January 22, 2021

MONCHAMP MELDRUM LLP
Contact: *Amanda Monchamp*
50 Francisco Street, Suite 450
San Francisco, California 94133

SUBJECT: Habitat Assessment for the Proposed Bridge Point Rancho Cucamonga Project Located at 12434 4th Street, City of Rancho Cucamonga, San Bernardino County, California

Introduction

This report contains the findings of ELMT Consulting's (ELMT) habitat assessment for the proposed Bridge Point Rancho Cucamonga Project located at 12434 4th Street (project site or site) located in the City of Rancho Cucamonga, San Bernardino County, California. The habitat assessment was conducted by biologists Thomas J. McGill, Ph.D. and Travis J. McGill on April 1, 2020 to document baseline conditions and assess the potential for special-status[1] plant and wildlife species to occur on the project site, site-adjacent improvement areas, and within the immediate vicinity of the project site that could pose a constraint to implementation of the proposed project. Special attention was given to the suitability of the project site and site-adjacent improvement areas to support Delhi Sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*; DSF), burrowing owl (*Athene cunicularia*) and other special-status plant and wildlife species identified by the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDB), and other electronic databases as potentially occurring in the general vicinity of the project site.

In addition, a Delhi Sands Flower-loving Fly Suitability Assessment, was conducted on the disturbed northern portion of the project site since this area is located within mapped Delhi Sand soils. The Delhi Sands Flower-loving Fly Suitability Assessment is included as Attachment E to this report.

Project Location

The approximately 91.4 gross acre project site is generally located north of Interstate 10 and the City of Ontario, west of Interstate 15, south of State Route 210, and west of Etiwanda Avenue and the City of Fontana, in the City of Rancho Cucamonga, San Bernardino County, California. The site is depicted on the Guasti quadrangle of the United States Geological Survey's (USGS) 7.5-minute map series within section 17 of Township 1 South, Range 6 West. Specifically, the site is located at 12434 4th Street within Assessor Parcel Numbers (APNs) 0229-283-50 and -51. Refer to Exhibits 1-3 in Attachment A.

1 As used in this report, "special-status" refers to plant and wildlife species that are federally and State listed, proposed, or candidates; plant species that have been designated with a California Native Plant Society Rare Plant Rank; wildlife species that are designated by the CDFW as fully protected, species of special concern, or watch list species; and specially protected natural vegetation communities as designated by the CDFW.

Project Description

The project proposes the demolition of existing structures on-site and the construction of two warehouse buildings and associated parking and site improvements (refer to Appendix B, *Site Plans*).

Methodology

A literature review and records search were conducted to determine which special-status biological resources have the potential to occur on or within the general vicinity of the project site. In addition to the literature review, a general habitat assessment or field investigation of the project site, site-adjacent improvement areas and areas within 500 feet, where accessible was conducted to document existing conditions and assess the potential for special-status biological resources to occur within the project site and immediate vicinity.

Literature Review

Prior to conducting the field investigation, a literature review and records search was conducted for special-status biological resources potentially occurring on or within the vicinity of the project site. Previously recorded occurrences of special-status plant and wildlife species and their proximity to the project site were determined through a query of the CDFW's QuickView Tool in the Biogeographic Information and Observation System (BIOS), CNDDB Rarefind 5, 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 CDFW, and the United States Fish and Wildlife Service (USFWS) species listings.

All available reports, survey results, and literature detailing the biological resources previously observed on or within the vicinity of the project site were reviewed to understand existing site conditions and note the extent of any disturbances that have occurred within the project site and site-adjacent improvement areas that would otherwise limit the distribution of special-status biological resources. Standard field guides and texts were reviewed for specific habitat requirements of special-status and non-special-status biological resources, as well as the following resources:

- Google Earth Pro historic aerial imagery (1994-2019);
- United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS), Soil Survey[2];
- USFWS Critical Habitat designations for Threatened and Endangered Species;
- USFWS Endangered Species Profiles; and
- USFWS National Wetlands Inventory (NWI).

The literature review provided a baseline from which to inventory the biological resources potentially occurring within the project site and site-adjacent improvement areas. The CNDDB database was used, in conjunction with ArcGIS software, to locate the nearest recorded occurrences of special-status species and determine the distance from the project site and site-adjacent improvement areas.

2 A soil series is defined as a group of soils with similar profiles developed from similar parent materials under comparable climatic and vegetation conditions. These profiles include major horizons with similar thickness, arrangement, and other important characteristics, which may promote favorable conditions for certain biological resources.

Habitat Assessment/Field Investigation

Following the literature review, biologists Thomas J. McGill, Ph.D. and Travis J. McGill inventoried and evaluated the condition of the habitat within the project, site-adjacent improvement areas, and areas within 500 feet on April 1, 2020 for their potential to provide suitable habitat for special-status plant and wildlife species. Plant communities and land cover types identified on aerial photographs during the literature review were verified by walking meandering transects throughout the project site. In addition, aerial photography was reviewed prior to the site investigation to locate potential natural corridors and linkages that may support the movement of wildlife through the area. These areas identified on aerial photography were then walked during the field investigation.

Soil Series Assessment

Onsite and adjoining soils were researched prior to the field investigation using the USDA NRCS Soil Survey for San Bernardino County, California. In addition, a review of the local geological conditions and historical aerial photographs was conducted to assess the ecological changes that the project site has undergone.

Plant Communities

Plant communities were mapped using 7.5-minute USGS topographic base maps and aerial photography. The plant communities were classified in accordance with Sawyer, Keeler-Wolf and Evens (2009), delineated on an aerial photograph, and then digitized into GIS Arcview. The Arcview application was used to compute the area of each plant community and/or land cover type in acres.

Plants

Common plant species observed during the field investigation were identified by visual characteristics and morphology in the field and recorded in a field notebook. Unusual and less-familiar plants were photographed in the field and identified in the laboratory using taxonomic guides. Taxonomic nomenclature used in this study follows the 2012 Jepson Manual (Hickman 2012). In this report, scientific names are provided immediately following common names of plant species (first reference only).

Wildlife

Wildlife species detected during the field investigation by sight, calls, tracks, scat, or other sign were recorded during surveys in a field notebook. Field guides used to assist with identification of wildlife species during the survey included The Sibley Field Guide to the Birds of Western North America (Sibley 2003), A Field Guide to Western Reptiles and Amphibians (Stebbins 2003), and A Field Guide to Mammals of North America (Reid 2006). Although common names of wildlife species are well standardized, scientific names are provided immediately following common names in this report (first reference only).

Jurisdictional Drainages and Wetlands

Aerial photography was reviewed prior to conducting a field investigation in order to locate and inspect any potential natural drainage features, ponded areas, or water bodies that may fall under the jurisdiction of the United States Army Corps of Engineers (Corps), Regional Water Quality Control Board (Regional Board), or CDFW. In general, surface drainage features indicated as blue-line streams on USGS maps that

are observed or expected to exhibit evidence of flow are considered potential riparian/riverine habitat and are also subject to state and federal regulatory jurisdiction. In addition, ELMT reviewed jurisdictional waters information through examining historical aerial photographs to gain an understanding of the impact of land-use on natural drainage patterns in the area. The USFWS NWI and Environmental Protection Agency (EPA) Water Program "My Waters" data layers were also reviewed to determine whether any hydrologic features and wetland areas have been documented on or within the vicinity of the project site.

Existing Site Conditions

The proposed project site, site-adjacent improvement areas, and areas within 500 feet are located in a developed area in the City of Rancho Cucamonga. The site is bound to the north by 6th Street, to the west by existing industrial developments, to the south by 4th Street, and to the east by an existing industrial development and the West Valley Detention Center. The areas within 500 feet of the project site are primarily composed of existing developments with minimal undeveloped areas. However, the is an ephemeral swale/channel and detention basin that borders the eastern boundary of the project site, and separates the site from the West Valley Detention Center.

The majority of the project site is composed of existing developed areas (e.g., existing structures, parking, and landscaping). A portion along the northern boundary of the project site is disturbed and includes a former grape vineyard and disturbed areas.

Topography and Soils

Elevation onsite ranges from approximately 1,048 to 1,090 feet above mean sea level and generally slopes from the northwest to southeast. Based on the NRCS USDA Web Soil Survey, the project site is historically underlain by Delhi fine sand and Tujunga loamy sand (0 to 5 percent slopes). Refer to Exhibit 4, *Soils*, in Attachment A. Generally, soils onsite have been mechanically disturbed and compacted from historic and agricultural activities (i.e. grape vineyard), and onsite and surrounding development.

Vegetation

Due to historic and existing land uses, no native plant communities or natural communities of special concern were observed on or within 500 feet of the project site. The project site consists of a mixture of land developed with structures and an abandoned vineyard that was historically used for agricultural land uses and is considered disturbed. These disturbances have eliminated the natural plant communities that once occurred on and surrounding the project site. The project site and site-adjacent improvement areas consists of two (2) land cover types that would be classified as disturbed and developed (refer to Exhibit 5, *Vegetation*, in Attachment A). Refer to Attachment C, *Site Photographs*, for representative site photographs.

Developed areas generally encompass all building/structures, and paved/impervious surfaces. The developed areas within the project site are comprised of the existing industrial development, paved and loose gravel parking lots, and landscaped areas. The project site primarily supports developed areas that are landscaped with ornamental plants species. In addition, site-adjacent improvement areas will occur within the developed roadway of 4th Street (south of the project site) and 6th Street (north of the project site). Plant species observed in association with the existing developed areas include ripgut brome (*Bromus diandrus*), sycamore (*Platanus* sp.), California buckwheat (*Eriogonum fasciculatum*), mulefat (*Baccharis salicifolia*),

peruvian pepper (*Schinus molle*), eucalyptus (*Eucalyptus* sp.), and trailing acacia (*Acacia redolens*).

The northern, disturbed portion of the project site supports a vacant, heavily disturbed area that historically supported a grape vineyard. In the decades since active agricultural activities ceased in the area, the northern portion of the site continues to have a remnant grape vineyard that has an understory that supports ruderal/weedy and early-successional plant species. Plant species observed in the disturbed area of the northern boundary of the project site include agricultural grape (*Vitis* sp.), cryptantha (*Cryptantha* sp.), pectocarya (*Pectocarya* sp.), Spanish clover (*Acmispon americanus*), short-podded mustard (*Hirschfeldia incana*), golden crownbeard (*Verbesina encelioides*), red-stemmed filaree (*Erodium cicutarum*), fiddleneck (*Amsinckia* sp.), ragweed (*Ambrosia psilostachya*), Mediterranean grass (*Schismus* sp.), telegraph weed (*Heterotheca grandiflora*), horehound (*Marrubium vulgare*), dwarf nettle (*Urita urens*), red brome (*Bromus madritensis*), milk thistle (*Silybum marianum*), and sweet clover (*Melilotus indicus*).

It should be noted that there is an ephemeral swale/channel and water detention basin that borders the eastern boundary of the project site, outside of the proposed project footprint, but within 500 feet of the site. This ephemeral channel and detention basin primarily support a mulefat scrub plant community. The bottom of the channel and basin is dominated by mulefat (*Baccharis salicifolia*) with a dominance of Califonria buckwheat (*Eriogonum fasciculatum*) and short-podded mustard on the bank and fringes.

