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April 22, 2013

John Grace, Director of Development
Pacific Industrial
6272 E. Pacific Coast Highway, Suite E
Long Beach, California 90803

Subject: General Biological Resources Report for the proposed the Bloomington Truck Terminal Project (LSA Project No. PAC1301)

Dear Mr. Grace:

LSA Associates, Inc. (LSA) was retained to conduct a general biological resources assessment for the proposed Bloomington Truck Terminal Project, located at 18298 Slover Avenue, in the unincorporated Bloomington area of San Bernardino County (Figure 1; all figures attached). The project site is approximately 51 acres and consists of two parcels, Assessor's Parcel Numbers 0252-173-66 and 0252-173-67 on the north side of Slover Avenue, between Linden Avenue and Locust Avenue.

The general biological resources assessment included a site visit on March 6, 2013, at 10:55 a.m., by LSA Biologist Claudia Bauer (Claudia.Bauer@lsa-assoc.com). The assessment was conducted to address compliance with the California Environmental Quality Act (CEQA) for the identification of potential special status biological resources and/or jurisdictional waters. The results of the assessment are summarized below.

- A shallow, undeveloped dry dirt basin approximately 265 feet long by 232 feet wide (approximately 1.4 acres) exists along the southern border of the project area, just east of center. The area appears to have been tilled in the past; however, present vegetative cover is comprised of annual grasses (*Bromus* spp.), dandelions (*Taraxacum officinale*), redstem filaree (*Erodium cicutarium*), and other ruderal vegetation covering the basin. No small animal burrows were observed on site.
- Two detention basins exist on site. A larger, fenced dirt detention basin approximately 560 feet long by 295 feet wide (approximately 3.8 acres) exists just west of center, along the southern border of the project area. The concrete overflow area for the detention basin is positioned in the southeastern corner, on Slover Avenue. The banks of the detention basin are vegetated with ruderal grasses, dandelions, redstem filaree, and other ruderal vegetation. The floor of the basin is vegetated with redstem filaree. A pair of killdeer (*Charadrius vociferus*) was observed demonstrating nesting behavior on the floor of this basin. A second, smaller detention basin approximately 240 feet long by 82 feet wide (approximately 0.5 acre) exists on the site's eastern border, along Linden Avenue. It was covered in the same vegetation as the larger detention basin. Both basins were dry during the site visit.
- Ornamental landscaping exists on the project site, as well as along the periphery of the project site on Linden Avenue, Slover Avenue, and Locust Avenue. Peruvian pepper trees (*Schinus*

molle), ornamental hedges, and grass lawns are used throughout the site for landscaping purposes. House finches (*Haemorhous mexicanus*) were very active in the areas with the pepper trees. Bird nests from last season were observed in several of the pepper trees.

- No drainage features, ponded areas, or riparian habitat potentially subject to jurisdiction by the California Department of Fish and Wildlife (CDFW), U.S. Army Corps of Engineers (USACE), and/or Regional Water Quality Control Board (RWQCB) were found within the project site. The findings and conclusions presented in this report, including the location and extent of wetlands and other waters subject to regulatory jurisdiction, represent the professional opinion of LSA.
- No special interest species—including those listed as threatened or endangered under the Federal and/or California Endangered Species Acts (FESA and CESA, respectively), proposed for listing under FESA and/or CESA, considered by the California Native Plant Society (CNPS) to be "rare, threatened or endangered in California," fully protected in California (California Fish and Game Code Section 3511, 4700 and 5050), or listed as a California species of special concern—or suitable habitat to support them was detected on the project site during the field survey. The proposed project is not located within any U.S. Fish and Wildlife Service (USFWS) or CDFW designated critical habitat.
- Birds protected under the Migratory Bird Treaty Act (MBTA) and/or California Fish and Game Code Sections 3503–3801 may nest in the shrubs and trees within and surrounding the project site, and/or on the ground in the shallow basin and detention basin. A pre-construction nesting bird survey should be conducted within three days prior to the start of construction to avoid project impacts to nesting birds.
- No substantial project impacts to other special interest species or other biological resources are anticipated.

