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June 5, 2013

JN 135614

RELATED CALIFORNIA

Attention: Mr. Stan Smith
18201 Von Karman Avenue
Irvine, California 92612

SUBJECT: Habitat Assessment for the Bloomington Phase I Project Located in the Community of Bloomington, in Unincorporated San Bernardino County, California.

Dear Mr. Smith:

RBF Consulting (RBF) conducted a habitat assessment for the Bloomington Phase I Project located in the community of Bloomington, in unincorporated San Bernardino County, California. More specifically, the project site is depicted on the Fontana United States Geological Survey (USGS) 7.5-minute quadrangle within Section 21 of Township 1 south, Range 5 west (please refer to *Exhibits 1 - 3*). The habitat assessment was conducted by RBF biologist, Travis J. McGill, and regulatory analyst, Thomas C. Millington, on May 22, 2013 to document baseline conditions and to identify sensitive habitats and/or species potentially occurring within the boundaries of the project site that could pose a constraint to development.

Project Description

In the fall of 2012, Related California was selected to develop an affordable housing site(s) along Valley Boulevard. The proposed project is considered to be an "Intergeneration Project", and will include 126 family units and 70 senior units within the same community (refer to Exhibit 4, *Depiction of Proposed Project*). The project will include a combination of stacked flats and 2 story townhomes and will be developed in separate quadrants, with senior housing located close to Valley Boulevard, and family housing built on the back side of the project site to the north. The community will also include a regional library, recreational areas (pool, landscaped paseos, etc.), residential and public parking spaces, and circulation improvements.

Methodology

The work effort included a literature review and a field survey. Plant communities occurring within the boundaries of the project site were evaluated for their potential to provide suitable habitat for sensitive flora and fauna species as well as the identification of wildlife movement corridors. Additionally, plant communities within the project site were closely evaluated for their potential to provide suitable habitat for sensitive species including burrowing owl (*Athene cunicularia*).

Previously recorded occurrences of special status plant and wildlife species and their proximity

to the project site were determined through a query of the California Natural Diversity Database (CNDDDB), the California Native Plant Society's (CNPS) Electronic Inventory of rare and Endangered Vascular Plants of California, Calflora Database, compendia of special-status species published by the California Department of Fish and Wildlife (CDFW), and United States Fish and Wildlife Service (USFWS) species listings.

The surveys consisted of walking meandering transects through the plant communities and along boundaries between plant communities. The entire project site and surrounding habitats were surveyed on foot. Notes and photographs were taken during the survey of all plant and wildlife species observed. Observations of wildlife species included scat, trails, tracks, burrows, nests, and visual and aural observation. In addition, site characteristics such as soil condition, topography, presence of indicator species, condition of plant communities, hydrology and evidence of human disturbance were noted.

Existing Site Conditions

The project site is located in a developed area within the community of Bloomington in southwestern San Bernardino County. The project site is approximately 9.2-acres and consists primarily of vacant, but maintained lot, and is relatively flat with a gentle slope to the south. Please refer to Appendix A for representative photographs of the project site. One abandoned structure (Elias Pet Shop) is located along the southern boundary adjacent to Valley Boulevard. A six-foot high concrete wall runs north to south through the center of the project site. Onsite elevation ranges from 1,124 to 1,114 feet above mean sea level and generally slopes to the south. According to the USDA Natural Resources Conservation Service Soil Survey, surface soils on and adjacent to the project site consist of Tujunga Loamy Sand (0 to 5 Percent Slopes) (please refer to Exhibit 5, *Soils Map*). Onsite drainage is accomplished via overland sheet flow and no drainage features or improvements occur within the boundaries of the project site.

Vegetation

Three plant communities were identified within the boundaries of the project site: ruderal; disturbed; and developed (refer to Exhibit 6, *Vegetation Map*).

Ruderal

The majority of the site (8.7-acres) supports a ruderal plant community. This community is heavily disturbed and has been routinely/historically exposed to disking and illegal dumping activities. Plant species observed within this community consisted of early successional species and included short-pod mustard (*Hirschfeldia incana*), red-stem filaree (*Erodium cicutarium*), Jimsonweed (*Datura wrightii*), Mexican fan palm (*Washingtonia robusta*), western ragweed (*Ambrosia psilostachya*), cheeseweed (*Malva parviflora*), lambs quarters (*Chenopodium album*), tumbleweed (*Amaranthus albus*), tree of heaven (*Ailanthus altissima*), deerweed (*Acemisson glaber*), and common fiddleneck (*Amsinckia intermedia*). Non-native grasses occur throughout the ruderal plant community and are especially prevalent in the eastern portion of the project site. Additionally, one small stand of mulefat (*Baccharis salicifolia*) occurs in the northwest corner of the project site.