Wildlife

Plant communities provide foraging habitat, nesting/denning sites, and shelter from adverse weather or predation. This section provides a discussion of those wildlife species that were observed or are expected to occur within the project site. The discussion is to be used a general reference and is limited by the season, time of day, and weather conditions in which the field investigation was conducted. Wildlife detections were based on calls, songs, scat, tracks, burrows, and direct observation. The project site provides limited habitat for wildlife species except those adapted to a high degree of anthropogenic disturbances and development.

Fish

No fish or hydrogeomorphic features (e.g., creeks, ponds, lakes, reservoirs) with frequent sources of water that would support populations of fish were observed on or within the vicinity of the project site. Therefore, no fish are expected to occur and are presumed absent from the project site.

Amphibians

No amphibians or hydrogeomorphic features (e.g., creeks, ponds, lakes, reservoirs) with frequent sources of water that would support populations of amphibians were observed on the project site or site-adjacent improvement areas. Therefore, no amphibians are expected to occur and are presumed absent from the project site and site adjacent improvement areas.

The ephemeral channel and detention basin, outside of the project footprint, have the potential to provide minimal habitat for Baja California treefrog (*Pseudacris hypochondriaca*) during the winter months when stormwater is present. Baja California treefrog is a relatively common species in riparian/riverine areas, and is not a special-status species. Further, as discussed below the Project would not impact the ephemeral channel or water detention basin.

Reptiles

The project site, site-adjacent improvement areas, and areas within 500 feet provide marginal foraging and cover habitat for a limited variety of reptile species adapted to a high degree of anthropogenic disturbance. No reptile species were observed on-site during the field investigation. Common reptilian species that are adapted to a high degree of human disturbance that could potentially occur on-site include western side-blotched lizard (*Uta stansburiana elegans*) and great basin fence lizard (*Sceloporus occidentalis longipes*). None of these common reptilian species are special-status species.

Birds

The project site, site-adjacent improvement areas, and areas within 500 feet provide minimal foraging and nesting habitat for a variety of bird species adapted to a high degree of anthropogenic disturbance. Bird species detected during the field investigation, none of which are special-status species, include house finch (*Haemorhouse mexicanus*), Cassin's kingbird (*Tyrannus vociferans*), lesser goldfinch (*Spinus psaltria*), northern mockingbird (*Mimus polyglottos*), Say's phoebe (*Sayornis saya*), and yellow-rumped warbler (*Setophaga coronata*).

Mammals

The project site, site-adjacent improvement areas, and areas within 500 feet provide minimal foraging and cover habitat for a mammalian species adapted to a high degree of anthropogenic disturbance. The only mammalian species detected during the field investigation were California ground squirrel (*Otospermophilus beecheyi*) and desert cottontail (Sylvilagus audubonii). Common mammalian species adapted to a high degree of human disturbance that could potentially occur onsite include opossum (*Didelphis virginiana*), and raccoon (*Procyon lotor*). None of these aforementioned species are special-status species.

Nesting Birds

No active nests or birds displaying nesting behavior were observed during the field investigation. The project site and surrounding areas within 500 feet provide limited foraging habitat for year-round and seasonal avian residents, as well as migrating songbirds that could occur in the area. Additionally, the disturbed northern portion of the project site has the potential to provide suitable nesting opportunities for birds that nest on the open ground and those acclimated to routine disturbances (e.g. killdeer (*Charadrius vociferus*), a common bird species that is not a special-status species), and the ornamental trees associated with the onsite buildings have the potential to provide suitable nesting opportunities.

Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3513 prohibit the take, possession, or destruction of birds, their nests or eggs). In order to ensure no impacts occur to birds protected under the MBTA, a nesting bird clearance survey is recommended to be conducted prior to any ground disturbance or vegetation removal activities. BIO-1 and BIO-2 will be implemented to ensure no impacts to nesting birds will occur.

Migratory Corridors and Linkages

Habitat linkages provide connections between larger habitat areas that are separated by development.

Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas. A corridor can be defined as a linear landscape feature of sufficient width to allow animal movement between two comparatively undisturbed habitat fragments. Adequate cover is essential for a corridor to function as a wildlife movement area. It is possible for a habitat corridor to be adequate for one species yet still inadequate for others. Wildlife corridors are features that allow for the dispersal, seasonal migration, breeding, and foraging of a variety of wildlife species. Additionally, open space can provide a buffer against both human disturbance and natural fluctuations in resources.

According to the San Bernardino County General Plan, the project site has not been identified as occurring within a Wildlife Corridor or Linkage. As designated by the San Bernardino County General Plan Open Space Element, the nearest wildlife corridors are the Santa Ana River located approximately 7.5 miles south of the project site, and Chino Hills Open Space located approximately 13 miles southwest of the project.

The proposed project will be confined to existing disturbed and developed areas and is surrounded by development, which has removed natural plant communities from the surrounding area. The project site is isolated from regional wildlife corridors and linkages, specifically the Santa Ana River and Chino Hills Open Space, and there are no riparian corridors, creeks, or useful patches of steppingstone habitat (natural areas) within or connecting the project site to any identified wildlife corridors or linkages in the aerea. As a result, implementation of the proposed project will not disrupt or have any adverse effects on any migratory corridors or linkages in the surrounding area.

Jurisdictional Areas

There are three key agencies that regulate activities within inland streams, wetlands, and riparian areas in California. The Corps Regulatory Branch regulates discharge of dredge or fill materials into “waters of the United States” pursuant to Section 404 of the Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. Of the State agencies, the CDFW regulates alterations to streambed and bank under Fish and Wildlife Code Sections 1600 et seq., and the Regional Board regulates discharges into surface waters pursuant to Section 401 of the CWA and the California Porter-Cologne Water Quality Control Act.

The USFWS NWI and the USGS National Hydrography Dataset were reviewed to determine if any blueline streams or riverine resources have been documented within or in the immediate vicinity of the project site. Based on this review and field investigation, no jurisdictional drainage and/or wetland features were observed on the project site and site-adjacent improvement areas that would be considered jurisdictional by the Corps, Regional Board, or CDFW. Therefore, regulatory approvals from the Corps, Regional Board, and/or CDFW will not be required for implementation of the project.

It should be noted that there is an ephemeral swale/channel and water detention basin that borders the eastern boundary of the project site, outside of the proposed project footprint. There are existing walls and fences that provide a physical barrier between the Project site and these off-site areas. Further, construction activities would be conducted in compliance with the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity (Construction General Permit). The Property Owner/Developer will be required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP), which must include erosion- and sediment-control Best Management Practices (BMPs) that will meet or exceed measures required by the determined risk level of the

Construction General Permit, as well as BMPs that control the other potential construction related pollutants. Therefore, no impacts to the ephemeral channel or water detention basin will occur from implementation of the proposed project.

Special-Status Biological Resources

The CNDDB Rarefind 5 and the CNPS Electronic Inventory of Rare and Endangered Vascular Plants of California were queried for reported locations of special-status plant and wildlife species as well as special-status natural plant communities in the Guasti USGS 7.5-minute quadrangle. Only one quadrangle was queried since the project site is primarily developed, completely surrounded by existing development, and does not connect with any natural areas or native plant communities in the region. The habitat assessment evaluated the conditions of the habitat(s) within the boundaries of the project site to determine if the existing plant communities, at the time of the survey, have the potential to provide suitable habitat(s) for special-status plant and wildlife species.

The literature search identified thirteen (13) special-status plant species and thirty-four (34) special-status wildlife species as having the potential to occur within the Guasti 7.5-minute quadrangle. No special-status plant communities haven been recorded within the Guasti USGS 7.5-minute quadrangle. Special-status plant and wildlife species were evaluated for their potential to occur within the project site based on habitat requirements, availability and quality of suitable habitat, and known distributions. Species determined to have the potential to occur within the general vicinity of the project site is presented in Attachment D*: Potentially Occurring Special-Status Biological Resources*.

Special-Status Plants

According to the CNDDB and CNPS, thirteen (13) special-status plant species have been recorded in the Guasti quadrangle (refer to Attachment D). No special-status plant species were observed onsite during the habitat assessment. The project site, site-adjacent improvement areas, and areas within 500 feet have been subject to existing anthropogenic disturbances. These disturbances have reduced the suitability of the habitat to support special-status plant species known to occur in the general vicinity of the project site. Based on habitat requirements for specific special-status plant species and the availability and quality of habitats needed by each species, it was determined that the project site, site-adjacent improvement areas, and areas within 500 feet do not provide suitable habitat for any of the special-status plant species known to occur in the area and are presumed to be absent from the project site and site-adjacent improvement areas. No focused surveys are recommended.

Special-Status Wildlife

According to the CNDDB, thirty-four (34) special-status wildlife species have been reported in the Guasti quadrangle (refer to Attachment D). No special-status wildlife species were observed during the habitat assessment. Disturbances onsite and in the immediate vicinity of the project site have greatly reduced if not eliminated potential foraging and nesting/denning opportunities for wildlife species. Based on habitat requirements for specific species and the availability and quality of onsite and surrounding habitats, it was determined that the proposed project site and areas within 500 feet have a low potential to support Cooper's hawk (*Accipiter cooperii*) and California horned lark (*Eremophila alpestris actua*). The disturbed northern portion of the project site and the adjacent detention basin provides minimal foraging habitat for these

species, and minimal nesting opportunities for California horned lark. Additionally, the ornamental/landscaped trees onsite provide limited nesting opportunities for Cooper's hawk. All remaining special-status wildlife species are presumed to be absent from the project site and surrounding area due to lack of suitable habitat and existing development.

Neither of the aforementioned species are federally or state listed as endangered or threatened. In order to ensure impacts to Cooper's hawk and California horned lark do not occur from implementation of the proposed project, a pre-construction nesting bird clearance survey shall be conducted prior to ground disturbance. With implementation of mitigation through the pre-construction nesting bird clearance survey, impacts to the aforementioned species will be less than significant. BIO-1 and BIO-2 listed below will be implemented prior to project implementation.

Based on regional significance, the potential occurrence of burrowing owl within the project site is described in further detail below.

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 drainpipes, 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.

No burrowing owls or recent sign (i.e., pellets, feathers, castings, or whitewash) was observed during the field investigation. The northern portion of the project site is unvegetated and/or vegetated with a variety of low-growing plant species that allow for line-of-sight observation favored by burrowing owls. However, no suitable burrows (>4 inches in diameter) were observed during the field investigation. Further, tall fences, powerlines, ornamental trees, and tall office buildings surround the project site which decrease the likelihood that burrowing owls would occur on the project site as these features provide perching opportunities for larger raptor species (i.e., red-tailed hawk [*Buteo jamaicensis*]) that prey on burrowing owls.

