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Redlands, CA 92373-4601
(909) 915-5900

March 25, 2019
(Revised September 23, 2019)

Tania Chavez
Phelan Development
450 Newport Center Drive, Suite 405
Newport Beach, CA 92660

RE: BIOLOGICAL RESOURCES ASSESSMENT
9th AND VINEYARD WAREHOUSE
APNS 0207-262-41, 0207-262-42, 0207-262-28, 0207-262-35, 0207-262-36, 207-262-46, 207-262-45
8768 NINTH STREET
RANCHO CUCAMONGA, CA

Dear Ms. Chavez.:

Jericho Systems, Inc. (Jericho) is pleased to provide this letter report that details the results of a general Biological Resources Assessment (BRA) for the proposed three combination office/warehouses located within Assessor's Parcel Numbers (APN) 0207-262-41, 0207-262-42, 0207-262-28, 0207-262-35, 0207-262-36, 207-262-46, and 207-262-45 in the City of Rancho Cucamonga (Attachment B: Figures 1 and 2). The office/warehouses are designed with three to five dock doors, and to house one tenant each. Multiple smaller tenants may also to co-locate within each of the buildings.

The purpose of the BRA was to address potential project-related impacts on designated critical habitats and/or any special status species protected under the federal Endangered Species Act (ESA), California Endangered Species Act (CESA), California Department of Fish and Wildlife (CDFW) and/or the California Native Plant Society (CNPS). Jericho assessed the subject parcel for the potential of occurrence of listed species and species of special concern that have been documented in the local vicinity and/or whose habitat requirements are present within the Site. The purpose of the jurisdictional delineation (JD) was to determine the extent, if any, of State and /or federal jurisdictional waters that are subject to Sections 404 and 401 of the federal Clean Water Act (CWA) regulated by the U.S. Army Corps of Engineers (USACE) and Regional Water Quality Control Board (RWQCB) respectively; and/or Section 1602 of the California Fish and Game Code (FCG) administered by the CDFW.

SITE LOCATION

The approximately 11.73-acre Project site is located in the City of Rancho Cucamonga, The site is relatively developed with dirt and asphalt areas, approximately 16 vacant residences and commercial buildings, and multiple large trees and large shrubs on site . The Project area can be located on the *Ontario* U.S. Geological Survey's (USGS) 7.5-minute topographic map in the northeast portion of Section 9, Township 1 South, Range 7 West (Attachment B: Figure 1).

ENVIRONMENTAL SETTING

The climate in the region is typically characterized as Mediterranean with cool to cold winters and dry, hot summers. Typical rainfall averages approximately 15 inches per year. Hydrologically, the Project site is within the Chino Hydrologic Sub-Area (HSA 801.21) which comprises a 190,515-acre drainage area within the larger Chino Creek Watershed (HUC 1807020).

The subject parcel is situated in a heavily urbanized area of the Inland Valleys ecoregion. Native vegetation in this ecoregion consists of Riversidean alluvial fan sage scrub, valley grasslands, hillside chaparral and riparian woodlands. The soils on site (Attachment B: Figure 3) are predominantly Tujunga loamy and gravelly and Soboba stony loamy sands with 0-9% slope (TvC & SpC).

METHODS

Prior to performing the field surveys, available databases and documentation relevant to the Project site were examined for documented occurrences of sensitive species in the area. The U.S. Fish and Wildlife Service (USFWS) threatened and endangered species occurrence data overlay, as well as the most recent versions of the California Natural Diversity Database (CNDDB), Biogeographic Information and Observation System (BIOS), Calflora, and California Native Plant Society Electronic Inventory (CNPSEI) databases were searched for sensitive species data on the *Ontario* USGS 7.5-minute series quadrangle. These databases contain records of reported occurrences of State- and federally-listed species or otherwise sensitive species and habitats that may occur within the vicinity of the subject parcel.

Jericho biologist Craig Lawrey conducted a general biological resources assessment on February 26, 2019, with an emphasis on special-status species known to occur in the area. Mr. Lawrey has advanced degrees and multiple years of experience surveying biological resources within San Bernardino County. Mr. Lawrey conducted the systematic and comprehensive survey during calm weather, between the hours of 8 a.m. and 11 a.m. and 3 p.m. and 6 p.m. Weather conditions during the survey consisted of clear skies with temperatures ranging from 63 degrees Fahrenheit (° F) to 55° F and light wind <5 mph. .

Wildlife species were detected during field surveys by sight, calls, tracks, scat, or other sign. In addition to species observed, expected wildlife usage of the site was determined per known habitat preferences of regional wildlife species and knowledge of their relative distributions in the area. The focus of the faunal species surveys was to identify potential habitat for special status wildlife within the project area. Disturbance characteristics and all animal sign encountered on the site are recorded in the results section.

Mr. Lawrey also evaluated the project site and adjacent areas for the presence of riverine/riparian/wetland habitat and jurisdictional waters, i.e. waters of the U.S. as regulated by the USACE and RWQCB, and/or jurisdictional streambed and associated riparian habitat as regulated by the CDFW. During the field surveys, he assessed the Project site for depressions, inundation, presence of hydrophytic vegetation, staining, cracked soil, ponding, and corresponding physical characteristics such as changes in the character of soils. He checked for the presence of definable channels, soils, and hydrology. Evaluation of potential federal jurisdiction followed the regulations set forth in 33CFR part 328 and the USACE guidance documents and evaluation of potential State jurisdiction followed guidance in the Fish and Game Code and A Review of Stream Processes and Forms in Dryland Watersheds (CDFW, 2010).