Disturbed

Disturbed areas occur adjacent to Valley Boulevard in the southern portion of the project site and occupy 0.2-acres. Plant species within disturbed areas include short-pod mustard and red-stemmed filaree.

Developed

Approximately 0.3-acres of the project site is developed areas in the southern portion of the project site and are associated with the Elias Pet Shop. These areas consist of one structure, parking lot, roadway improvements, and sidewalks.

Wildlife

The majority of the wildlife observed during the habitat assessment consisted of avian species including house finch (*Carpodacus mexicanus*), Anna's hummingbird (*Calypte anna*), American crow (*Corvus brachyrhynchos*), and European starling (*Sturnus vulgaris*). One remnant/inactive avian nest was observed within a stand of ornamental vegetation along the northern boundary of the project site. Additionally, multiple gopher burrows were observed throughout the project site. No reptiles, fish, or amphibians were observed during the survey.

Sensitive Biological Resources

The literature search identified twelve (12) special status wildlife species, twelve (12) sensitive plant species, and one (1) sensitive habitat as having the potential to occur within the Fontana USGS 7.5-minute quadrangle. Sensitive plant and wildlife species identified in the CNDDDB search were evaluated for their potential to occur within the project site based on habitat requirements, availability/quality of suitable habitat, and known distributions. Species determined to have the potential to occur onsite are presented in Appendix C, *Table 1 – Sensitive Habitats and Potentially Occurring Sensitive Plant and Wildlife Species*. Table 1 provides details of the analysis and field surveys regarding the potential occurrence of listed and sensitive plant and wildlife species within the project site.

Of the 24 special status species and 1 sensitive habitat identified in the CNDDDB search, it was determined that none have the potential to occur and are presumed absent from the project site based on their current distribution, habitat requirements, and presence of suitable habitat within and adjacent to the project site.

Burrowing Owl

The burrowing owl is currently listed as a California Species of Special Concern. It is a grassland specialist distributed throughout western North America where it occupies open areas with short vegetation and bare ground within shrub, desert, and grassland environments. Burrowing owls use a wide variety of arid and semi-arid environments with well-drained, level to gently-sloping areas characterized by sparse vegetation and bare ground (Haug and Didiuk 1993; Dechant et al. 1999). Burrowing owls are dependent upon the presence of burrowing mammals (such as ground squirrels) whose burrows are used for roosting and nesting (Haug and Didiuk 1993). The presence or absence of colonial mammal burrows is often a major factor that limits the presence or absence of burrowing owls. Where mammal burrows are scarce, burrowing owls have been found occupying man-made cavities, such as buried and non-functioning drain pipes, stand-pipes, and dry culverts. Burrowing mammals may burrow beneath rocks and debris or large, heavy objects such as abandoned cars, concrete blocks, or concrete pads. They also require open vegetation allowing line-of-sight observation of the surrounding habitat to forage as well as watch for predators.

The plant communities on the project site provide the open vegetation needed by burrowing owl to allow for line-of-sight observation, however no burrowing owls or burrowing owl sign was observed during the habitat assessment. Additionally, no suitable burrows needed for nesting

were observed during the habitat assessment. The routine disking activities and off road vehicle activities have kept burrowing owls from inhabiting the project site. Burrowing owls are presumed absent from the project site.

Conclusion

Three plant communities occur within the boundaries of the project site: ruderal, disturbed, and developed. The ruderal plant community covers a majority of the project site and occurs as a result of heavy disturbance over the years (i.e. historically disked and routinely exposed to illegal dumping activities) and is primarily composed of non-native plant species. The project site is not located within federally designated Critical Habitat for any federally listed species. No special-status plant or animal species were observed and do not have the potential to occur within the boundaries of the project site. One inactive/remnant avian nest was observed off-site in a stand of ornamental vegetation along the northern boundary of the project site.