Based on the results of the field investigation and isolation of the disturbed area on the project site and surrounding areas, it was determined that the project site, site-adjacent improvement areas, and areas within 500 feet do not have the potential to support burrowing owls and focused surveys are not recommended. A pre-construction burrowing owl clearance survey is recommended to be conducted on the disturbed northern portion of the project site prior to development to ensure burrowing owl remain absent from the project site.

Special-Status Plant Communities

According to the CNDDB, no special-status plant communities are reported to occur in the Guasti USGS 7.5-minute quadrangle. Based on the results of the field investigation, no special-status plant communities were observed onsite. Therefore, no special-status plant communities will be impacted from project implementation.

DSF Suitability Assessment Results

As a result of development and disturbances on and surrounding the proposed project site, surface soils have been heavily mixed and compacted. The northern portion of the project site is disturbed, with heavily mixed soils containing alluvial materials (Tujunga Soils and Hilmar loamy sand) from historic agricultural activities and surrounding development. The project site and site-adjacent improvement areas are surrounded by existing developments and no longer have connectivity to areas upwind containing Delhi Sands soils, areas subjected to Aeolian processes, or areas supporting DSF populations. Therefore, the soils within the northern portion of the project site were rated as "unsuitable quality" with a habitat quality rating of 1. The remainder of the site was not evaluated for DSF since it is developed. Refer to Attachment E, *Delhi Sands Flower-loving Fly Suitability Assessment*. Therefore, it was determined that the site does not support Delhi Sand soils needed for suitable habitat for DSF and DSF is presumed absent from the project site. No further actions or focused surveys are recommended.

Critical Habitats

Under the federal Endangered Species Act, "Critical Habitat" is designated at the time of listing of a species or within one year of listing. Critical Habitat refers to specific areas within the geographical range of a species at the time it is listed that include the physical or biological features that are essential to the survival and eventual recovery of that species. Maintenance of these physical and biological features requires special management considerations or protection, regardless of whether individuals or the species are present or not. All federal agencies are required to consult with the USFWS regarding activities they authorize, fund, or permit which may affect a federally listed species or its designated Critical Habitat. The purpose of the consultation is to ensure that projects will not jeopardize the continued existence of the listed species or adversely modify or destroy its designated Critical Habitat. The designation of Critical Habitat does not affect private landowners, unless a project they are proposing is on federal lands, uses federal funds, or requires federal authorization or permits (e.g., funding from the Federal Highways Administration or a Clean Water Act Permit from the United States Army Corps of Engineers). If a there is a federal nexus, then the federal agency that is responsible for providing the funding or permit would consult with the USFWS.

The project site is not located within federally designated Critical Habitat. The nearest designated Critical Habitat is located approximately 3.5 miles north of the project site for San Bernardino kangaroo rat (*Dipodomys merriami parvus*) and approximately 3.7 miles southeast for coastal California gnatcatcher (*Polioptila californica californica*) (refer to Exhibit 6, *Critical Habitat*). Therefore, the loss or adverse modification of Critical Habitat from site development will not occur and consultation with the USFWS for impacts to Critical Habitat will not be required for implementation of the proposed project.

Heritage Trees

Under the Rancho Cucamonga Municipal Code (17.16.080), certain trees may qualify as Heritage Trees and require a permit for removal. A heritage tree is defined as any tree which meets at least one of the following criteria:

1. All eucalyptus windrows; or
2. Any tree in excess of 30 feet in height and having a single trunk diameter at breast height (DBH) of 20 inches or more as measured 4½ feet from ground level; or
3. Multi-trunk trees having a total diameter at breast height (DBH) of 30 inches or more as measured 4½ feet from ground level; or
4. A stand of trees the nature of which makes each dependent upon the others for survival; or
5. Any other tree as may be deemed historically or culturally significant by the planning director because of age, size, condition, location, or aesthetic qualities.

Tree species documented on the project site during the Tree Inventory (Psomas 2020) include: tree-of-heaven *(Ailanthus altissima)*, white alder (*Alnus rhombifolia*), silk floss tree (*Ceiba speciosa*) carrotwood (*Cupaniopsis anacardioides*), red ironbark (*Eucalyptus sideroxylon*), shamel ash (*Fraxinus uhdei*), sweet gum (*Liquidambar styraciflua*), white mulberry (*Morus alba*), Canary Island pine (*Pinus canariensis*), Italian stone pine (*Pinus pinea*), western sycamore (*Platanus racemosa*), black willow (*Salix gooddingii*), arroyo willow (*Salix lasiolepis*), Peruvian pepper (*Schinus molle*), Brazilian pepper (*Schinus terebinthifolius*), African sumac (*Searsia lancea*), Chinese elm (*Ulmus parviflora*), and Mexican fan palm (*Washingtonia robusta*). In general, trees were observed scattered along the boundaries of buildings, roads and parking areas throughout the project site.

A total of 125 trees were identified on the project site during the tree inventory that meet the minimum requirements for inclusion as a heritage tree, all of which would be removed with implementation of the proposed project. There are an additional 464 non-heritage that were identified on the project site during the tree inventory that fell below the threshold to be considered a heritage trees as defined in the Development Code. A tree removal permit will need to be acquired from the City to remove any heritage trees from the project site.

Conclusion

Based on the proposed project footprint and existing site conditions discussed in this report, none of the special-status plant or wildlife species known to occur in the general vicinity of the project site are expected to be directly or indirectly impacted from implementation of the proposed project. With completion of the recommendations provided below, no impacts to year-round, seasonal, or special-status avian residents or special-status species will occur from implementation of the proposed project. Therefore, it was determined that implementation of the project will have “no effect” on federally or State listed species known to occur in the general vicinity of the project site. Additionally, the development of the project will not impact designated Critical Habitats or regional wildlife movement corridors/linkages.

Recommendations

Migratory Bird Treaty Act and Fish and Game Code

All construction activities shall comply with the federal Migratory Bird Treaty Act of 1918 (MBTA), and California Fish and Game Code Sections 3503, 3511 and 3513.

BIO-1: All construction activities shall comply with the federal Migratory Bird Treaty Act of 1918 (MBTA) and California Fish and Game Code Sections 3503, 3511 and 3513. The MBTA governs the taking and killing of migratory birds, their eggs, parts, and nests and prohibits the take of any migratory bird, their eggs, parts, and nests. Compliance with the MBTA shall be accomplished by completing the following:

Construction activities involving vegetation removal shall be conducted between September 1 and January 31. If construction occurs inside the peak nesting season (between February 1 and August 31), a pre-construction survey by a qualified Biologist shall be conducted within 72 hours prior to construction activities to identify any active nesting locations. If the Biologist does not find any active nests, the construction work shall be allowed to proceed. The biologist conducting the clearance survey shall document a negative survey with a report indicating that no impacts to active avian nests shall occur.

If the Biologist finds an active nest within the pre-construction survey area and determines that the nest may be impacted, the Biologist shall delineate an appropriate buffer zone around the nest. The size of the buffer shall be determined by the Biologist and shall be based on the nesting species, its sensitivity to disturbance, expected types of disturbance, and location in relation to the construction activities. These buffers are typically 300 feet from the nests of non-listed species and 500 feet from the nests of raptors and listed species. Any active nests observed during the survey shall be mapped on an aerial photograph. Only construction activities (if any) that have been approved by a Biological Monitor shall take place within the buffer zone until the nest is vacated. The Biologist shall serve as a Construction Monitor when construction activities take place near active nest areas to ensure that no inadvertent impacts on these nests occur. Results of the pre-construction survey and any subsequent monitoring shall be provided to the Property Owner/Developer and the City. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds.

BIO-2: All construction activities shall comply with Sections 3503, 3503.5, 3511 and 3513 of the *California Fish and Game Code*, which protect active nests of any raptor species, including common raptor species. Compliance with these codes shall be accomplished by completing the following:

If vegetation is to be cleared during the potential raptor nesting season (December 1 to August 31), all suitable habitat within 500 feet of the construction impact area shall be thoroughly surveyed for the presence of nesting raptors by a qualified Biologist within 72 hours prior to clearing. If the Biologist does not find any active nests, the construction work shall be allowed to proceed. The biologist conducting the clearance survey shall document a negative survey with a report indicating that no impacts to active avian nests shall occur.

If any active nests are detected, the area shall be flagged and mapped on the construction plans with a buffer. The size of the buffer shall be determined by the Biologist and shall be based on the nesting species, its sensitivity to disturbance, expected types of disturbance, and location in relation to the construction activities. These buffers are typically 300 feet from the nest of non-listed species and 500 feet from the nests of raptors and listed species. The buffer area shall be avoided until the nesting cycle is complete or until it is determined that the nest has failed. Results of the preconstruction survey and any subsequent monitoring shall be provided to the Property Owner/Developer, CDFW and the City. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds.

Although presumed absent, prior to development of the project site, a pre-construction burrowing owl clearance survey shall be conducted to ensure burrowing owls remain absent from the construction impact area. The clearance survey shall be conducted in accordance with the CDFW 2012 Staff Report on Burrowing Owl Mitigation which requires that two clearance surveys be conducted 14 – 30 days and 24 hours prior to any grading or vegetation removal on the project site. If burrowing owls are observed on the project site during the pre-construction surveys, a burrowing owl relocation plan shall be prepared and submitted to CDFW for review and approval prior to commencement of vegetation clearing/grubbing, grading, and construction activities on the project site. The burrowing owl relocation plan shall outline methods to relocate any burrowing owls occurring on the project site and ensure compliance with the MBTA and *California Fish and Game Code*. If an active burrow is found during the breeding season (February 1 through August 31) occupied burrows will not be disturbed and will be provided with a protective buffer unless a qualified biologist verifies through noninvasive means that either: (1) the birds have not begun egg laying, or (2) juveniles from the occupied burrows are foraging independently and are capable of independent survival. The size of the buffer will depend on the time of year and level of disturbance as outlined in the CDFW Staff Report.

Rancho Cucamonga Municipal Code 17.16.080

A total of 125 trees were identified on the project site during the tree inventory that meet the minimum requirements for inclusion as a heritage tree. A tree removal permit will need to be acquired from the City for any heritage trees removed as part of the proposed project.

Please do not hesitate to contact Tom McGill at (951) 285-6014 or tmcgill@elmtconsulting.com or Travis McGill at (909) 816-1646 or travismcgill@elmtconsulting.com should you have any questions this report.