RESULTS

The database searches identified 38 sensitive species (18 plant, 16 animal, 3 insect) and one sensitive habitat within the *Ontario* USGS 7.5-minute series quadrangle (Attachment B: Figure 4 and Figure 5). A full summary of these results is outlined in Attachment A. The database searches did not indicate the presence of State- and/or federally-listed threatened or endangered species or USFWS-designated Critical Habitats on the Project site, or in the immediate vicinity. Additionally, no State- and/or federally-listed threatened or endangered species, or other sensitive species were observed on site during the survey.

Habitat on site consists primarily of non-native, ruderal vegetation and ornamental trees such as pepper, eucalyptus, avocado, ash, and jacarandas. An arborist report regarding the heritage status of the trees on site has been prepared under separate cover.

The ruderal vegetation present within the project area consists mainly of annual non-native grasses (e.g. red brome *Bromus rubens*, ripgut brome *Bromus diandrus*) with occasional low-growing annual and perennial Mediterranean hoary mustard (*Hirschfeldia incana*), and redstem filaree (*Erodium cicutarium*). Two small (3”> diameter) burrows were observed on site.

Species observed or otherwise detected on site during the surveys included: morning dove, mocking bird, red-tail hawk, common raven, American kestrel, and domestic dog.

The Project site has a very low potential for occurrence of all sensitive species identified in the database searches for this area because the Project site is small, highly disturbed by weed abatement and is landlocked on the north, south, west and east by intensive urban development. No State- and/or federally-listed threatened or endangered species, or other sensitive species were observed within the subject parcel or buffer survey areas.

Burrowing owl (BUOW)

BUOW are known to occur locally within suitable habitat areas. BUOW is a ground-dwelling owl typically found in arid prairies, fields, and open areas where vegetation is sparse and low to the ground. The BUOW depends on the presence of mammal burrows, i.e. ground squirrel burrows to provide shelter from predators, inclement weather and to provide a nesting place. They are also known to make use of human-created structures, such as cement culverts and pipes, for burrows. They feed primarily on insects but will also take small rodents, birds, and reptiles. They are active during the day and night, generally observed in the early morning hours or at twilight. The breeding season for BUOW is February 1 through August 31. The BUOW is not listed under the State or Federal Endangered Species Act but is considered both a State and federal SSC. The BUOW is protected by the international treaty under the Migratory Bird Treaty Act of 1918 and by State law under the California Fish and Game Code (CDFG Code #3513 & #3503.5).

Per the definition provided in the 2012 CDFG Staff Report on Burrowing Owl Mitigation, “Burrowing owl habitat generally includes, but is not limited to, short or sparse vegetation (at least at some time of year), presence of burrows, burrow surrogates or presence of fossorial mammal dens, well-drained soils, and abundant and available prey.” Therefore, the project site and immediate vicinity does not contain suitable habitat for this species for the following reasons:

- *No burrows of appropriate size exist on site*
- *Soils are tilled for weed abatement on a consistent basis*
- *Surrounding adjacent development*
- *Presence of predators of BUOW red-tail hawks and domestic dogs*

No evidence of BUOW was found in the survey area. No burrows of appropriate size, aspect or shape were located, and no BUOW pellets, feathers or white wash was found. No BUOW individuals were observed. Therefore, BUOW are considered absent from the site at the time of surveys.

Nesting Birds

The site is suitable for use by raptors for both nesting and foraging purposes. Red-tailed hawks, in particular, were observed perching on site. The project site and immediate surrounding areas do contain habitat suitable for nesting birds in general, including the several larger trees on site.

Jurisdiction Waters

A Cucamonga Creek flood control channel is located off site to the east. There are no drainages on site. No aspect of the site presents any evidence of jurisdictional waters or riverine/riparian areas. None of the following indicators are present on site: riparian vegetation, facultative, facultative wet or obligate wet vegetation, harrow marks, sand bars shaped by water, racking, rilling, destruction of vegetation, defined bed and bank, distinct line between vegetation types, clear natural scour line, meander bars, mud cracks, staining, silt deposits, litter- organic debris. No riverine/riparian areas occur on site.

Further, there is no historical, biological, or hydrological evidence that would indicate the presence of vernal pools. No vernal swales, vernal pool-like ephemeral ponds, or stock ponds are present on site. None of the mapped soils on site are listed on the USDA-NRCS National Hydric Soils List. The duration, timing, and frequency of inundation on site provide no indication or validation of vernal pool ecology. Water does not accumulate on surface for seasonal periods (more than three weeks) of inundation. Clay soils are not mapped on site. The site as a whole lacks the water retention capabilities necessary to support vernal pools the biological functions and values of Vernal Pools do not exist on site. No vernal pools occur on site.

CONCLUSIONS AND RECOMMENDATIONS

The subject parcel is not designated as Critical Habitat, no suitable habitat for sensitive species exists on site, and no sensitive species were observed during survey.

There is low potential for BUOW or other sensitive species due to the lack of suitable habitat. The trees on site have a potential to support nesting birds and raptors such as red-tailed hawks.

Therefore, to reduce the potential impacts to nesting birds, the following is recommended:

- Bird nesting season generally extends from February 1 through September 15 in southern California and specifically, April 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) prior to project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage and expected types, intensity and duration of disturbance. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.

Please do not hesitate to contact me at 909-915-5900 should you have any questions or require further information.