ENVIRONMENTAL SETTING

Adjacent and Existing Land Use

The project site is adjacent to the Southern Pacific rail yard on the north, a vacant lot to the east, commercial land uses to the east and west, and across Slover Avenue are rural residential properties. Existing conditions on the site include expansive paved (asphalt) parking areas with two large commercial scale truck freight terminal buildings and an administration building. Additionally, a shallow dirt basin exists just east of the center line, along the southern border of the project area. A fenced dry, dirt retention basin exists just west of the center line, along the southern border of the project area. Ornamental landscaping exists along the project site's east, west and southern borders. Planters and concrete islands with ornamental trees and shrubs also exist in the general use parking lot. Figure 2 shows the existing site conditions and project boundaries.

Elevation, Topography, and Soils

The site elevation is 1,084 feet above mean sea level and completely flat except for a shallow dirt basin and two detention basins. The shallow, dirt basin with exposed soil is mapped by the U.S. Department of Agriculture (USDA) Soils Conservation Service as Tujunga Loam Sand, 0 to 5 percent slopes (TuB) (USDA 2008). There are no other exposed mapped soils within the project site.

METHODS

A literature review was conducted to determine the existence or potential occurrence of sensitive plant and animal species on or in the vicinity of the project site. Database records for the *Fontana, California* U.S. Geological Survey (USGS) 7.5-minute quadrangle were searched on March 6, 2013, using the CDFW Natural Diversity Data Base application *Rarefind 3.1* (CDFW 2013) and the California Native Plant Society's Inventory of Rare and Endangered Plants (CNPS 2013).

A current aerial photograph (Google 2013) was reviewed and maps of USFWS-designated critical habitats were used to determine the locations of critical habitats relative to the project site.

A field survey was conducted on March 6, 2013, by LSA Biologist Claudia Bauer. Notes were made on general site conditions, vegetation, and suitability of habitat for various special status elements. All plant and animal species observed during the field survey were noted (see attached Table A). Weather conditions were overcast during the site survey. The temperature was 62 degrees Fahrenheit. Wind was less than 3 miles per hour.

RESULTS

Vegetation and Disturbance

The only vegetated areas on site were the shallow dirt basin, the large detention basin along Slover Avenue, the small detention basin along Linden Avenue, as well as the ornamental landscaping found bordering the east, west, and south perimeters of the site. Additionally, concrete planters containing ornamental vegetation were found throughout the parking lot. Dominant plants found at the shallow dirt basin and detention basins included annual grasses, redstem filaree, and common fiddleneck (*Amsinckia intermedia*). Ornamental vegetation found on site included tall fescue (*Festuca arundinacea*), Peruvian pepper trees, red robin hedge (*Photinia fraseri*), daylilies (*Hemerocallis* sp.), and Mexican fan palm (*Washingtonia robusta*). Additional species observed are listed in attached Table A.

Wildlife

Wildlife species common to urban areas were observed. These were mourning dove (*Zenaida macroura*), rock pigeon (*Columba livia*), house finch, red-tailed hawk (*Buteo jamaicensis*), Cooper's hawk (*Accipiter cooperii*), American kestrel (*Falco sparverius*), European starling (*Sturnus vulgaris*), Anna's hummingbird (*Calypte anna*), killdeer, house sparrow (*Passer domesticus*), and western fence lizard (*Sceloporus occidentalis*). Additional species observed are listed in attached Table A.

Potential Jurisdictional Waters and Streambeds

The USACE typically regulates as non-wetland waters of the U.S. any body of water displaying an ordinary high water mark (OHWM) that is tributary to a navigable body of water susceptible to past or current interstate or foreign commerce. In order to be considered a "jurisdictional wetland" under Section 404 of the Federal Clean Water Act (CWA), waters of the U.S. must possess hydrophytic

vegetation, hydric soils, and wetland hydrology. The CDFW, under Sections 1600 et seq. of the California Fish and Game Code, regulates alterations to lakes, rivers, and streams. A stream is defined by the presence of a channel bed and banks, and at least an occasional flow of water. The RWQCB is responsible for the administration of Section 401 of the CWA, through water quality certification of any activity that may result in a discharge to jurisdictional waters of the U.S. The RWQCB may also regulate discharges to "waters of the State," including wetlands, under the California Porter-Cologne Water Quality Control Act.