Sincerely,

Thomas J. McGill, Ph.D.
Managing Director

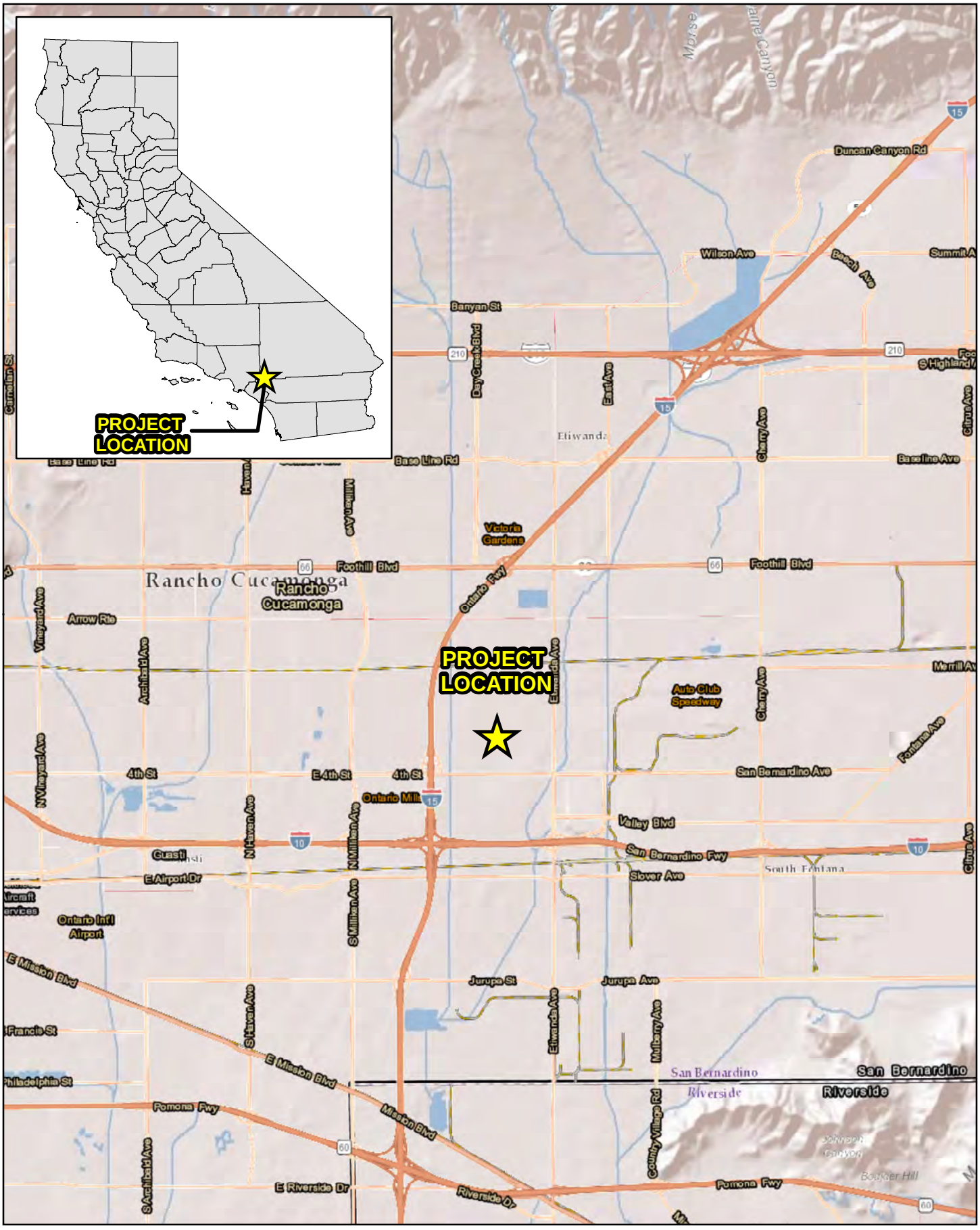
Travis J. McGill
Director

Attachments:

A. *Project Exhibits*
B. *Site Plan*
C. *Site Photographs*
D. *Potentially Occurring Special-Status Biological Resources*
E. *Delhi Sands Flower-loving Fly Suitability Assessment*
F. *Regulations*