Sincerely,

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

Shay Lawrey, President
Ecologist/Regulatory Specialist

Attachments:

- Attachment A – Table of Documented Occurrences
- Attachment B – Figures
- Attachment C – Site Photos

**ATTACHMENT A – TABLE
OF DOCUMENTED
OCCURENCES**

Attachment A – Table of Documented Occurrences within the Ontario USGS Quad

Scientific Name	Common Name	Federal/State Ranking	Other Rankings	Habitat	Potential to Occur
<i>Ambrosia pumila</i>	San Diego Ambrosia	Endangered/ none	G1, S1, 1B.1	Upper terraces of rivers and drainages as well as openings in grasslands, sage scrub, and disturbed sites	Habitat on site is primarily invasive grasses. Potential to occur is low.
<i>Anniella stebbinsi</i>	southern California legless lizard	none/none	G3, S3, SSC	Coastal sand dunes, sandy washes, alluvial fans	Habitat on site is absent of sand or alluvial fans. Potential to occur is low.
<i>Antrozous pallidus</i>	pallid bat	none/none	G5, S3, SSC	Deserts, grasslands, shrublands, woodlands and forests. Most common in open, dry habitats with rocky areas for roosting.	Habitat on site is primarily invasive grasses with no rocky areas or suitable roosting habitat. Potential to occur is low.
<i>Arizona elegans occidentalis</i>	California glossy snake	none/none	G5T2, S2, SSC	Arid scrub, rocky washes, grasslands, chaparral. Threatened by development and agriculture.	Small burrows within grassland exist on site; however, site is surrounded by development. Potential to occur is low.
<i>Athene cunicularia</i>	burrowing owl	none/none	G4, S3, SSC	Open areas with little vegetation and existing burrows	Habitat on site is primarily invasive grasses and no burrows of appropriate size are on site. Potential to occur is low.
<i>Berberis nevadensis</i>	Nevadensis barberry	Endangered/ Endangered	G1, S1, 1B.1	chaparral, desert transition, or foothill woodlands in sandy, gravelly soils and washes.	Habitat on site is primarily invasive grasses. Potential to occur is low.

Scientific Name	Common Name	Federal/State Ranking	Other Rankings	Habitat	Potential to Occur
<i>Bombus crotchii</i>	Crotch bumble bee	none/none	G3G4, S1S2	Coastal California east to the Sierra-Cascade crest and south into Mexico. Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum.	Habitat on site is primarily invasive grasses. Potential to occur is low.
<i>Buteo swainsoni</i>	Swainson's hawk	none/Threatened	G5, S3	Prairies, fields, open ground for foraging	Habitat on site is primarily invasive grasses in an urban setting. Potential to occur is low.
<i>Calochortus catalinae</i>	Catalina mariposa lily	none/none	G3G4, S3S4, 4.2	Valley and foothill grassland, chaparral, coastal scrub, cismontane woodland. In heavy soils, open slopes, openings in brush. 15-700 m.	Habitat on site is primarily invasive grasses in an urban setting. Potential to occur is low.

Scientific Name	Common Name	Federal/State Ranking	Other Rankings	Habitat	Potential to Occur
<i>Calochortus plummerae</i>	Plummer's mariposa lily	none/none	G4, S4, 4.2	Coastal scrub, chaparral, valley and foothill grassland, cismontane woodland, lower montane coniferous forest. Occurs on rocky and sandy sites, usually of granitic or alluvial material. Can be very common after fire. 60-2500 m.	Habitat on site is primarily invasive grasses on disturbed soils. Potential to occur is low.
<i>Calystegia felix</i>	lucky morning-glory	none/none	G1Q, S1, 1B.1	Meadows and seeps, riparian scrub. Sometimes alkaline, alluvial. 9-205 m.	Habitat on site is primarily invasive grasses. Potential to occur is low.
<i>Centromadia pungens ssp. laevis</i>	smooth tarplant	none/none	G3G4T2, S2	Chenopod scrub, meadows and seeps, playas, riparian woodland, valley and foothill grassland, alkaline soils	Habitat on site is primarily invasive grasses. Potential to occur is low.
<i>Chaetodipus fallax fallax</i>	northwestern San Diego pocket mouse	none/none	G5T3T5, S3S4, SSC	chaparral, grasslands, scrub forests and deserts; rarely found in cities. Requires low growing vegetation or rocky outcroppings and sandy soil for burrows.	Habitat on site is primarily invasive grasses. Potential to occur is low.

Scientific Name	Common Name	Federal/State Ranking	Other Rankings	Habitat	Potential to Occur
<i>Chorizanthe parryi</i> var. <i>parryi</i>	Parry's spineflower	none/none	G3T2, S2, 1B.1	Chaparral, cismontane woodland, coastal scrub, valley foothill grassland	Habitat on site is primarily invasive grasses. Potential to occur is low.
<i>Cladium californicum</i>	California saw-grass	none/none	G4, S2, 2B.2	Meadows and seeps, marshes and swamps (alkaline or freshwater).	Habitat on site is primarily invasive grasses. Potential to occur is low.
<i>Dipodomys merriami parvus</i>	San Bernardino kangaroo rat	Endangered/none	G5T1, S1, SSC	Alluvial fan chaparral and sage scrub with sandy loam substrates.	Habitat on site is primarily invasive grasses. Potential to occur is low.
<i>Dodecahema leptoceras</i>	slender-horned spineflower	Endangered/Endangered	G1, S1, 1B.1	Chaparral, cismontane woodland, coastal scrub (alluvial fan)	Habitat on site is primarily invasive grasses. Potential to occur is low.
<i>Eumops perotis californicus</i>	western long-eared bat	none/none	G5, S3S4, SSC	Found in a variety of habitats; requires significant rock features for suitable roosting habitat	Habitat on site is primarily invasive grasses. Potential to occur is low.