No drainage features, ponded areas, wetlands or riparian habitat subject to jurisdiction by the CDFW, USACE, and/or RWQCB were found within the project site. Moreover, the *Fontana, California* USGS quadrangle does not show any drainages or streams on site. No CWA Section 404 and 401 permits or CDFW streambed alteration agreement is necessary.

Threatened and Endangered Species

Section 10(a)(2)(A) of the 1973 FESA requires the preparation of a habitat conservation plan (HCP) for incidental take of threatened or endangered species when there is no Federal agency involvement in a project. The USFWS regional office maintains a current list of habitat conservation plans for the Southern California region. The project site is not within an area covered by any adopted HCP and no substantial impacts to an adopted HCP will occur as a result of project implementation.

The USFWS or CDFW may list species as threatened or endangered under the FESA and CESA, respectively. The USFWS can designate critical habitat that identifies specific areas, either occupied or unoccupied, that are essential to the conservation of a listed species. Critical habitat areas may require special management considerations or protections. The Federal threatened or endangered species listed below have been reported to be within a 1.5-mile radius of the project vicinity in previous documented occurrences. None of these species occurs on the project site due to the existing developed condition.

- Delhi Sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*; federally listed as endangered).[1]
- Coastal California gnatcatcher (*Polioptila californica californica*; federally listed as threatened).

No other threatened or endangered species are expected to occur on the project site and the site is not within designated critical habitat of any species.

Other Special Interest Species

The CDFW, USFWS, local agencies, and special interest groups, such as the CNPS, maintain lists of species that they consider to be in need of monitoring. Legal protection for these special interest species varies widely. Special interest species known to occur in the region are listed below.

[1] Due to the highly sensitive status of the Delhi Sands flower-loving fly, the specific locations of the documented occurrences are not disclosed by the CDFW. What is known is that the species has occurred within the *Fontana, California* USGS 7.5-minute quadrangle.

- Burrowing owl (*Athene cunicularia;* California Species of Special Concern[1] [CSC]);
- Northwestern San Diego pocket mouse (*Chaetodipus fallax fallax;* CSC);
- San Diego black-tailed jackrabbit (*Lepus californicus bennettii;* CSC);
- Coast horned lizard (*Phrynosoma blainvillei;* CSC);
- Mesa horkelia (*Horkelia cuneata ssp. Puberula*; CNPS California Rare Plant Rank (CRPR) status 1B);[2]
- Parry's spineflower (*Chorizanthe parryi* var. *parryi*, CRPR status 1B);
- Santa Ana River woollystar (*Eriastrum densifolium* ssp. *sanctorum*, CRPR status 1B);
- Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*, CRPR status 1B);
- Chaparral ragwort (*Senecio aphanactis*, CRPR status 2);[3] and
- Prairie wedge grass (*Sphenopholis obtusata*, CRPR status 2).

However, none of these species occurs on the project site due to the lack of suitable habitat and existing developed condition. As a result, surveys or additional conservation measures for these species will not be required for the proposed project. Mitigation measures to reduce potential impacts to the special interest species listed above will not be required for the project.

Wildlife Movement, Corridors, and Nursery Sites

Wildlife movement includes seasonal migration along corridors, as well as daily movements for foraging. Migratory corridors may include areas of unobstructed movement of deer, riparian corridors providing cover for migrating birds, routes between breeding waters and upland habitat for amphibians, and between roosting and feeding areas for birds.

The project site does not encompass an area of undisturbed natural habitat. Wildlife movement on a regional scale does not exist in the project area. Wildlife movement corridors or nursery sites will not be affected.