Recommendations

Vegetation along the eastern and western boundaries, outside the project limits, provides suitable avian nesting opportunities. Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) and CDFW Code. Therefore, if ground-disturbing activities or removal of any trees, shrubs, or any other potential nesting habitat are scheduled within the avian nesting season (nesting season generally extend from February 1 - August 31), a pre-construction clearance survey for nesting birds should be conducted within 3 days prior to any ground disturbing activities. As part of the nesting bird clearance survey, the project site will be surveyed to document the continued absence of burrowing owl from the project site. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active bird nests will occur. If an active avian nest is discovered during the 3-day preconstruction clearance survey, construction activities should stay outside of a 300-foot buffer around the active nest. For raptor species, this buffer is expanded to 500-feet. It is recommended that a biological monitor be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity.

Please do not hesitate to contact Thomas McGill at (909) 974-4907 or tmcgill@rbf.com or Travis McGill at (909) 974-4904 or travismcgill@rbf.com should you have any questions or require further information.

Sincerely,



Thomas J. McGill, Ph.D.
Vice President
Natural Resources

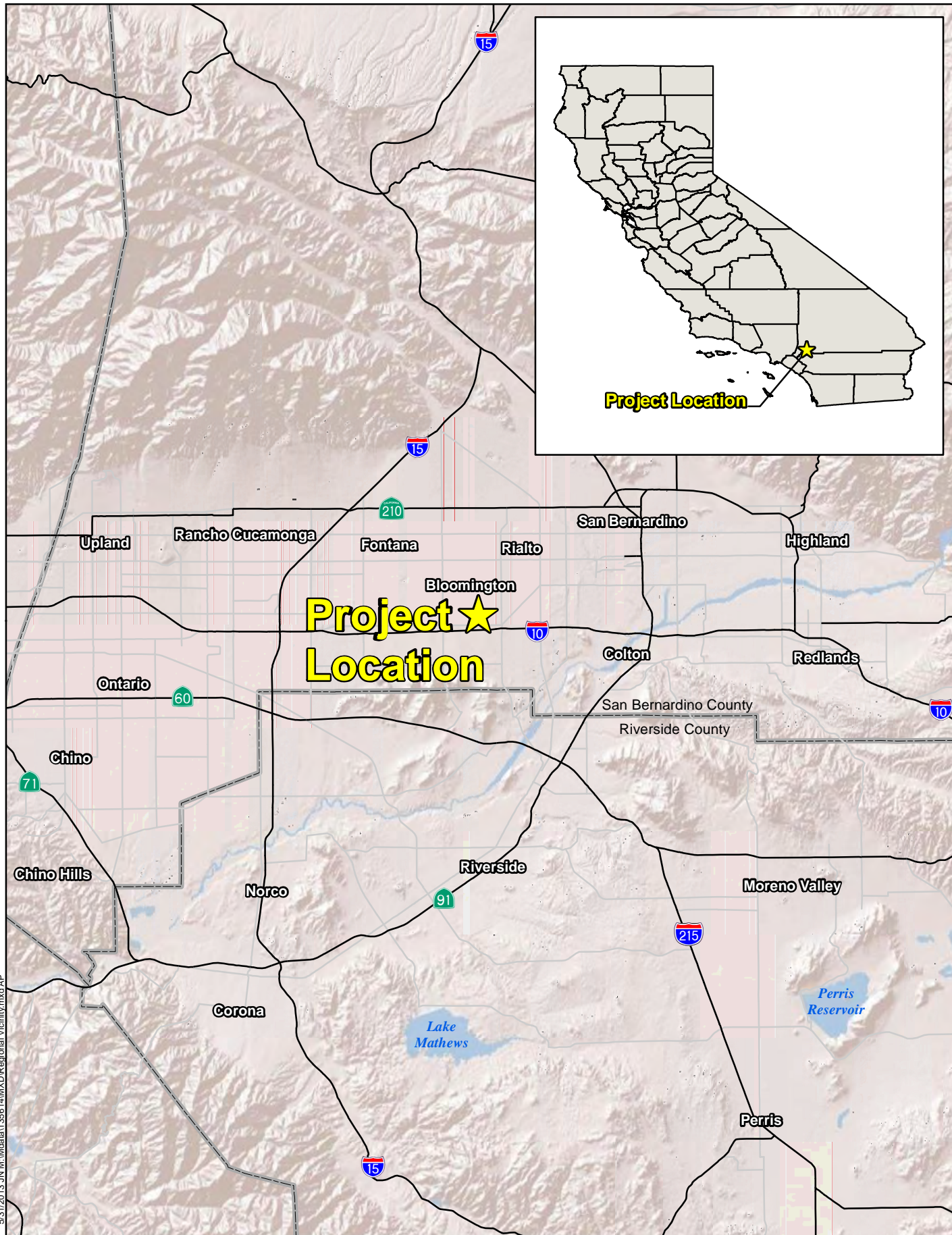


Travis J. McGill
Biologist
Natural Resources

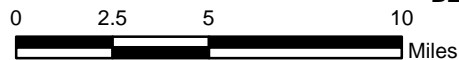
Appendices:

