff scrub. Strong association with California sagebrush. 0 - 2,500 ft.	<i>Not expected.</i> Suitable habitat for this species does not exist in the Study Area.

Common Name	Scientific Name	Status Fed/State/ Other*	General Habitat Description	Potential to Occur
Least Bell's vireo	<i>Vireo bellii pusillus</i>	FE / SE / -	Least Bell's vireo primarily occupies riverine riparian habitats, including dry portions of intermittent streams that typically provide dense cover within 3-6 feet of the ground, often adjacent to a complex, stratified canopy. Least Bell's vireo prey items include bugs, beetles, grasshoppers, moths, spiders, and caterpillars. They glean insects from leaves, twigs, and branches by hovering and picking prey off these stationary objects, and also utilize aerial pursuit.	<i>Not expected.</i> Suitable habitat for this species does not exist in the Study Area.
San Diego black-tailed jackrabbit	<i>Lepus californicus bennettii</i>	- / - / SSC	Occupy a variety of habitats, most common among shortgrass habitats. Also occur in sage scrub and non-natural areas (agricultural, residential, urban developments) but need open habitat. Typically do not burrow, but take shelter at the base of shrubs and shallow depressions.	<i>Low.</i> Study Area provides low-growing annuals, alluvial scrub, and open spaces. Shallow depressions also present that can provide shelter. Food sources are limited.

Common Name	Scientific Name	Status Fed/State/ Other*	General Habitat Description	Potential to Occur
San Diego desert woodrat	<i>Neotoma lepida intermedia</i>	- / - /SSC	Occurs in a variety of shrub and desert habitats, primarily associated with rock outcrops, boulders, cacti, or areas of dense undergrowth.	<i>Low.</i> Suitable habitat very limited in Study Area. This species has been found in the vicinity of the Study Area.
Los Angeles pocket mouse	<i>Perognathus longimembris brevinasus</i>	- / - /SSC	Found in lower elevation grasslands and coastal sage scrub in areas with fine, sandy soils.	<i>Potential.</i> Alluvial scrub habitat near stormwater retention basins. Sandy soil conditions are present on the Property. Individuals have been found in the vicinity of the Study Area.

Common Name	Scientific Name	Status Fed/State/ Other*	General Habitat Description	Potential to Occur
Western mastiff bat	<i>Eumops perotis californicus</i>	- / - / SSC	Western mastiff bat occurs in many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, annual and perennial grasslands, palm oases, chaparral, desert scrub, and urban areas. Suitable habitat consists of extensive open areas with abundant roost locations provided by crevices in rock outcrops and buildings. When roosting in rock crevices, this species needs vertical faces to drop off to take flight. Catches and feeds on insects in flight.	<i>Potential.</i> Nearby buildings and trees may provide roosting opportunities. The Study Area provides open habitat and a small area of alluvial scrub that this species relies on, although these may not be extensive enough for this species.
Western yellow bat	<i>Lasiurus xanthinus</i>	- / - / SSC	Roosts in trees, hanging from the underside of a leaf, commonly in the skirt of dead fronds of palm trees. Insect captures associated with water bodies: stock tanks, ponds, streams, rivers, pools, lawns, orchards, riparian areas. Found in dry, thorny vegetation, desert areas.	<i>Potential.</i> This species may visit the site to forage near the channel and depressions. Tall ornamental trees are found in neighboring properties and along roads.

* FT = Federal listed threatened species
FE = Federal listed endangered species
FC = Candidate for federal-listing as threatened or endangered.
R = Under review by CDFW for listing as state-listed threatened or endangered.
SE = State-listed endangered species
SC = State candidate for listing as endangered or threatened
ST = State-listed threatened species
SR = State-listed rare species
CFP = California “Fully Protected” species
1B = California Rare Plant Rank (CRPR): Plants rare and endangered in California and elsewhere.
2 = California Rare Plant Rank. Plants rare and endangered in California, but more common elsewhere.
SSC = Species of special concern in California
NatureServe Conservation Status Assessments:
S1 = Critically imperiled
S2 = Imperiled
S3 = Vulnerable
S4 = Apparently secure
.1 = Very threatened
.2 = Threatened
SNR = Unranked - National or sub-national conservation status not yet assessed.
WL = Former SSC. Now on CDFW watch list.