Nesting Birds

Trees provide foraging, roosting, and nesting habitat for many raptors, such as hawks and owls, among other resident and migratory bird species. Under Sections 3503 and 3503.5 of the California Fish and Game Code and the MBTA, it is unlawful to take, possess, or needlessly destroy any bird of prey or the nests or eggs of any bird species. Disturbance of any active bird nest during the breeding season, including active owl burrows, would be prohibited by law.

Raptor foraging habitat is present to the east of the site; however, there are no trees on the project site that could be suitable nesting trees for raptors. The small ornamental trees planted on site do provide

1 Refers to species with vulnerable of seriously declining populations.
2 CRPR Status 1B Plants considered by CNPS to be rare, threatened, or endangered in California and elsewhere.
3 CRPR Status 2 plants considered by CNPS to be rare, threatened, or endangered in California, but more common elsewhere.

nesting habitat for small resident and migratory bird species. Nests from last season were observed in the pepper trees during the field survey on the eastern boundary of the project site along Linden Avenue. Additionally, the dry detention basins provide habitat for killdeer, which were observed onsite demonstrating nesting behavior on the basin floor of the Slover Avenue detention basin. However, the project will not directly affect nesting bird habitat (i.e., ornamental vegetation or detention basins); therefore, there will be no impacts to nesting birds.

Natural Communities of Interest

Riparian habitats, oak woodlands, and vernal pools are among the natural communities of interest to the CDFW. Coastal sage scrub is generally not considered a sensitive natural community unless it is occupied by California gnatcatcher. None of these natural communities occurs on the project site.

No plant communities that might be considered sensitive are present on the project site.

Local Policies and Ordinances Protecting Biological Resources

City and County General Plans and development ordinances may include regulations or policies governing biological resources. For example, policies may include tree preservation, locally designated species survey areas, local species of interest, and significant ecological areas.

The County of San Bernardino has Plant Protection and Management Guidelines. Section 88.01.060 Desert Native Plant Protection of the San Bernardino County Development Code provides regulations for the removal of specified desert native plants. The provisions are intended to augment and coordinate with the Desert Native Plants Act (Food and Agricultural Code Section 80001 et seq.). Plants within the project area covered under this code include Mojave yucca (*Yucca schidigera*), cat claw acacia (*Acacia greggii*), and all cacti (Cactaceae family). According to the Code, no person shall commence with a disturbance of land (e.g., grading or land clearing) without first obtaining approval to ensure that said disturbance will not result in the removal of any regulated native trees or plants. Said approval may be in the form of a development permit or a Tree or Plant Removal Permit issued by the appropriate authority (Section 88.01.050)(i)(8)). Therefore, approval for removal of regulated native trees or plants for this project would be given during the development permit process.

Impacts to plants protected under the County Code and the Desert Native Plants Act will not occur due to the lack of desert habitat or protected plants on the site. There are no other local policies or ordinances applicable to biological resources.

Indirect Impacts

Indirect impacts to surrounding areas as a result of the project may include, but are not limited to, increased dust and storm water runoff. Because of the small scale of the project, the developed state of the adjacent land, and the application of standard mitigation measures, substantial indirect impacts are not anticipated.

Cumulative Impacts

Cumulative impacts refer to incremental effects of an individual project when viewed in connection with the effects of past projects, current projects, and probable future projects. Cumulative impacts potentially include habitat fragmentation, increased edge effects, reduced habitat quality, and increased wildlife mortality.

The Bloomington area of San Bernardino County is subject to ongoing urbanization, redevelopment, and in-fill projects and consequent loss of habitat and open space. The project site is currently on developed land and does not contain desirable habitat for special status species. Therefore, significant cumulative effects to biological resources as a result of the proposed project are not anticipated.

Sincerely,

LSA ASSOCIATES, INC.