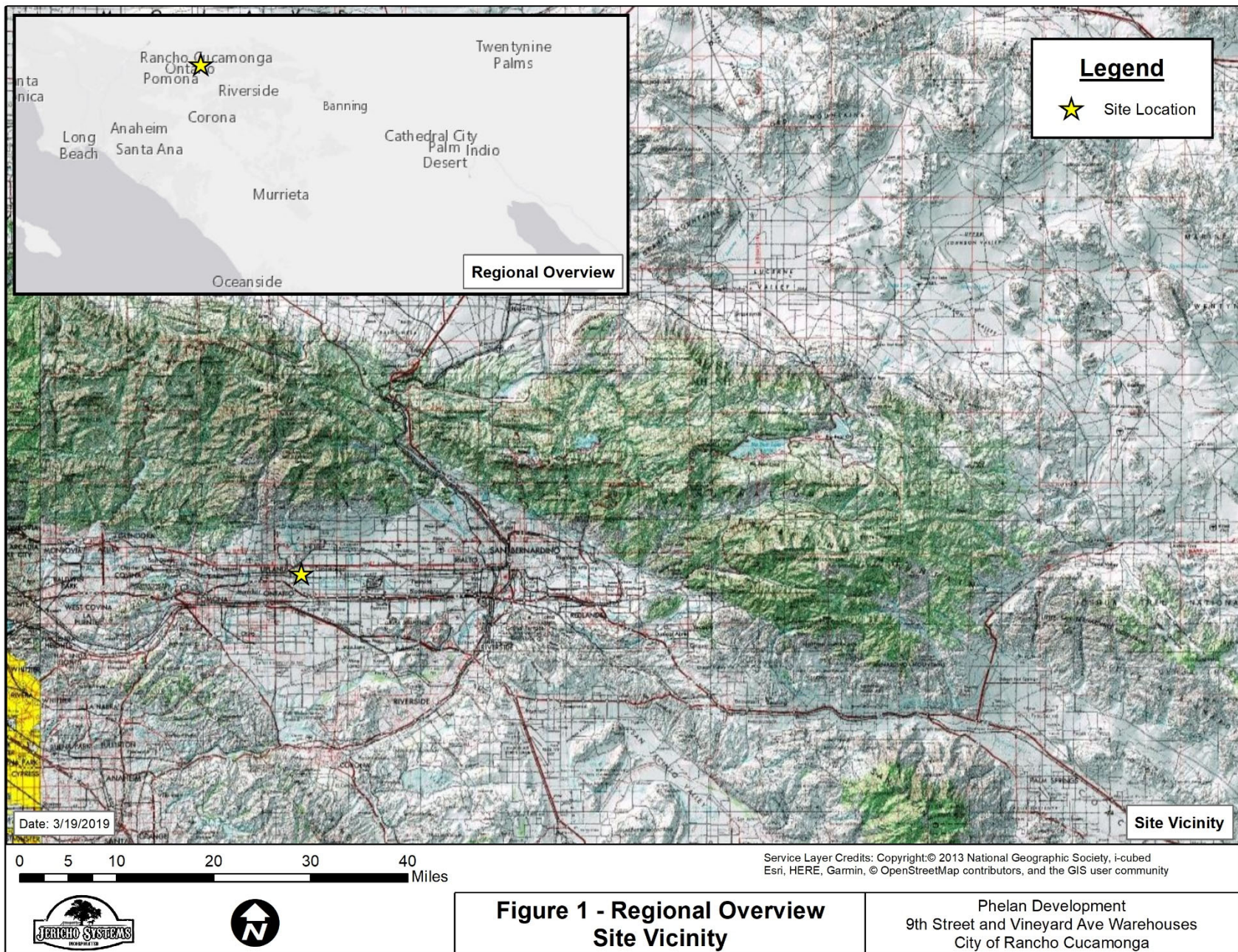
Scientific Name	Common Name	Federal/State Ranking	Other Rankings	Habitat	Potential to Occur
<i>Horkelia cuneata</i> var. <i>puberula</i>	mesa horkelia	none/none	G4T1, S1, 1B.1	Sandy or gravelly soils in chaparral, coastal scrub, or cismontane woodland	Habitat on site is primarily invasive grasses. Potential to occur is low.
<i>Juglans californica</i>	Southern black walnut	none/none	G4, S4, 4.2	Chaparral, coastal scrub, cismontane woodland, riparian woodland. Slopes, canyons, alluvial habitats. 50-900 m.	Habitat on site is primarily invasive grasses. Potential to occur is low.
<i>Lasiurus xanthinus</i>	western yellow bat	none/none	G5, S3, SSC	Palm oases, particularly require palm skirts for roosting	Habitat on site is primarily invasive grasses within an urban setting. Potential to occur is low.
<i>Laterallus jamaicensis coturniculus</i>	California black rail	none/Threatened	G3G4T1, S1, FP	Salt marshes, freshwater marshes, and wet meadows	Habitat on site is primarily invasive grasses within an urban setting. Potential to occur is low.
<i>Lepidium virginicum</i> var. <i>robinsonii</i>	Robinson's pepper-grass	none/none	G5T3, S3, 4.3	chaparral, coastal sage scrub	Habitat on site is primarily invasive grasses. Potential to occur is low.