Attachment A

Project Exhibits



BRIDGE POINT RANCHO CUCAMONGA PROJECT
HABITAT ASSESSMENT

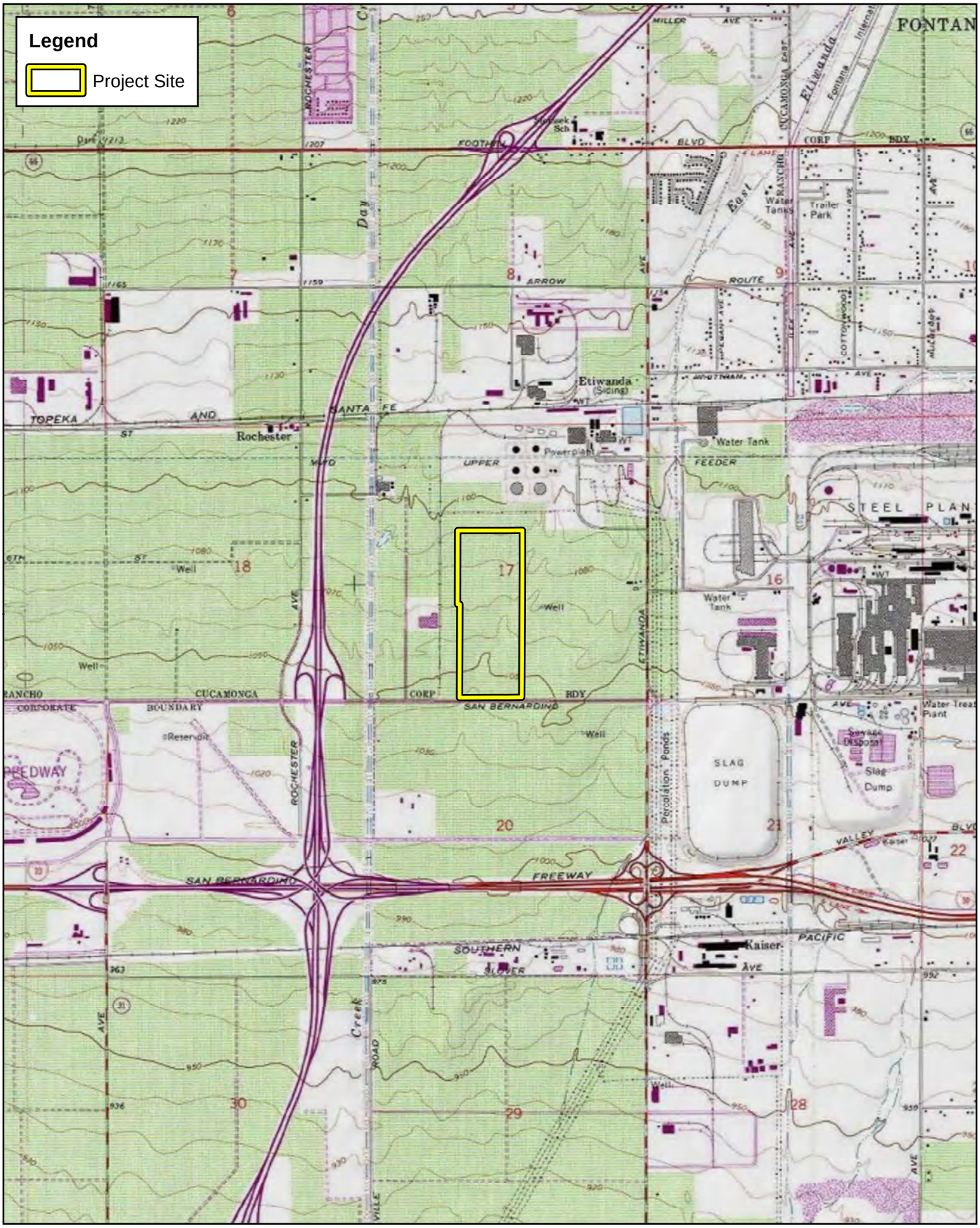
Regional Vicinity

ELMT CONSULTING

0 0.625 1.25 2.5 Miles

Source: World Transportation, World Shaded Relief, San Bernardino County

Exhibit 1



BRIDGE POINT RANCHO CUCAMONGA PROJECT
HABITAT ASSESSMENT

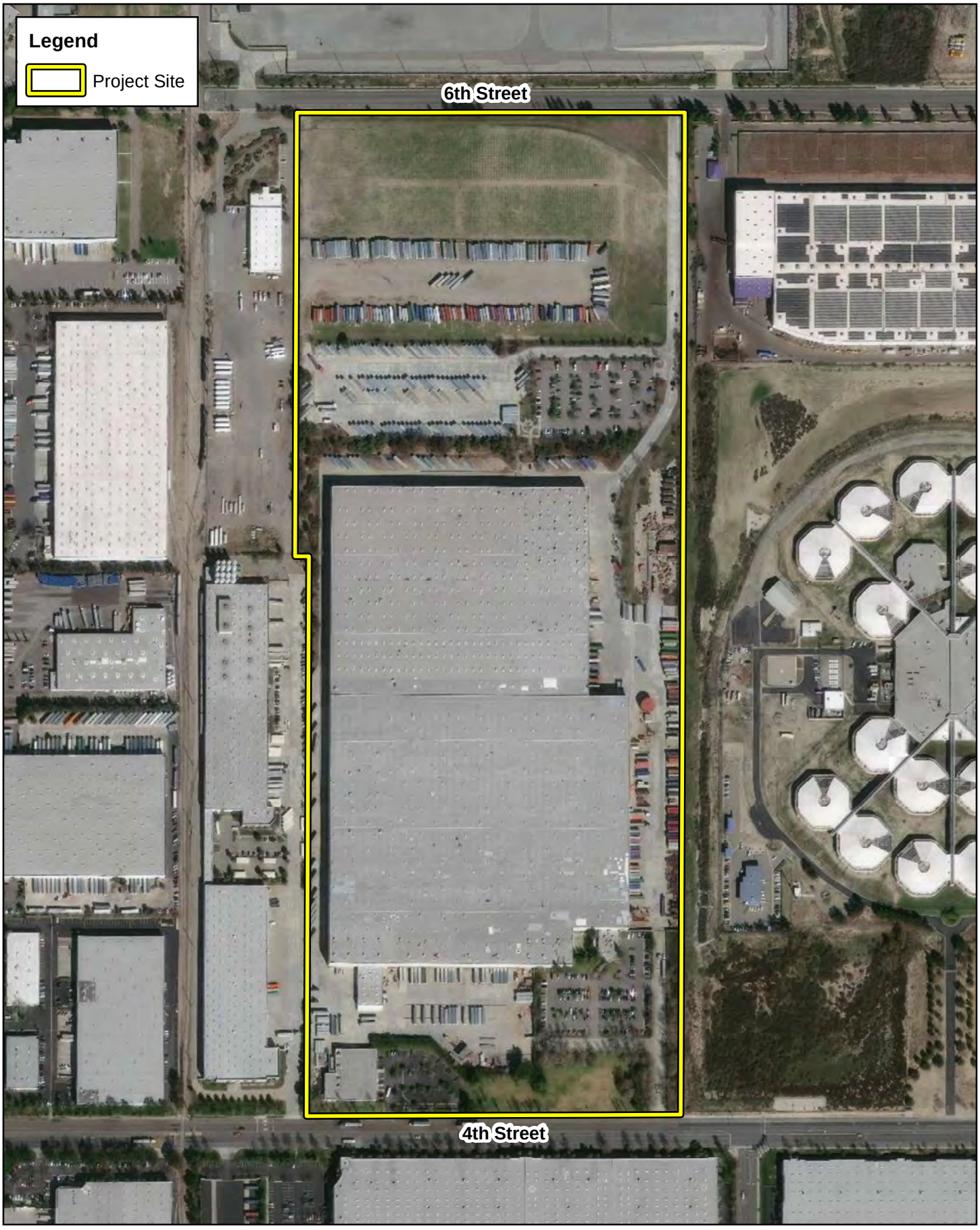
Site Vicinity

ELMT CONSULTING

0 0.25 0.5 1 Miles

Source: ESRI World Topo Basemap, San Bernardino County

Exhibit 2



BRIDGE POINT RANCHO CUCAMONGA PROJECT
HABITAT ASSESSMENT

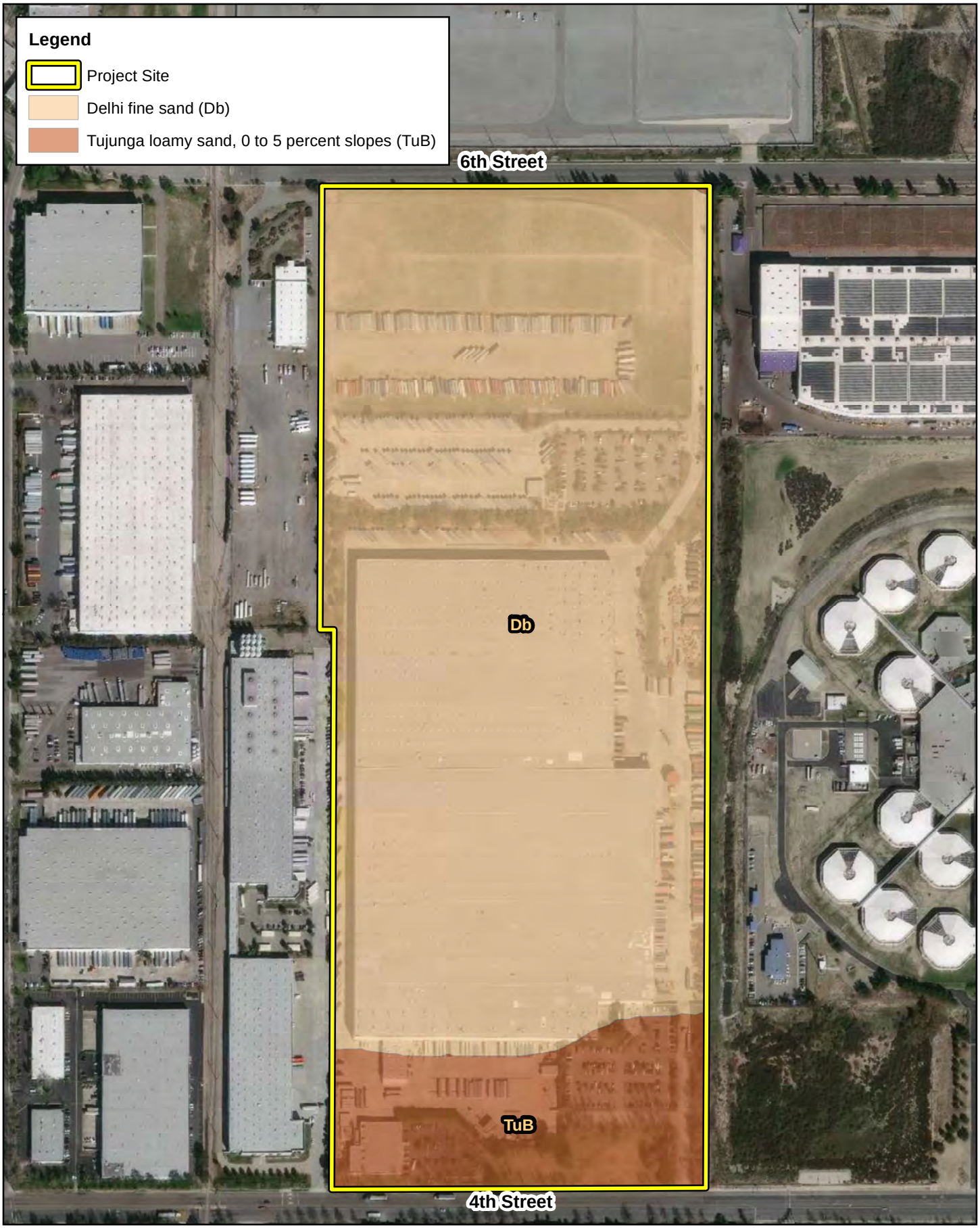
ELMT CONSULTING

0 250 500 1,000
Feet

Source: ESRI Aerial Imagery, San Bernardino County

Project Site

Exhibit 3



BRIDGE POINT RANCHO CUCAMONGA PROJECT
HABITAT ASSESSMENT

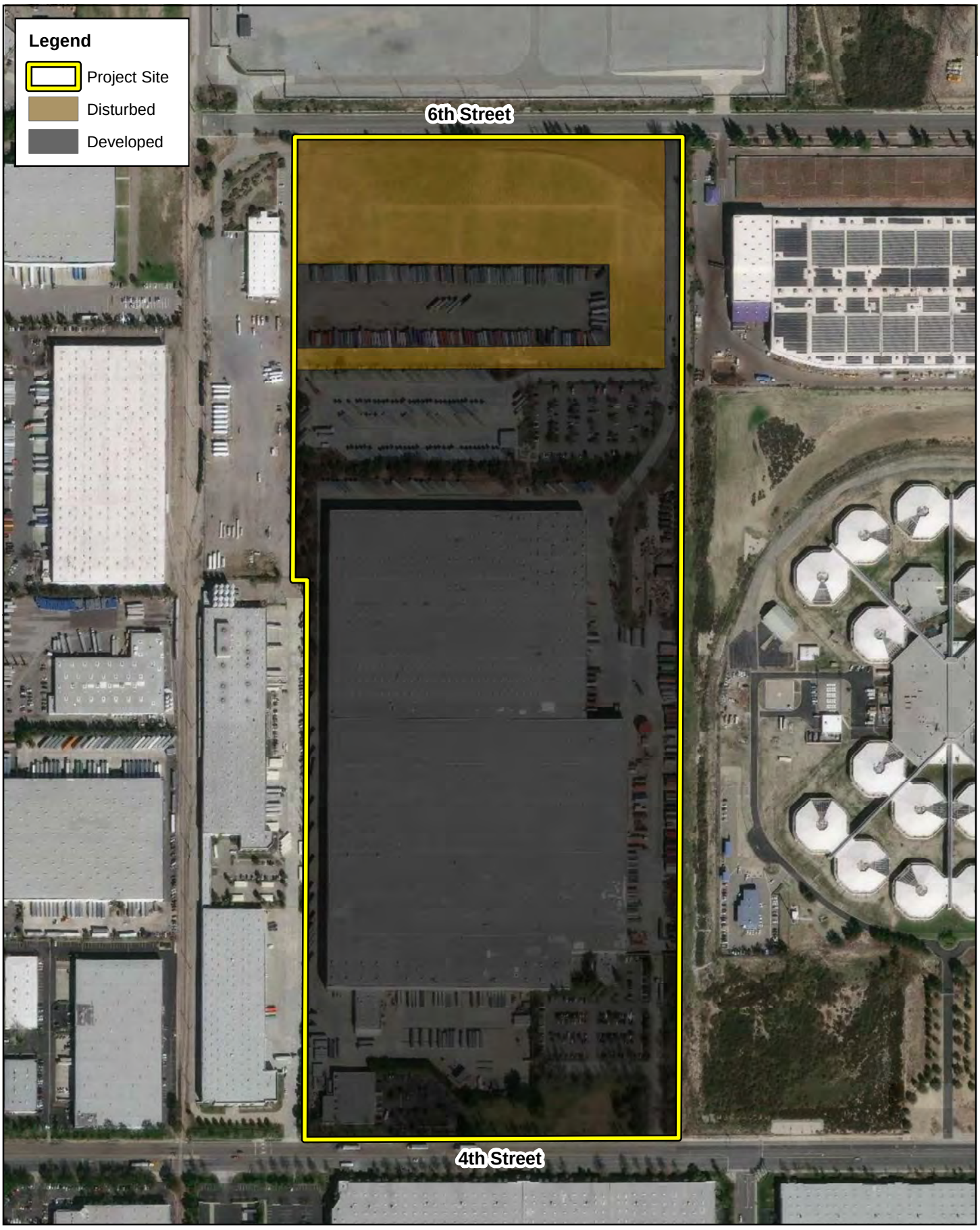
ELMT CONSULTING

0 250 500 1,000 Feet

Source: ESRI Aerial Imagery, Soil Survey Geographic Database, San Bernardino County