Claudia Bauer
Biologist

Attachments: List of References
Table A: Plant and Animal Species Observed
Figure 1: Regional and Project Location
Figure 2: Site Conditions
Figure 3: Site Photographs

LIST OF REFERENCES

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Table A: Plant and Animal Species Observed

Scientific Name	Common Name
Anacardiaceae	**Sumac Family**
Schinus molle	Peruvian pepper
Arccaceae	**Palm Family**
Washingtonia robusta	Mexican fan palm
Brassicaceae	**Mustard family**
Sisymbrium irio	London Rocket
Boraginaceae	**Forget-Me-Not family**
Amsinckia menziesii	Common Fiddleneck
Fabaceae	**Pea family**
Robinia pseudoacacia	Black locust
Geraniaceae	**Geranium family**
Erodium cicutarium	Redstem filaree
Liliaceae	**Lily family**
Hemerocallis sp.	Daylily
Myrtaceae	**Myrtle family**
Callistemon sp.	Bottlebrush
Rosaceae	**Rose family**
Photinia fraseri	Red robin hedge
Rhaphiolepis indica	Indian Hawthorn
Oleaceae	**Olive family**
Ligustrum lucidum	Glossy privet
Poaceae	**Grass family**
Bromus sp.	Annual grasses
Festuca arundinacea	Ryegrass Tall fescue
AVES	***BIRDS***
Accipitridae	**Hawks and Eagles**
Accipiter cooperii	Cooper's hawk
Buteo jamaicensis	Red-tailed hawk
Columbidae	**Pigeons and Doves**
Zenaida macroura	Mourning dove
Columba livia	Rock pigeon
Charadriidae	**Plovers**
Charadrius vociferus	Killdeer
Falconidae	**Falcons**
Falco sparverius	American kestral
Fringillidae	**Finches**
Carpodacus mexicanus	House finch

Table A: Plant and Animal Species Observed

Scientific Name	Common Name
Mimidae	**Mockingbirds and Thrashers**
Mimus polyglottos	Northern Mockingbird
Passeridae	**Old World Sparrows**
Passer domesticus	House Sparrow
Sturnidae	**Starlings**
Sturnus vulgaris	European starling
Trochilidae	**Hummingbirds**
Calypte anna	Anna's hummingbird
REPTILIA	***REPTILES***
Sceloporus occidentalis	Western fence lizard