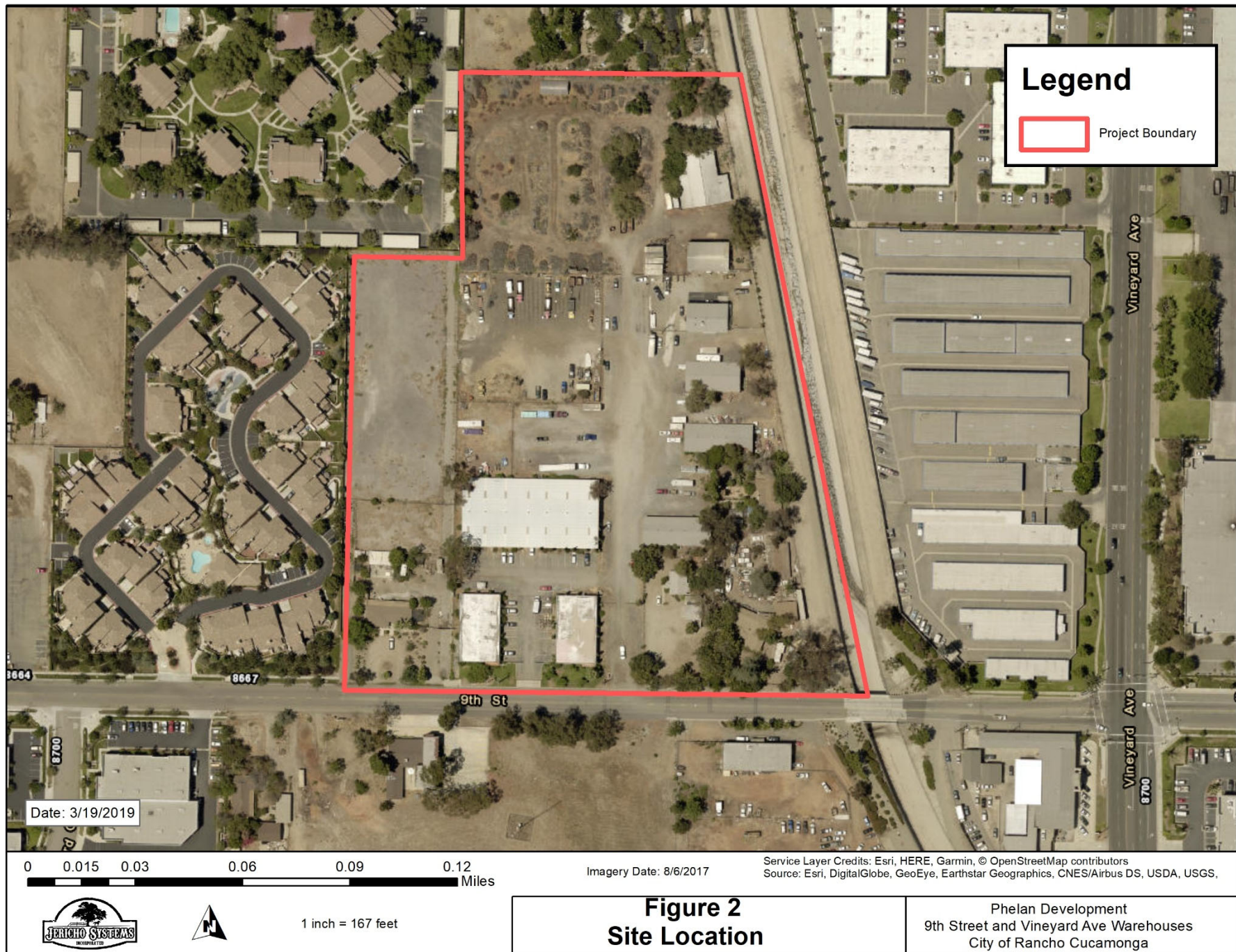
Scientific Name	Common Name	Federal/State Ranking	Other Rankings	Habitat	Potential to Occur
<i>Muhlenbergia californica</i>	California muhly	none/none	G4, S4, 4.3	Coastal scrub, chaparral, lower montane coniferous forest, meadows and seeps. Usually found near streams or seeps. 100-2000 m.	Habitat on site is primarily invasive grasses. Potential to occur is low.
<i>Monardella pringlei</i>	Pringle's monardella	none/none	GX, SX, 1A	Coastal sage scrub	Habitat on site is primarily invasive grasses. Potential to occur is low.
<i>Navarretia prostrata</i>	prostrate vernal pool navarretia	none/none	G2, S2, 1B.1	Alkaline soils in grassland, or in vernal pools. Mesic, alkaline sites. 3-1235 m.	Habitat on site is primarily invasive grasses and vernal pools are not present on site. Potential to occur is low.
<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	none/none	G5T3T4, S3S4, SSC	Sage scrub, juniper scrub	Habitat on site is primarily invasive grasses. Potential to occur is low.
<i>Nyctinomops macrotis</i>	big free-tailed bat	none/none	G5, S3, SSC	Arid habitats. Need high cliffs or rocky outcrops for roosting sites. Feeds principally on large moths.	Habitat on site is primarily invasive grasses. Potential to occur is low.