Soils

Exhibit 4



BRIDGE POINT RANCHO CUCAMONGA PROJECT
HABITAT ASSESSMENT

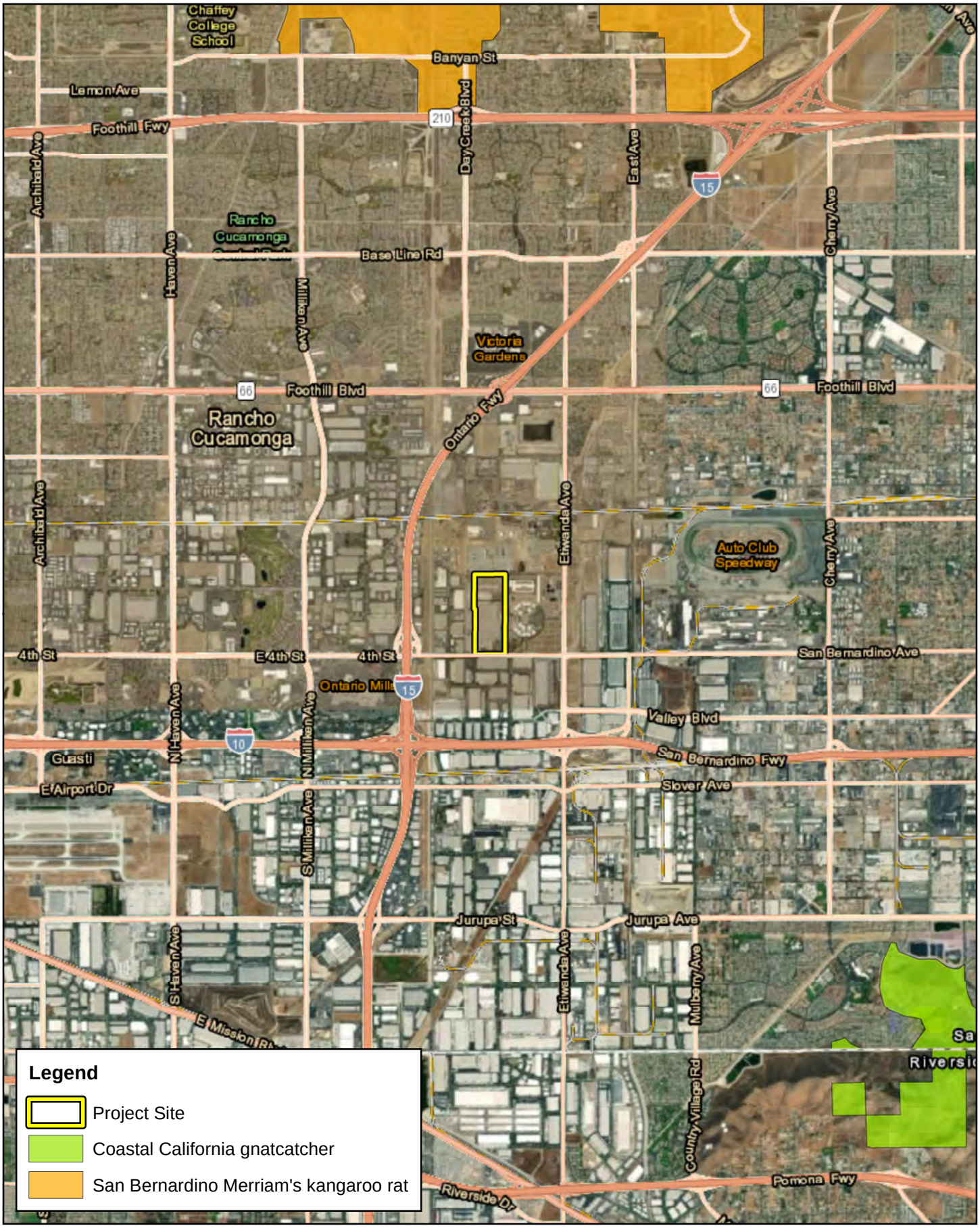
Vegetation

ELMT CONSULTING

0 250 500 1,000 Feet

Source: ESRI Aerial Imagery, San Bernardino County

Exhibit 5



BRIDGE POINT RANCHO CUCAMONGA PROJECT
HABITAT ASSESSMENT

Critical Habitat

ELMT CONSULTING

0 0.25 0.5 1 Miles

Source: ESRI World Topo Basemap, USFWS Critical Habitat, San Bernardino County

Exhibit 6

Attachment B

Site Plan

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RANCHO CUCAMONGA, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
PARCEL 1 OF PARCEL MAP NO. 6658, IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 64, PAGES 51 AND 52 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ("THE PROPERTY").

PARCEL 2:
A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY, TO BE USED IN COMMON WITH OTHERS, TO CONSTRUCT, USE, MAINTAIN AND REPAIR TWO RAILROAD SPUR TRACKS, EACH 30 FEET WIDE, EXTENDING IN A GENERAL WESTERLY AND EASTERLY DIRECTION, IN, ON, OVER AND ACROSS THE FOLLOWING DESCRIBED LAND:

THE WEST 400.00 FEET OF THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING SOUTHERLY OF THE NORTHERLY LINE OF THE LAND CONVEYED TO VERNE COX AND HODGE L. DOLLE, BY DEED RECORDED APRIL 6, 1964 IN BOOK 6122, PAGE 329 OFFICIAL RECORDS.

EXCEPTING THEREFROM THE SOUTH 60 FEET, CONVEYED TO THE COUNTY OF SAN BERNARDINO, FOR ROAD PURPOSES, BY DEED RECORDED DECEMBER 29, 1969 IN BOOK 7361, PAGE 705 OFFICIAL RECORDS.

SAID EASEMENT IS SET FORTH BY EXCEPTION AND RESERVATION ON THAT CERTAIN DEED CONVEYING LAND TO MONO POWER COMPANY, A CORPORATION, RECORDED AUGUST 7, 1972 IN BOOK 7993, PAGE 712 OFFICIAL RECORDS.

PARCEL 3:
A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY, TO BE USED IN COMMON WITH OTHERS, FOR UNDERGROUND PIPE LINES OVER THE SOUTHERLY 5 FEET OF THE FOLLOWING DESCRIBED LAND AND THAT CERTAIN EASEMENT AND RIGHT OF WAY TO CONSTRUCT, USE, MAINTAIN AND REPAIR AND RAILROAD SPUR TRACK, 30 FEET WIDE, EXTENDING IN A GENERAL WESTERLY AND EASTERLY DIRECTION, IN, ON, OVER AND ACROSS THE FOLLOWING DESCRIBED LAND:

THE WEST 355.00 FEET OF THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING NORTHERLY OF THE SOUTHERLY LINE OF THE LAND CONVEYED TO VERNE COX AND HODGE L. DOLLE, BY DEED RECORDED APRIL 6, 1964 IN BOOK 6122, PAGE 329 OFFICIAL RECORDS, AND LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE LAND CONVEYED TO CURTIS WAYNE GATES AND TORRIE GATES, BY DEED RECORDED DECEMBER 9, 1966 IN BOOK 6740, PAGE 455 OFFICIAL RECORDS.

SAID EASEMENTS ARE SET FORTH BY EXCEPTION AND RESERVATION ON THAT CERTAIN DEED CONVEYING LAND TO MONO POWER COMPANY, A CORPORATION, RECORDED OCTOBER 17, 1972 IN BOOK 8042, PAGE 23 OFFICIAL RECORDS.

PARCEL 4:
A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY, TO BE USED IN COMMON WITH OTHERS, FOR UNDERGROUND PIPE LINES OVER, THE SOUTHERLY 5 FEET OF THE FOLLOWING DESCRIBED LAND AND THAT CERTAIN EASEMENT AND RIGHT OF WAY TO CONSTRUCT, USE, MAINTAIN AND REPAIR A RAILROAD SPUR TRACK, 30 FEET WIDE, EXTENDING IN A GENERAL WESTERLY AND EASTERLY DIRECTION, IN, ON, OVER AND ACROSS THE FOLLOWING DESCRIBED LAND:

THE WEST 355.00 FEET OF THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING NORTHERLY OF THE SOUTHERLY LINE OF THE LAND CONVEYED TO CURTIS WAYNE GATES AND TORRIE GATES, BY DEED RECORDED DECEMBER 9, 1966 IN BOOK 6740, PAGE 455 OFFICIAL RECORDS.

SAID EASEMENTS ARE SET FORTH BY EXCEPTION AND RESERVATION ON THAT CERTAIN DEED CONVEYING LAND TO MONO POWER COMPANY, A CORPORATION, RECORDED FEBRUARY 28, 1973 IN BOOK 8129, PAGE 111 OFFICIAL RECORDS.

PARCEL 5:
A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY, TO BE USED IN COMMON WITH OTHERS, FOR INGRESS AND EGRESS, 30 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17 DISTANT ALONG SAID WEST LINE AND THE WEST LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17, SOUTH 0° 14' 23" WEST 732.00 FEET FROM THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89° 55' 10" EAST, 355 FEET.

APN(S):0229–283–50–0–000; 0229–283–50–1–000; 0229–283–51–0–000

VICINITY MAP

SHEET INDEX

SITE PLAN GENERAL NOTES:

1. TYPICAL 90 DEG. PARKING STALLS SIZES ARE 9'W X 18' LONG INCLUDING A 1' LANDSCAPE OVERHANG TYPICAL EXCEPT AT ACCESSIBLE STALLS.

2. PARALLEL STALLS ARE 9' X 24'.

3. SETBACK REQUIREMENTS:

BUILDING SETBACK:	45 FEET FROM CURBFACE
PARKING SETBACK:	45 FEET FROM CURBFACE
AVE. LANDSCAPE SETBACK:	45 FEET FROM CURBFACE

FIRE DEPT. GENERAL NOTES:

1. FIRE ACCESS LANES SHALL COMPLY WITH THE FOLLOWING:

MIN. WIDTH:	26 FEET
MIN. CLEARANCE:	14'-6"
INSIDE RADIUS:	20 FT.
OUTSIDE RADIUS:	46 FT.
WEIGHT CAPACITY:	80,000 LBS.

2. ALL GATES SHALL BE INSTALLED PER THE FIRE DISTRICT REQUIREMENTS.

3. SIGNAGE STANDARDS PER RANCHO CUCAMONGA FIRE PROTECTION DISTRICT DECEMBER 2016.

ASSESSOR'S NUMBERS:

APN: 0229-283-50, 0229-283-51

KEYNOTES: (00)

1. PROPOSED PAINTED CONCRETE TILT-UP 40' CLEAR INDUSTRIAL BUILDING.

2. TYPICAL PARKING STALL - 9' X 18'. MAY BE REDUCED TO 9' X 17' W/ 1'-0" OVERHANG. STRIPING PER CITY STANDARDS.

3. TYPICAL LOW EMITTING / FUEL EFFICIENT / CARPOOL / VANPOOL PARKING STALL - 9' X 18'. MAY BE REDUCED TO 9' X 17' W/ 1'-0" OVERHANG. STRIPING PER CITY STANDARDS. MINIMUM 8% OF ALL PARKING SPACES PROVIDED PER BUILDING. A MINIMUM OF 6% OF ALL PARKING SPACES PROVIDED PER BUILDING SHALL BE EQUIPPED FOR FUTURE EV CHARGING CAPACITY.

4. 7" THICK CONCRETE YARD W/ GRADE LEVEL TRUCK DOORS AND AUTO PARKING AREAS.

5. FULLY IRRIGATED LANDSCAPE AREA BOUNDED BY 6" CONCRETE CURB - SEE CONCEPT LANDSCAPE PLAN.

6. PRIMARY BUILDING ENTRANCE W/ DECORATIVE CONCRETE ENTRY WALK.

7. LOCATION OF 8'-0" HIGH TRASH AND RECYCLABLE BINS. SEE SHEET A2-1 FOR ELEVATION AND SECTIONS.

8. NEW 8'-0" HIGH BLACK TUBE STEEL FENCE.

9. PROPERTY LINES.

10. PROPOSED TRANSFORMER LOCATION.

11. 14' X 50' TRUCK TRAILER PARKING AREA.

12. ACCESSIBLE PARKING STALLS 9' X 18'-0" MIN.

13. DASHED LINE INDICATES : NEW 5'-0" WIDE SURFACE WALK ACCESSIBLE PATH OF TRAVEL FROM PUBLIC SIDEWALK & PARKING STALLS TO PRIMARY BUILDING ENTRANCE - CONSTRUCT NEW CONCRETE SIDEWALK. MAX SLOPE OF SURFACE WALK IN THE DIRECTION OF TRAVEL 4.9%. MAX CROSS SLOPE 2%.

14. PROVIDE BREAK AREA / LUNCH PATIO WITH SEATING. SEE PROJECT DATA ON A1-0 FOR MIN SF AREA AND NUMBER OF SEATS.

15. PROPOSED LOCATION FOR FIRE WATER METER AND 2" SUPPLY LINE INTO BUILDING. ABOVE GROUND BACKFLOWS AND DETECTOR CHECK ASSEMBLIES SHALL BE SCREENED BY A 3' MIN. / 4' MAX. CMU WALL ON 3 SIDES, 3' CLEAR TO THE ASSEMBLY. SEE PLAN VIEW.