**APPENDIX B
WILDLIFE SPECIES OBSERVED IN THE STUDY AREA**

Common Name	Scientific Name	Protected Status*
Birds		
Allen's Hummingbird	<i>Selasphorus sasin</i>	M
Reptiles		
Western Side-blotched lizard	<i>Uta stansburiana elegans</i>	--
Mammals		
Canid (scat)		--
Invertebrates		
Ant mounds	<i>Formicidae sp.</i>	--
Cabbage white	<i>Pieris rapae</i>	--
Fig-eater beetle	<i>Cotinis mutabilis</i>	--

*Protected Status:

CSC – California Species of Special Concern

M – Migratory Bird Treaty Act

TW – California 'Taxa to Watch' (i.e., species that were CSC previously but not at present)

APPENDIX C
PLANT SPECIES OBSERVED IN THE STUDY AREA

Scientific Name	Common Name	Cal-IPC ¹	I/N ²
<i>Acemison americanus</i>	Spanish clover		N
<i>Ailanthus altissima</i>	Tree of heaven		M
<i>Ambrosia acanthicarpa</i>	Flatspine bursage		N
<i>Amsinckia sp.</i>	Fiddleneck sp.		U
<i>Artemisia californica</i>	Sage brush		N
<i>Astragalus pomonensis</i>	Pomona milkvetch		N
<i>Baccharis salicifolia</i>	Mule fat		N
<i>Brassica rapa</i>	Field mustard	L	I
<i>Bromus diandrus</i>	Great brome	M	I
<i>Bromus madritensis ssp. rubens</i>	Red brome	H	I
<i>Callistemon sp.</i>	Bottlebrush tree		I
<i>Centaurea melitensis</i>	Maltese star-thistle	M	I
<i>Croton californicus</i>	California croton		N
<i>Croton setiger</i>	Turkey mullein		N
<i>Datura sp.</i>	Datura		U
<i>Dittrichia graveolens</i>	Stinkwort	M	I
<i>Encelia californica</i>	Bush sunflower		N
<i>Eriogonum fasciculatum</i>	California buckwheat		N
<i>Eucalyptus sp.</i>	Eucalyptus	L	I
<i>Euphorbia maculata</i>	Spotted spurge		I
<i>Heterotheca grandiflora</i>	Telegraph weed		N
<i>Lactuca serriola</i>	Prickly lettuce		I
<i>Lepidospartum squamatum</i>	Scale broom		N
<i>Marrubium vulgare</i>	White horehound	L	I
<i>Nerium oleander</i>	Oleander		I
<i>Nicotiana glauca</i>	Tree tobacco	M	I
<i>Oenothera curtiflora</i>	Velvetweed		I
<i>Oncosiphon piluliferum</i>	Stinknet	H	I
<i>Pennisetum setaceum</i>	Fountain grass	M	I
<i>Polycarpon tetraphyllum</i>	Fourleaf manyseed		I

Scientific Name	Common Name	Cal-IPC ¹	I/N ²
<i>Pseudognaphalium luteoalbum</i>	Jersey cudweed		I
<i>Pulicaria paludosa</i>	Spanish false fleabane		I
<i>Salsola tragus</i>	Russian thistle	L	I
<i>Sonchus sp.</i>	Sow thistle sp.		I
<i>Tamarix sp.</i>	Salt cedar	H	I
<i>Verbesina encelioides</i>	Cowpen daisy		N
<i>Washingtonia robusta</i>	Mexican fan palm	M	I

¹**Cal-IPC** (California Invasive Plant Council Inventory)

H = High – These species have severe ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal and establishment. Most are widely distributed ecologically.

M = Moderate – These species have substantial and apparent—but generally not severe—ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal, though establishment is generally dependent upon ecological disturbance. Ecological amplitude and distribution may range from limited to widespread.

L = Limited – These species are invasive, but their ecological impacts are minor on a statewide level or there was not enough information to justify a higher score. Their reproductive biology and other attributes result in low to moderate rates of invasiveness. Ecological amplitude and distribution are generally limited, but these species may be locally persistent and problematic.

²**I/N/U** **I** = Introduced/naturalized species **N** = Native to San Bernardino County **U** = Unknown

**APPENDIX D
SITE PHOTOGRAPHS**



On Napa Road facing east in the southeastern side of the property. The entrance to the site is visible in the background. The median is on the left of the picture, the electrical substation is on the right.



Looking northeast from the parking lot in the south-central part of the property. The gravel piles are visible in the background.



A view of the channel taken in the south-central area of the property, facing north.



A view of the channel taken in the south-central area of the property, facing south.



Facing northeast from the center of the property. A typical view of the soil and scattered ruderal vegetation.



Facing east along the southwestern border of the property. Stockpiles and ruderal vegetation visible to the left.



The pile of discarded pipes and rocks along the western border of the property.