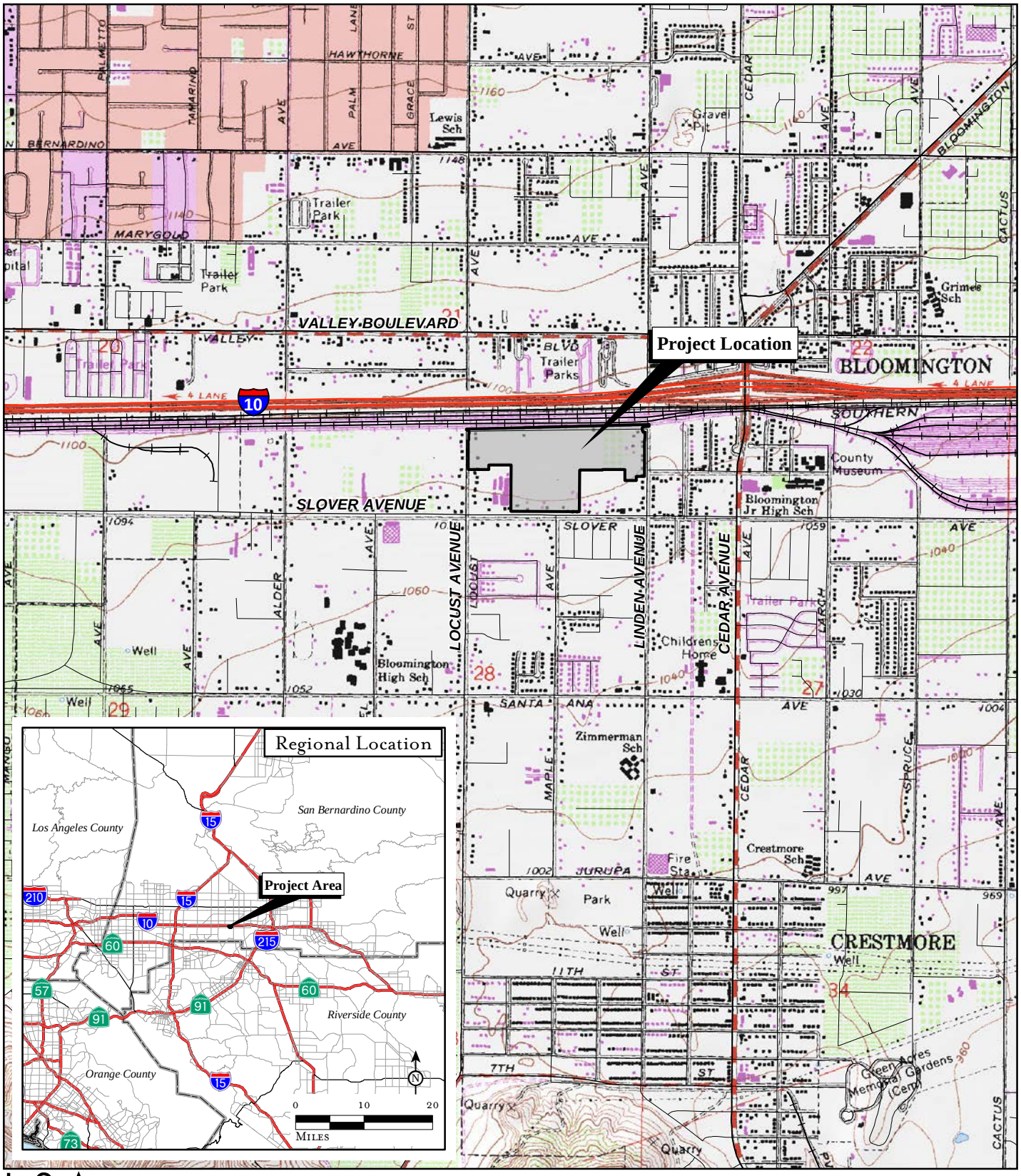

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FIGURE 1

Bloomington Truck Terminal Project
Biological Resources Assessment

Regional and Project Location

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Feet

SOURCE: USGS 7.5' Quad: Fontana (1980), CA; Thomas Bros., 2009

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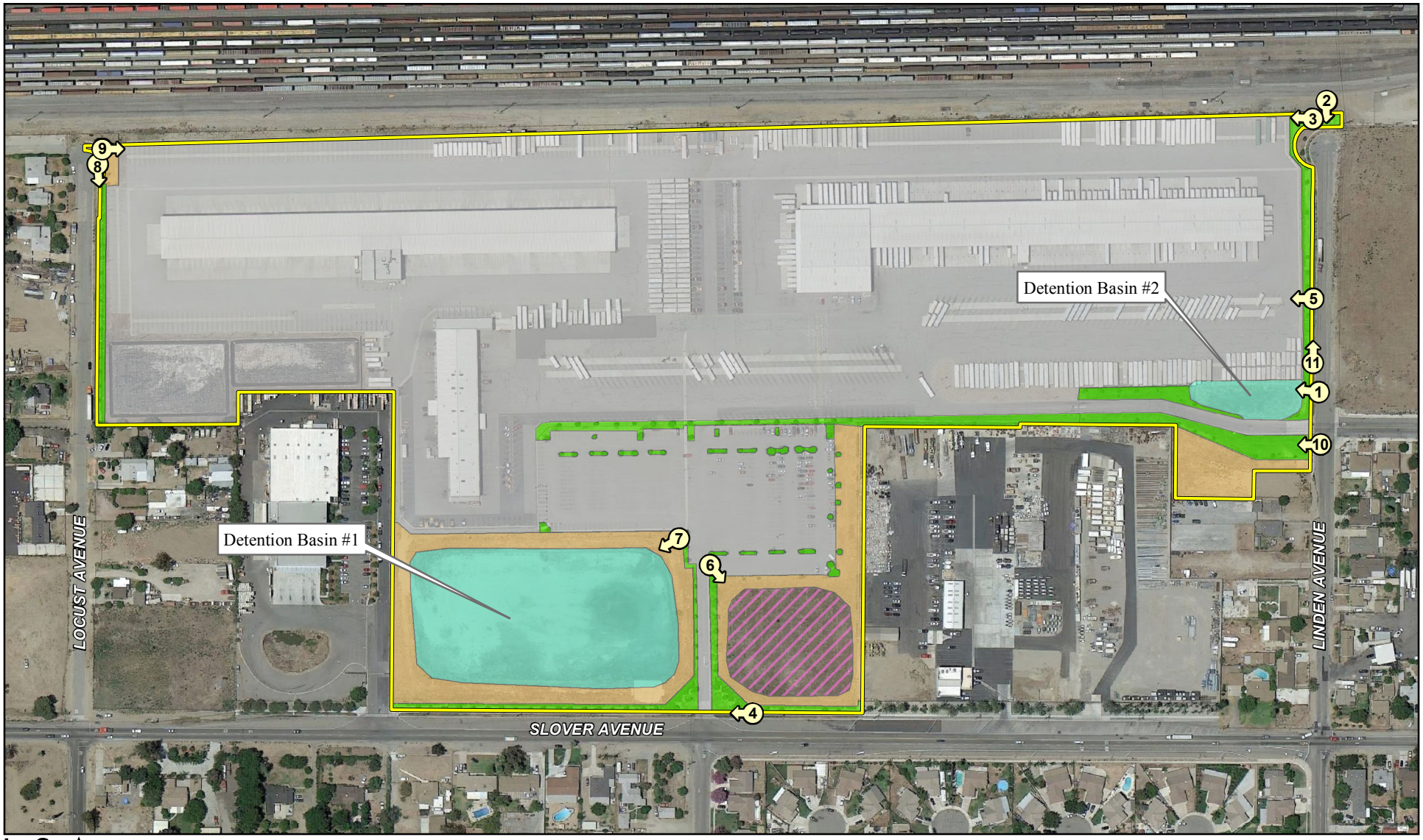

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FIGURE 2

Vegetation and Land Use

- Project Boundary
- Photo Location
- Developed
- Ornamental
- Ruderal
- Detention Basin with Ruderal Vegetation
- Shallow Basin with Ruderal Vegetation

Entire site is TuB: Tujunga loamy sand, 0-5% slopes soils

N

0 150 300

FEET

SOURCE: Google Earth, 2012; County of San Bernardino, 2012; Soil Data Mart, 1998.

Bloomington Truck Terminal Project
Biological Resources Assessment

Vegetation, Land Use and Photo Locations

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PHOTOGRAPH 1: *View of detention basin #2, facing west.*

PHOTOGRAPH 2: *View of ornamental landscaping on eastern property boundary. View facing south.*

PHOTOGRAPH 3: *View of vegetation growing at the northeast corner of property. View facing west.*

PHOTOGRAPH 4: *View facing west of ornamental vegetation found along southern boundary of property. Slover Avenue visible on the left.*

PHOTOGRAPH 5: *View of historical nests found in ornamental pepper trees planted along the site's perimeter.*

PHOTOGRAPH 6: *View of the shallow basin with ornamental grass and ruderal vegetation growing in it. View is facing southeast.*

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FIGURE 3A

Bloomington Truck Terminal Project
Biological Resources Assessment

Site Photographs

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PHOTOGRAPH 7: *View of detention basin #1. Ruderal vegetation is growing through-out. View facing southwest.*

PHOTOGRAPH 8: *View of ornamental vegetation along western boundary of property. View facing south.*

PHOTOGRAPH 9: *View of ruderal vegetation strip found along the northern property boundary. View facing east.*

PHOTOGRAPH 10: *View of ornamental vegetation found along the eastern entrance to the property.*

PHOTOGRAPH 11: *View of the eastern property boundary, complete with ornamental vegetation. A vacant undeveloped lot is visible on the right side of the photograph. Linden Avenue is also visible. View is facing north.*

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FIGURE 3B

Bloomington Truck Terminal Project
Biological Resources Assessment

Site Photographs