16. PROPOSED SEWER LATERAL FROM PUBLIC RIGHT OF WAY SERVING BOTH BUILDINGS 1 & 2.

17. EXISTING DRIVE WAY APRON TO BE REMOVED.

18. NEW CURB AND GUTTER PER CITY STANDARD.

19. PROPOSED ONSITE FIRE HYDRANT LOCATIONS.

20. ALL UTILITY STRUCTURES SUCH AS TRANSFORMERS AND BACK FLOW DEVICES SHALL BE SCREENED BY LANDSCAPE, SEE LANDSCAPE PLAN.

21. CONCRETE LANDING AND BICYCLE RACK FOR BIKES. SEE PROJECT DATA FOR SPACES REQUIRED.

22. LONG TERM MOUNTED BICYCLE RACK. (NOTE LONG TERM RACK TO BE INSTALL ADJACENT TO ELECTRICAL ROOM TO COMPLY WITH CALGREEN). SEE PROJECT DATA FOR SPACES REQUIRED.

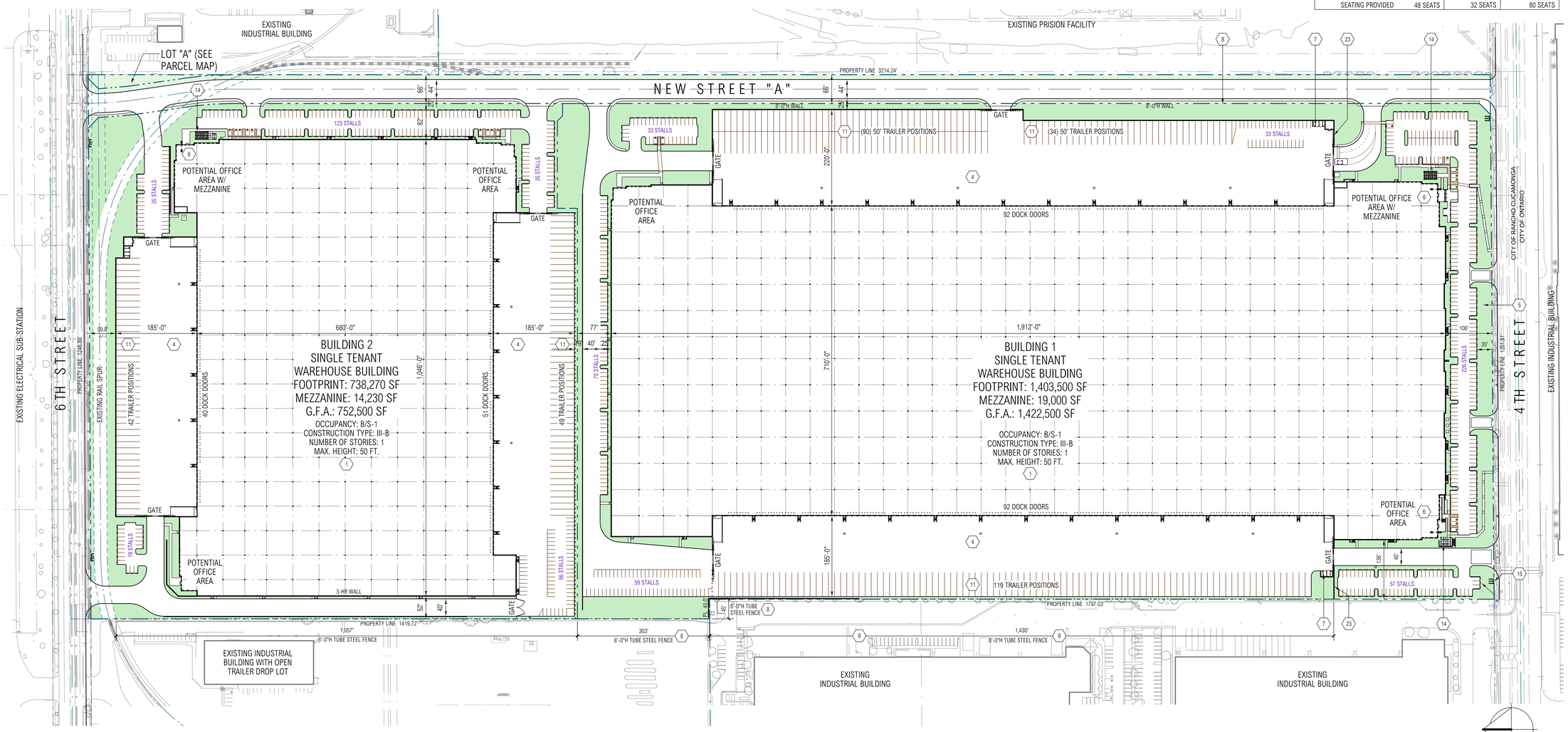
23. TYP. 8' HIGH PAINTED CONCRETE SCREEN WALL ELEVATION W/ ACCENT REVEALS AND PAINTED ACCENTS TO MATCH BUILDING ARCHITECTURE.

24. CONCRETE TILT-UP FIRE PUMP STRUCTURE - 15' HEIGHT, PAINTED TO COORDINATE W/ BUILDING ARCHITECTURE.

PROJECT DATA

GENERAL PLAN:	GENERAL INDUSTRIAL & HEAVY INDUSTRIAL
EXISTING ZONE:	GENERAL INDUSTRIAL (GI) AND HEAVY INDUSTRIAL (HI)
PROPOSED ZONE:	GENERAL INDUSTRIAL (GI)
SITE AREA:	
LEGAL DESCRIPTION FEE:	3,981,084 SF / 91.39 AC
EXISTING 6TH STREET AREA:	58,562 SF / 1.34 AC
PROPOSED STREET "A":	212,968 SF / 4.89 AC
LOT A REMNANT LOT (SEE PARCEL MAP)	5,031 SF / 0.11 AC
NET SITE AREA FOR PROPOSED DEVELOPMENT:	3,704,522 SF / 83.24 AC

	BLDG 1	BLDG 2	TOTAL
GROSS SITE AREA	2,484,027 SF	1,484,596 SF	3,981,084 SF
NET SITE AREA	2,402,411 SF	1,302,112 SF	3,704,522 SF
BUILDING AREA			
FOOTPRINT AREA:	1,403,500 SF	738,270 SF	2,141,770 SF
MEZZANINE (WHSE OR OFFICE):	19,000 SF	14,230 SF	33,230 SF
GROSS FLOOR AREA:	1,422,500 SF	752,500 SF	2,175,000 SF
BUILDING AREA BY USE:			
OFFICE AREA	25,000 SF	16,000 SF	41,000 SF
WAREHOUSE AREA	1,397,500 SF	736,500 SF	2,134,000 SF
GROSS COVERAGE:	56.50%	49.73%	53.80%
GROSS F.A.R.:	.573	.496	0.546
LANDSCAPE:			
PROVIDED:			
COVERAGE:	9.8%	10.3%	10.00%
AREA:	236,200 SF	134,400 SF	370,600 SF (INCLUDES PARKWAYS)
AUTO PARKING:			
REQUIRED PARKING:			
OFFICE @ 1/250	100 STALLS	64 STALLS	
WAREHOUSE			
1-20K SF @ 1/1000	20 STALLS	20 STALLS	
20K - 40K SF @ 1/2000	10 STALLS	10 STALLS	
> 40K SF @ 1/4000	348 STALLS	174 STALLS	
TOTAL	478 STALLS	268 STALLS	746 STALLS
PROVIDED PARKING:	478 STALLS	268 STALLS	746 STALLS
DOCK LOADING POSITIONS:	184 DOCKS	91 DOCKS	273 DOCKS
TRAILER PARKING PROVIDED:	224 TRAILERS	89 TRAILERS	313 TRAILERS
BICYCLE PARKING:			
SHORT TERM	24 REQ. / 24 PROV.	14 REQ. / 14 PROV.	38 REQ. / 38 PROV.
LONG TERM	24 REQ. / 24 PROV.	14 REQ. / 14 PROV.	38 REQ. / 38 PROV.
EMPLOYEE OUTDOOR AREAS			
SF REQUIRED	1,000 SF	500 SF	1,500 SF
SF PROVIDED	1,000 SF	540 SF	1,540 SF
SEATING REQUIRED	43 SEATS	28 SEATS	71 SEATS
SEATING PROVIDED	48 SEATS	32 SEATS	80 SEATS



SITE PLAN

SCALE: 1" = 100'-0"

DRC 2020-00202

RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

CONSULTANT

PROFESSIONAL SEALS

BRIDGE POINT
RANCHO CUCAMONGA

12434 4TH STREET
CITY OF RANCHO CUCAMONGA,
CALIFORNIA

APPLICANT:

BRIDGE POINT RANCHO CUCAMONGA, LLC
11100 SANTA MONICA BLVD., SUITE 700
LOS ANGELES, CA 90025
TEL: 213-805-6667
CONTACT: BRENDAN KOLTER
bkotler@bridgedev.com

OWNER:

BRIDGE POINT RANCHO CUCAMONGA, LLC
11100 SANTA MONICA BLVD., SUITE 700
LOS ANGELES, CA 90025
TEL: 213-805-6667
CONTACT: BRENDAN KOLTER
bkotler@bridgedev.com

BRIDGE

SD	1/11/21	PLANNING RESUBMITTAL
SD	12/18/20	PLANNING RESUBMITTAL
SD	12/10/20	PLANNING RESUBMITTAL
SD	10/22/20	PLANNING RESUBMITTAL
SD	8/25/20	PLANNING RESUBMITTAL
SD	4/10/20	PLANNING RESUBMITTAL
SD	1/8/20	PLANNING RESUBMITTAL
SD	11/1/19	SCHEMATIC DESIGN
MARK	DATE	DESCRIPTION

RGA PROJECT NO:	19134.01
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	19134-01-A1-0P
DRAWN BY:	DR
CHK'D BY:	CS

SHEET TITLE
SITE PLAN

SHEET: A1-0P

Attachment C

Site Photographs

Photograph 1: From the southeast corner of the site looking west across the parking lot on the southern boundary of the site.

Photograph 2: Looking north along the eastern boundary of the existing warehouse onsite.

Photograph 3: View of the parking lot near on the northern portion of the developed area on the project site.

Photograph 4: Looking west along the northern boundary of the existing warehouse onsite.

Photograph 5: Looking south along the western boundary of the existing warehouse.

Photograph 6: Looking west from the eastern boundary of the undeveloped area on the northern boundary of the project site.

Photograph 7: View of the old vineyard on the undeveloped northern boundary of the project site. Weedy plant species comprise the understory of the planted grape vines.

Photograph 8: From the northwest corner of the project site looking south along the western boundary of the undeveloped area on the northern boundary of the project site.

Photograph 9: Looking east from the southwest corner of the undeveloped area on the northern boundary of the project site.

Photograph 10: View of the existing truck storage parking lot on the undeveloped northern portion of the project site.

Photograph 11: Looking at the eastern boundary of the northern undeveloped portion of the project site.