- A. *Project Exhibits*
- B. *Site Photographs*
- C. *Table 1: Suitable Habitat and Potentially Occurring Plant and Wildlife Species*

Appendix A
Project Exhibits

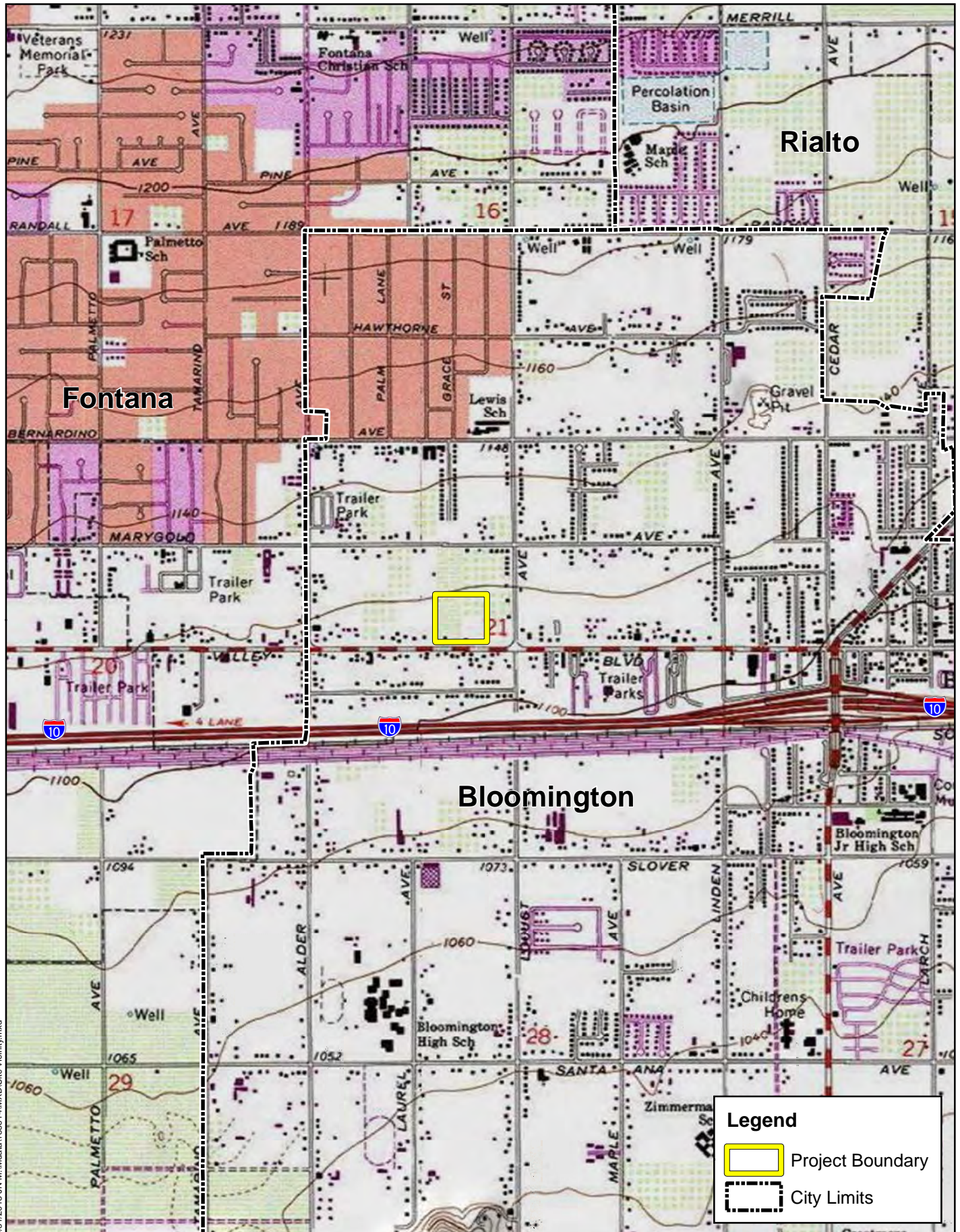


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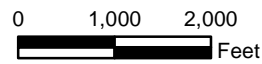