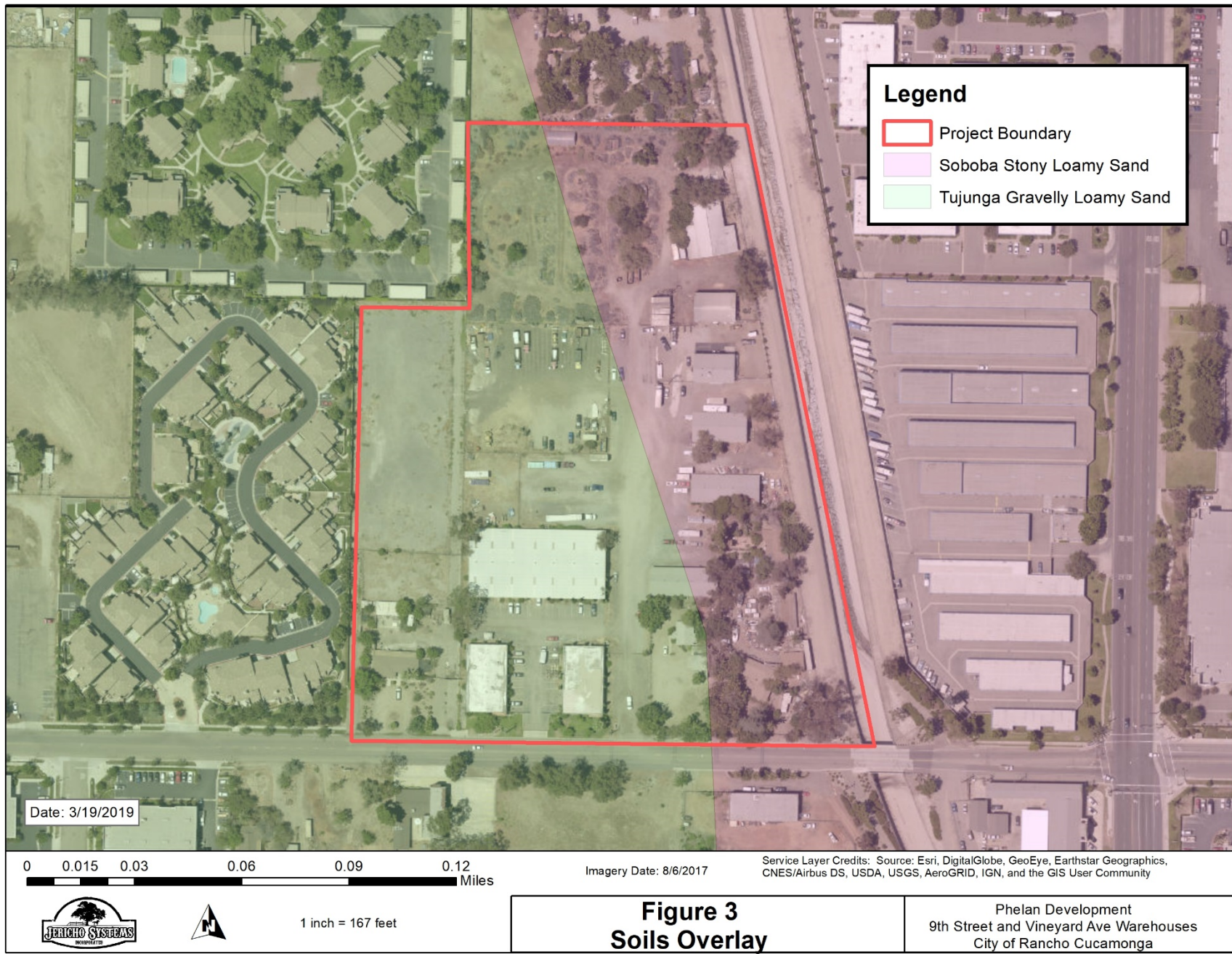
Scientific Name	Common Name	Federal/State Ranking	Other Rankings	Habitat	Potential to Occur
<i>Phrynosoma blainvillii</i>	coast horned lizard	none/none	G3G4, S3S4, SSC	Open areas of sandy soil and low vegetation in valleys, foothills, and semiarid mountains	Habitat on site is primarily invasive grasses. Potential to occur is low.
<i>Poliophtila californica californica</i>	coastal California gnatcatcher	none/none	G4G5T2Q, S2, SSC	Sage scrub	Habitat on site is primarily invasive grasses. Potential to occur is low.
<i>Pseudognaphalium leucocephalum</i>	white rabbit-tobacco	none/none	G4, S2, 2B.2	Riparian woodland, cismontane woodland, coastal scrub, chaparral. Sandy, gravelly sites. 35-515 m.	Habitat on site is primarily invasive grasses. Potential to occur is low.
<i>Ribes divaricatum</i> var. <i>parishii</i>	Parish's gooseberry	none/none	G5TX, SX, 1A	Coastal sage scrub, riparian-wetland	Habitat on site is primarily invasive grasses. Potential to occur is low.
Riversidian Alluvial Fan Sage Scrub			G1, S1.1		Habitat on site is not Riversidian Alluvial Fan Sage Scrub
<i>Rhaphiomidas terminatus abdominalis</i>	Delhi Sands Flower-loving Fly	Endangered/none	G1T1, S1	Sand dunes with fine, sandy soils stabilized by sparse native vegetation	Habitat on site is primarily invasive grasses. Potential to occur is low.