Source: ESRI Relief Map, National Highway Planning Network

BLOOMINGTON PHASE I PROJECT HABITAT ASSESSMENT
Regional Vicinity



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Source: San Bernardino County GIS, ESRI US Topographic map

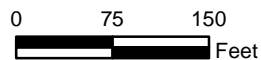
BLOOMINGTON PHASE I PROJECT HABITAT ASSESSMENT
Site Vicinity



Legend

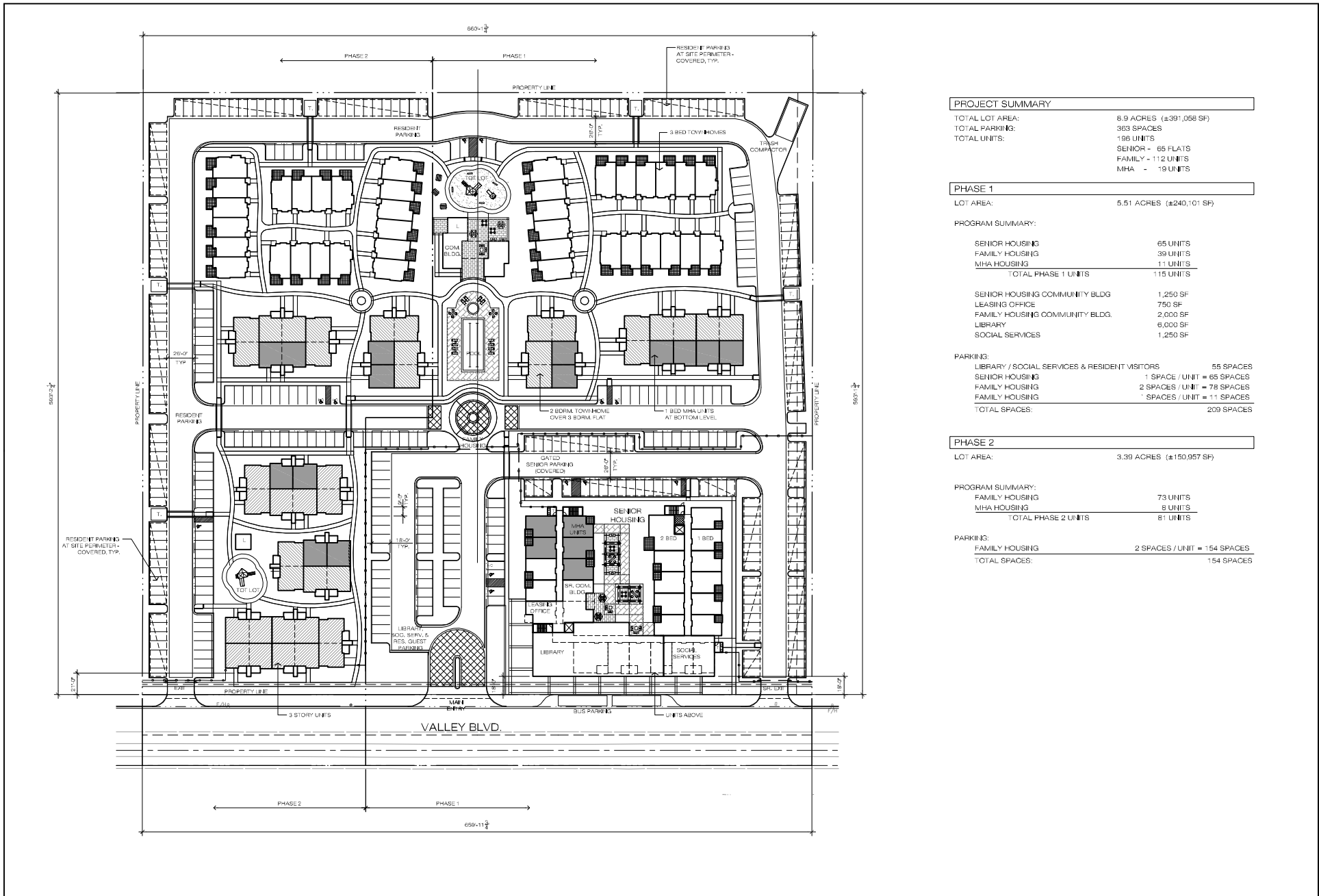
 Project Boundary

6/3/2013, 11:56:13 AM, 1356141MXD03 Project Site.mxd



Source: San Bernardino County GIS, Google Earth 6/7/2012

BLOOMINGTON PHASE I PROJECT HABITAT ASSESSMENT
Project Site



PROJECT SUMMARY

TOTAL LOT AREA:	8.9 ACRES (±391,058 SF)
TOTAL PARKING:	363 SPACES
TOTAL UNITS:	196 UNITS
	SENIOR - 65 FLATS
	FAMILY - 112 UNITS
	MHA - 19 UNITS

PHASE 1

LOT AREA:	5.51 ACRES (±240,101 SF)
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PROGRAM SUMMARY:

SENIOR HOUSING	65 UNITS
FAMILY HOUSING	39 UNITS
MHA HOUSING	11 UNITS
TOTAL PHASE 1 UNITS	115 UNITS
SENIOR HOUSING COMMUNITY BLDG	1,250 SF
LEASING OFFICE	750 SF
FAMILY HOUSING COMMUNITY BLDG.	2,000 SF
LIBRARY	6,000 SF
SOCIAL SERVICES	1,250 SF

PARKING:

LIBRARY / SOCIAL SERVICES & RESIDENT VISITORS	55 SPACES
SENIOR HOUSING	1 SPACE / UNIT = 65 SPACES
FAMILY HOUSING	2 SPACES / UNIT = 78 SPACES
FAMILY HOUSING	SPACES / UNIT = 11 SPACES
TOTAL SPACES:	209 SPACES

PHASE 2

LOT AREA:	3.39 ACRES (±150,957 SF)
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PROGRAM SUMMARY:

FAMILY HOUSING	73 UNITS
MHA HOUSING	8 UNITS
TOTAL PHASE 2 UNITS	81 UNITS

PARKING:

FAMILY HOUSING	2 SPACES / UNIT = 154 SPACES
TOTAL SPACES:	154 SPACES



Source: Withee Malcolm Architects, LLP

BLOOMINGTON PHASE I PROJECT HABITAT ASSESSMENT
Depiction of Proposed Project








6/3/2013, 11:56 AM, M:\Data\135614\MXD\05 Soils Map.mxd

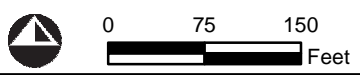




Legend

-  Project Boundary
-  Developed (0.3 Acres)
-  Ruderal (8.7 Acres)
-  Disturbed (0.2 Acres)
-  Inactive/Remnant Avian Nest

6/3/2013, 11:56:13 AM, 13566141MXD06 Veg. Map.mxd



Source: San Bernardino County GIS, Google Earth 6/7/2012

BLOOMINGTON PHASE I PROJECT HABITAT ASSESSMENT
Vegetation Map

Appendix B
Site Photographs



Looking northwest at the western portion of the project site.



Looking south at the western portion of the project site.



Looking southwest at the eastern portion of the project site.



Looking northeast at the eastern portion of the project site.



View of remnant/inactive nest located along the northern boundary of the project site.



View of trash/debris associated with illegal dumping in the northern portion of the project site.



View of commercial uses/junk yard located to the east of the project site.



View of Elias Pet Shop located in the southern portion of the project site.

Appendix C

Table 1: Suitable Habitat and Potentially Occurring Plant and Wildlife Species

Table 1 – Suitable Habitats and Potentially Occurring Sensitive Plant and Wildlife Species