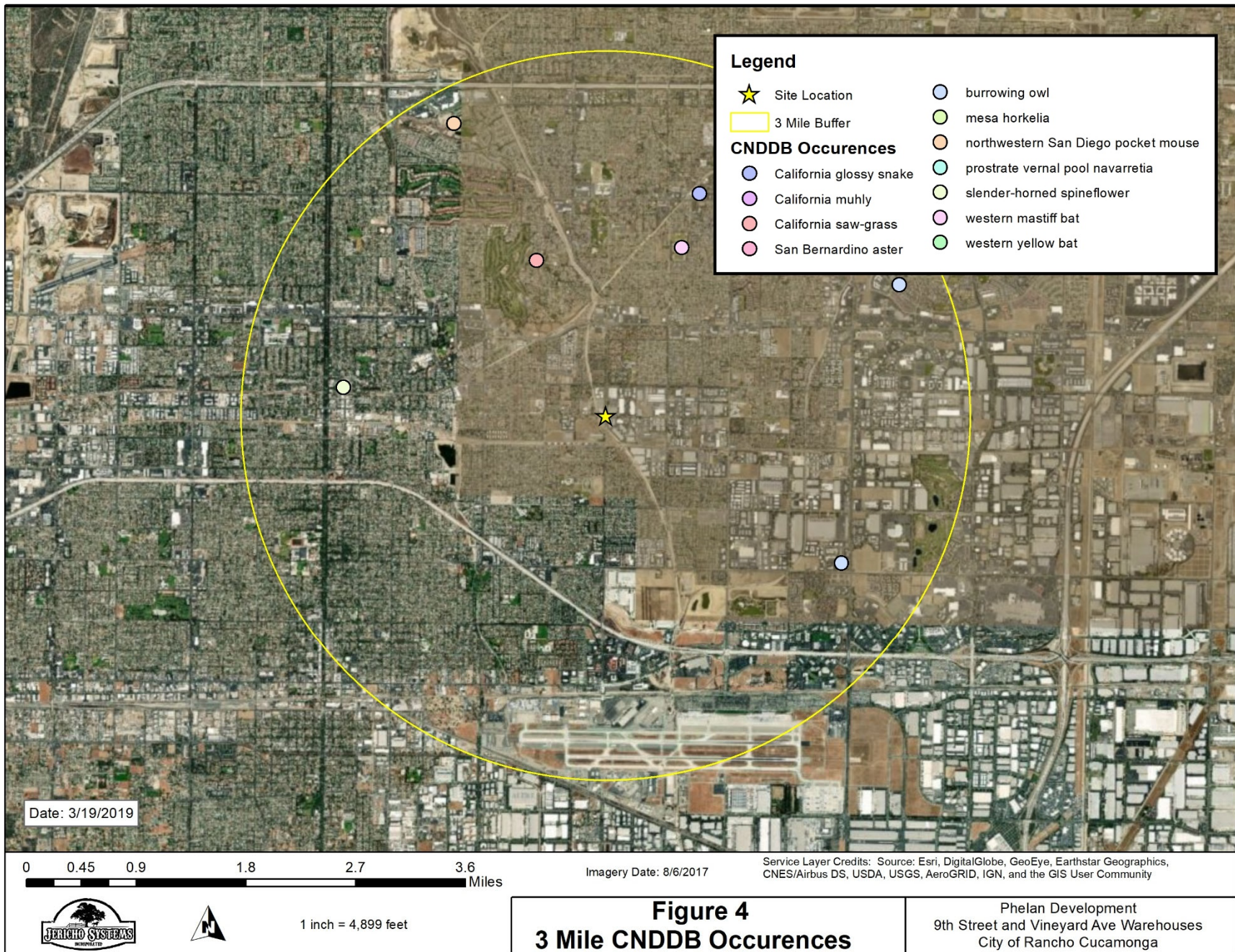
Scientific Name	Common Name	Federal/State Ranking	Other Rankings	Habitat	Potential to Occur
<i>Sidalcea neomexicana</i>	salt spring checkerbloom	none/none	G4, S2, 2B.2	Creosote bush scrub, sage scrub, chaparral, yellow pine forest, wetland-riparian	Habitat on site is primarily invasive grasses. Potential to occur is low.
Southern Cottonwood Willow Riparian Forest			G3, S3.2		Riparian habitat is not present on site.
Southern Riparian Scrub			G3, S3.2		Riparian habitat is not present on site.
<i>Symphyotrichum defoliatum</i>	San Bernardino aster	none/none	G2, S2, 1B.2	Cismontane woodland, coastal scrub, lower montane coniferous forest, meadows and seeps, marshes and swamps, valley and foothill grassland vernally mesic)	Habitat on site is primarily invasive grasses. Potential to occur is low.
<i>Thamnophis hammondi</i>	two-striped gartersnake	none/none	G4, S3S4, SSC	Primarily aquatic	Habitat on site is primarily invasive grasses. Potential to occur is low.
<i>Thysanocarpus rigidus</i>	rigid fringe-pod	none/none	G1G2, S1, 1B.2	Pinyon and juniper woodland. Dry, rocky slopes and ridges of oak and pine woodland in arid mountain ranges. 425-2165	Habitat on site is primarily invasive grasses. Potential to occur is low.

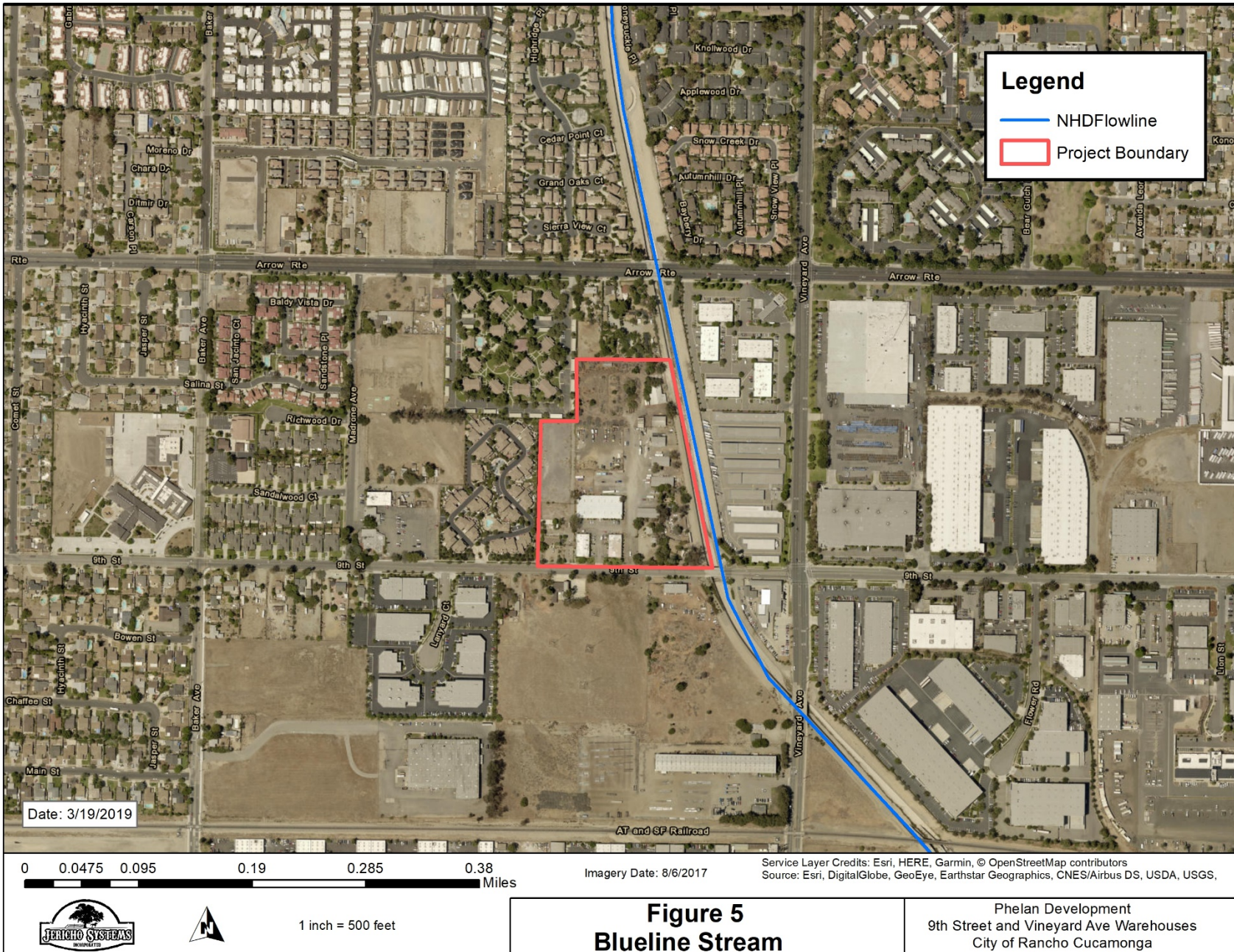
ATTACHMENT B
FIGURES



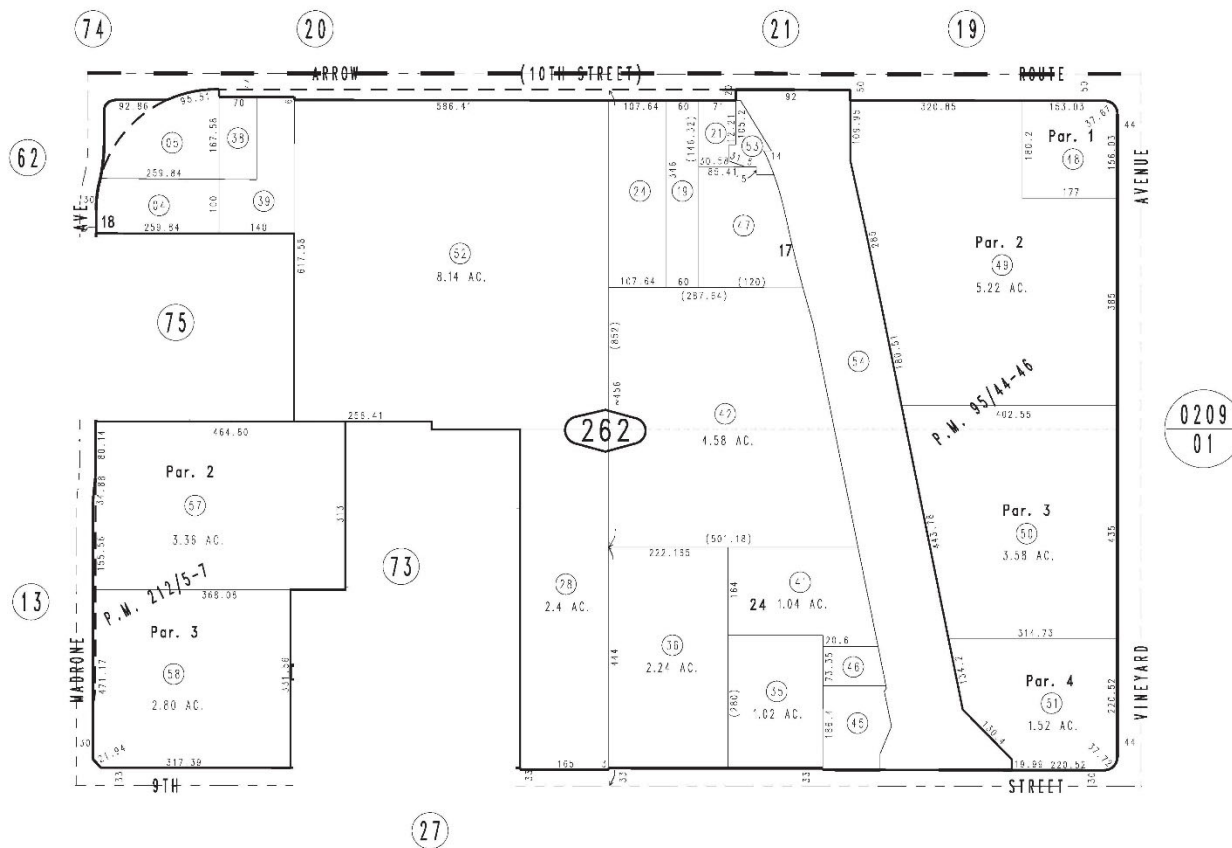








City of Rancho Cucamonga 0207- 26
Tax Rate Area
15013



Pin. Parcel Map No. 17156, P.M. 212/5 7
Parcel Map No. 8828, P.M. 95/44-46

Ptn. S.E.1/4, Sec. 9
T.1S., R.7W.

Assessor's Map
Book 0207 Page 26
San Bernardino County

REVISED
07/30/14 RM
07/23/15 KC
08/27/15 GW

ATTACHMENT C
SITE PHOTOS



Photo 1. View of site conditions.



Photo 2. View of site conditions and nestable habitat.



Photo 3. View of current site conditions.



Photo 3. View of site conditions and nestable habitat within the planted live oak tree..