Scientific Name Common Name	Status	Habitat	Observed Onsite	Potential to Occur
Wildlife Species				
<i>Athene cunicularia</i> Burrowing owl	Fed: None CA: CSC	Occurs in dry, open areas such as grasslands, prairies, savannas, deserts, farmlands, golf courses and other urban areas. Usually nests in old burrow of ground squirrel, or other small mammal.	No	Presumed Absent: No burrowing owls, sign, or suitable burrows were observed.
<i>Catostomus santaanae</i> Santa Ana sucker	Fed: THR CA: CSC	Occur in the watersheds draining the San Gabriel and San Bernardino Mountains of southern California. Streams that Santa Ana Sucker inhabit are generally perennial streams with water ranging in depth from a few inches to several feet and with currents ranging from slight to swift.	No	Presumed Absent: No suitable habitat
<i>Chaetodipus fallax fallax</i> Northwestern San Diego pocket mouse	Fed: None CA: CSC	Open habitat on the Pacific slope from southwestern San Bernardino County to northwestern Baja California.	No	Presumed Absent: No suitable habitat
<i>Cicindela tranquebarica viridissima</i> Greenest tiger beetle	Fed: None CA: None	Occurs in a few small colonies within the Santa Ana River watershed.	No	Presumed Absent: No suitable habitat
<i>Gila orcuttii</i> Arroyo chub	Fed: None CA: CSC (THR in native Range)	Warm streams of the Los Angeles Plain, which are typically muddy torrents during the winter, and clear quiet brooks in the summer, possibly drying up in places. They are found both in slow-moving and fast-moving sections, but generally deeper than 40 cm.	No	Presumed Absent: No suitable habitat
<i>Lasiurus xanthinus</i> Western yellow bat	Fed: None CA: CSC	Roosts in palm trees in foothill riparian, desert wash and palm oasis habitats with access to water for foraging.	No	Presumed Absent: No suitable habitat
<i>Lepus californicus bennettii</i> San Diego black-tailed jackrabbit	Fed: None CA: CSC	Occupies many diverse habitats, but primarily is found in arid regions supporting short-grass habitats. Abundant at lower elevations in herbaceous and desert shrub areas and open, early stages of forest and chaparral habitats.	No	Presumed Absent: No suitable habitat
<i>Nyctinomops femorosaccus</i> Pocketed free-tailed bat	Fed: None CA: CSC	Roosts primarily in crevices of rugged cliffs, high rocky outcrops and slopes. It has been found in a variety of plant associations, including desert shrub and pine-oak forests. The species may also roost in buildings, caves, and under roof tiles.	No	Presumed Absent: No suitable habitat
<i>Phrynosoma blaiivillii</i>	Fed: None	Found in a wide variety of vegetation types including coastal sage scrub, annual grassland,	No	Presumed Absent:

Appendix C – Suitable Habitats and Potentially Occurring Sensitive Plant and Wildlife Species

Scientific Name Common Name	Status	Habitat	Observed Onsite	Potential to Occur
Coast horned lizard	CA: CSC	chaparral, oak woodland, riparian woodland and coniferous forest. The key elements of such habitats are loose, fine soils with a high sand fraction; an abundance of native ants or other insects; and open areas with limited overstory for basking and low, but relatively dense shrubs for refuge.		No suitable habitat
<i>Polioptila californica californica</i> Coastal California gnatcatcher	Fed: THR CA: CSC	Obligate resident of sage scrub habitats that are dominated by California sagebrush (<i>Artemisia californica</i>). This species generally occurs below 750 feet elevation in coastal regions and below 1,500 feet inland. It prefers habitat with more low-growing vegetation.	No	Presumed Absent: No suitable habitat
<i>Rhaphiomidas terminatus abdominalis</i> Delhi Sands flower-loving fly	Fed: END CA: None	DSF habitat is limited to areas that include Delhi fine sand, an aeolian (wind-deposited) soil type. The highest density of DSF have been found in habitat that includes a variety of plants including California buckwheat, telegraph weed, California croton, and deerweed.	No	Presumed Absent: No suitable habitat, Delhi Sand soils do not occur on the project site
<i>Vireo bellii pusillus</i> Least Bell's vireo	Fed: END CA: END	Primarily occupy Riverine riparian habitat that typically feature dense cover within 1 -2 meters of the ground and a dense, stratified canopy. Typically it is associated with southern willow scrub, cottonwood-willow forest, mule fat scrub, sycamore alluvial woodlands, coast live oak riparian forest, arroyo willow riparian forest, or mesquite in desert localities.	No	Presumed Absent: No suitable habitat
Plant Species				
<i>Arenaria paludicola</i> Marsh sandwort	Fed: END CA: END CNPS: 1B.1	Grows mainly in wetlands and freshwater marshes in arid climates. The species grows from sea level to 450 meters (1476 feet). The plant can grow in saturated acidic bog soils and soils that are sandy with a high organic content.	No	Presumed Absent: No suitable habitat
<i>Calochortus plummerae</i> Plummer's mariposa-lily	Fed: None CA: None CNPS: 4.2	This plant prefers openings in chaparral, foothill woodland, coastal sage scrub, valley and foothill grasslands, cismontane woodland, lower montane coniferous forest and yellow pine forest. They are found on dry, rocky slopes and soils and brushy areas. Can be very common after fire.	No	Presumed Absent: No suitable habitat
<i>Chloropyron maritimum ssp. maritimum</i>	Fed: END	Upper terraces and higher edges of coastal salt marshes where tidal inundation is periodic.	No	Presumed Absent:

Appendix C – Suitable Habitats and Potentially Occurring Sensitive Plant and Wildlife Species

Scientific Name Common Name	Status	Habitat	Observed Onsite	Potential to Occur
Salt marsh bird's-beak	CA: END CNPS: 1B.2			No suitable habitat
<i>Chorizanthe parryi</i> var. <i>parryi</i> Parry's spineflower	Fed: None CA: None CNPS: 1B.1	Occurs within the alluvial chaparral and scrub of the San Gabriel, San Bernardino and San Jacinto Mountains, at elevations of 100 to 1,300 m above msl.	No	Presumed Absent: No suitable habitat
<i>Dodecahema leptoceras</i> Slender-horned spineflower	Fed: END CA: END CNPS: 1B.1	Found in sandy soil in association with mature alluvial scrub. Ideal habitat appears to be a terrace or bench that receives overbank deposits every 50 to 100 years. Cryptogamic crusts are frequently present in occupied areas.	No	Presumed Absent: No suitable habitat
<i>Eriastrum densifolium</i> ssp. <i>sanctorum</i> Santa Ana River woollystar	Fed: END CA: END CNPS: 1B.1	Found only within open washes and early successional alluvial fan scrub on open slopes above main watercourses on fluvial deposits where flooding and scouring occur at a frequency that allows the persistence of open shrublands. Suitable habitat is comprised of patchy distribution of gravelly soils, sandy soils, rock mounds and boulder fields.	No	Presumed Absent: No suitable habitat
<i>Horkelia cuneata</i> var. <i>puberula</i> Mesa horkelia	Fed: None CA: None CNPS: 1B.1	Open sandy fields and chaparral to 2500', mostly away from the coast, old dunes, foothill edge of LA Basin, south Coast, Peninsular range	No	Presumed Absent: No suitable habitat
<i>Lepidium virginicum</i> var. <i>robinsonii</i> Robinson's pepper-grass	Fed: None CA: None CNPS: 1B.2	Dry soils on chaparral and coastal sage scrub.	No	Presumed Absent: No suitable habitat
<i>Lycium parishii</i> Parish's desert-thorn	Fed: None CA: None CNPS: 2.3	Coastal scrub, Sonoran Desert Scrub with sandy plains and desert washes	No	Presumed Absent: No suitable habitat
<i>Monardella pringlei</i> Pringle's monardella	Fed: None CA: None CNPS: 1A	Sandy soils in coastal sage-scrub vegetation at 300-400 msl	No	Presumed Absent: No suitable habitat
<i>Senecio aphanactis</i> Chaparral ragwort	Fed: None CA: None CNPS: 2.2	Cismontane woodland, coastal scrub; drying alkaline flats	No	Presumed Absent: No suitable habitat
<i>Sphenopholis obtusata</i> Prairie wedge grass	Fed: None CA: None CNPS: 2.2	Brackish or salt marshes and flats, in lakes or ponds, in rivers or streams, man-made or disturbed habitats, marshes, ridges or ledges,	No	Presumed Absent: No suitable habitat

Appendix C – Suitable Habitats and Potentially Occurring Sensitive Plant and Wildlife Species

Scientific Name Common Name	Status	Habitat	Observed Onsite	Potential to Occur
		shores or rivers or lakes, woodlands.		
Sensitive Habitats				
Riversidean Alluvial Fan Sage Scrub	CDFW Sensitive Habitat	Occur within broad washes of sandy alluvial drainages that carry rainfall runoff sporadically in winter and spring, but remain relatively dry through the remainder of the year. Is restricted to drainages and floodplains with very sandy substrates that have a dearth of decomposed plant material. These areas do not develop into riparian woodland or scrub due to the limited water resources and scouring by occasional floods.	No	Not Present

U.S. Fish and Wildlife Service (USFWS) - Federal
 END- Federal Endangered
 THR- Federal Threatened
 FCE- Federal Candidate Endangered
 FSC- Federal Species of Concern

California Department of Fish and Game (CDFG) - California
 END- California Endangered
 THR- California Threatened
 CCE- California Candidate Endangered
 CSC- California Species of Concern
 WL- Watch List
 FP- Fully Protected
 Rare

California Native Plant Society (CNPS)
California Rare Plant Rank
 1A Plants rare, threatened, or endangered in CA and elsewhere
 1B Plants rare, threatened, or endangered in CA but more common elsewhere
 2 Lack information to assign a rank (review list)
 3 Limited Distribution or infrequent throughout a broader area in California (watch list)

Threat Ranks
 0.1- Seriously threaten
 0.2- Fairly threatened
 0.3- Not very threaten