Attachment D

Potentially Occurring Special-Status Biological Resources

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Status	Habitat	Observed Onsite	Potential to Occur
SPECIAL-STATUS WILDLIFE SPECIES				
Accipiter cooperii Cooper's hawk	Fed: None CA: WL	Common yearlong resident of California. Typically forages in broken woodland and habitat edges with dense stands of coast live oak (*Quercus agrifolia*), riparian deciduous, or other forest habitat near water. Usually nests in dense riparian areas, usually near streams.	No	**Low**. There is minimal foraging habitat on the disturbed northern portion of the project site. The landscaped trees onsite provide limited nesting opportunities. This species is adapted to urban environments and occurs commonly.
Agelaius tricolor tricolored blackbird	Fed: None CA: **THR**/SSC	Range is limited to the coastal areas of the Pacific coast of North America, from Northern California to upper Baja California. Can be found in a wide variety of habitat including annual grasslands, wet and dry vernal pools and other seasonal wetlands, agricultural fields, cattle feedlots, and dairies. Occasionally forage in riparian scrub habitats along marsh borders. Basic habitat requirements for breeding include open accessible water, protected nesting substrate (freshwater marsh dominated by cattails, willows, and bulrushes [*Schoenoplectus* sp.]), and either flooded or thorny or spiny vegetation and suitable foraging space providing adequate insect prey.	No	**Presumed absent.** No suitable habitat is present on-site.
Aimophila ruficeps canescens southern California rufous-crowned sparrow	Fed: None CA: WL	Typically found between 3,000 and 6,000 feet in elevation. Breed in sparsely vegetated scrubland on hillsides and canyons. Prefers coastal sage scrub dominated by California sagebrush (*Artemisia californica*), but they can also be found breeding in coastal bluff scrub, low-growing serpentine chaparral, and along the edges of tall chaparral habitats.	No	**Presumed absent.** No suitable habitat is present on-site.
Anniella stebbinsi southern California legless lizard	Fed: None CA: SSC	Occurs in sparsely vegetated habitat types including coastal sand dunes, chaparral, pine-oak woodland, desert scrub, open grassland, and riparian areas. Requires sandy or loose loamy substrates conducive to burrowing.	No	**Presumed absent.** No suitable habitat is present on-site.
Ardea alba great egret	Fed: None CA: None	Yearlong resident throughout California, except for the high mountains and deserts. Feeds and rests in fresh, and saline emergent wetlands, along the margins of estuaries, lakes, and slow-moving streams, on mudflats and salt ponds, and in irrigated croplands and pastures.	No	**Presumed absent.** No suitable habitat is present on-site.
Ardea herodias great blue heron	Fed: None CA: None	Fairly common all year throughout most of California, in shallow estuaries and fresh and saline emergent wetlands. Less common along riverine and rocky marine shores, in croplands, pastures, and in mountains about foothills.	No	**Presumed absent.** No suitable habitat is present on-site.
Arizona elegans occidentalis California glossy snake	Fed: None CA: SSC	Occurs in a wide variety of habitat types including open desert, grasslands, shrublands, chaparral, and woodlands. Prefers areas where the soil is loose and sandy which allows for burrowing.	No	**Presumed absent.** No suitable habitat is present on-site.
Aspidoscelis tigris stejnegeri coastal whiptail	Fed: None CA: SSC	Found in a variety of ecosystems, primarily hot and dry open areas with sparse foliage - chaparral, woodland, and riparian areas.	No	**Presumed absent.** No suitable habitat is present on-site.

Scientific Name Common Name	**Status**	**Habitat**	**Observed Onsite**	**Potential to Occur**
Athene cunicularia burrowing owl	Fed: None CA: SSC	Primarily a grassland species, but it persists and even thrives in some landscapes highly altered by human activity. Occurs in open, annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. The overriding characteristics of suitable habitat appear to be burrows for roosting and nesting and relatively short vegetation with only sparse shrubs and taller vegetation.	No	**Presumed absent.** The undeveloped northern portion of the project site provides minimal foraging opportunities. However, no suitable burrows (> 4 inches) were observed on-site. Further, perching opportunities for predators of burrowing owl are present surrounding the site.
Bombus crotchii Crotch bumble bee	Fed: None CA: CE	Exclusive to coastal California east towards the Sierra-Cascade Crest; less common in western Nevada.	No	**Presumed absent.** No suitable habitat is present on-site.
Calypte costae Costa's hummingbird	Fed: None CA: None	Desert and semi-desert, arid brushy foothills and chaparral. A desert hummingbird that breeds in the Sonoran and Mojave Deserts. Departs desert heat moving into chaparral, scrub, and woodland habitats.	No	**Presumed absent.** No suitable habitat is present on-site.
Chaetodipus fallax fallax northwestern San Diego pocket mouse	Fed: None CA: SSC	Occurs in desert and coastal habitats in southern California, Mexico, and northern Baja California, from sea level to at least 1,400 meters above msl. Found in a variety of temperate habitats ranging from chaparral and grasslands to scrub forests and deserts. Requires low growing vegetation or rocky outcroppings, as well as sandy soils for burrowing.	No	**Presumed absent.** No suitable habitat is present on-site.
Circus hudsonius northern harrier	Fed: None CA: SSC	Frequents meadows, grasslands, open rangelands, desert sinks, fresh and saltwater emergent wetlands; seldom found in wooded areas. Mostly found in flat, or hummocky, open areas of tall, dense grasses moist or dry shrubs, and edges for nesting, cover, and feeding.	No	**Presumed absent.** No suitable habitat is present on-site.
Dipodomys merriami parvus San Bernardino kangaroo rat	Fed: **END** CA: CE/SSC	Primarily found in Riversidean alluvial fan sage scrub (RAFSS) and sandy loam soils, alluvial fans and flood plains, and along washes with nearby sage scrub. May also occur at lower densities in Riversidean upland sage scrub, chaparral and grassland in uplands and tributaries in proximity to RAFSS habitat. Tends to avoid rocky substrates.	No	**Presumed absent.** No suitable habitat is present on-site.
Dipodomys simulans Dulzura kangaroo rat	Fed: None CA: None	Relatively common in chaparral, coastal sage scrub, Riversidean alluvial fan sage scrub, and peninsular juniper woodland habitats.	No	**Presumed absent.** No suitable habitat is present on-site.
Dipodomys stephensi Stephens' kangaroo rat	Fed: **END** CA: **THR**	Occur in arid and semi-arid habitats with some grass or brush. Prefer open habitats with less than 50% protective cover. Require soft, well-drained substrate for building burrows and are typically found in areas with sandy soil.	No	**Presumed absent.** No suitable habitat is present on-site.
Egretta thula snowy egret	Fed: None CA: None	Widespread in California along shores of coastal estuaries, fresh and saline emergent wetlands, ponds, slow-moving rivers, irrigation ditches, and wet fields. In southern California, common yearlong in the Imperial Valley and along the Colorado River.	No	**Presumed absent.** No suitable habitat is present on-site.
Elanus leucurus white-tailed kite	Fed: None CA: FP	Widespread in California along shores of coastal estuaries, fresh and saline emergent wetlands, ponds, slow-moving rivers, irrigation ditches, and wet fields. In southern California, common yearlong in the Imperial Valley and along the Colorado River.	No	**Presumed absent.** No suitable habitat is present on-site.

Scientific Name Common Name	**Status**	**Habitat**	**Observed Onsite**	**Potential to Occur**
Eremophila alpestris actia California horned lark	Fed: None CA: WL	Occurs in meadows, grasslands, open fields, prairie, and alkali flats. This subspecies is typically found in coastal regions.	No	**Low.** There is limited foraging habitat and minimal nesting opportunities within the disturbed northern portion of the project site.
Eumops perotis californicus western mastiff bat	Fed: None CA: SSC	Primarily a cliff-dwelling species, roost generally under exfoliating rock slabs. Roosts are generally high above the ground, usually allowing a clear vertical drop of at least 3 meters below the entrance for flight. In California, it is most frequently encountered in broad open areas including dry desert washes, flood plains, chaparral, oak woodland, open ponderosa pine forest, grassland, and agricultural areas.	No	**Presumed absent.** No suitable habitat is present on-site.
Lanius ludovicianus loggerhead shrike	Fed: None CA: SSC	Common yearlong resident of California. Prefers open habitats with bare ground, scattered shrubs, and areas with low or sparse herbaceous cover. Requires suitable perches including trees, posts, fences, utility lines, or other perches.	No	**Presumed absent.** No suitable habitat is present on-site.
Larus californicus California gull	Fed: None CA: WL	Require isolated islands in rivers, reservoirs and natural lakes for nesting, where predations pressures from terrestrial mammals are diminished. Uses both fresh and saline aquatic habitats at variable elevations and degrees of aridity for nesting and for opportunistic foraging.	No	**Presumed absent.** No suitable habitat is present on-site.
Lasiurus xanthinus western yellow bat	Fed: None CA: SSC	Occurs in valley/foothill riparian, desert riparian, desert wash, and palm oasis habitats. Roosts under palm trees and feeds in, and near, palm oases and riparian habitats.	No	**Presumed absent.** No suitable habitat is present on-site.
Laterallus jamaicensis coturniculus California black rail	Fed: None CA: THR/FP	Shallow marshes, and wet meadows; in winter, drier fresh-water and brackish marshes, as well as dense, deep grass.	No	**Presumed absent.** No suitable habitat is present on-site.
Lepus californicus bennettii San Diego black-tailed jackrabbit	Fed: None CA: SSC	Occupies many diverse habitats, but primarily is found in arid regions supporting short-grass habitats, agricultural fields, or sparse coastal scrub.	No	**Presumed absent.** No suitable habitat is present on-site.
Neotoma lepida intermedia San Diego desert woodrat	Fed: None CA: SSC	Occurs in coastal scrub communities between San Luis Obispo and San Diego Counties. Prefers moderate to dense canopies, and especially rocky outcrops.	No	**Presumed absent.** No suitable habitat is present on-site.
Nycticorax nycticorax black-crowned night heron	Fed: None CA: None	Common in wetlands across North America, including saltmarshes, freshwater marshes, swamps, streams, rivers, lakes, ponds, lagoons, tidal mudflats, and wet agricultural fields. They require aquatic habitat for foraging and terrestrial vegetation for cover.	No	**Presumed absent.** No suitable habitat is present on-site.
Perognathus longimembris brevinasus Los Angeles pocket mouse	Fed: None CA: SSC	Occurs in lower elevation grasslands and coastal sage scrub communities in and around the Los Angeles Basin. Prefers open ground with fine sandy soils. May not dig extensive burrows, but instead will seek refuge under weeds and dead leaves instead.	No	**Presumed absent.** No suitable habitat is present on-site.
Perognathus longimembris pacificus Pacific pocket mouse	Fed: **END** CA: SSC	Occurs on loose sandy soils that support sparse coastal sage scrub, grassland, and ruderal habitats.	No	**Presumed absent.** No suitable habitat is present on-site.

Scientific Name Common Name	**Status**	**Habitat**	**Observed Onsite**	**Potential to Occur**
Phrynosoma blainvillii coast horned lizard	Fed: None CA: SSC	Found in a wide variety of vegetation types including coastal sage scrub, annual grassland, 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	**Presumed absent.** No suitable habitat is present on-site.
Polioptila californica californica coastal California gnatcatcher	Fed: **THR** CA: SSC	Common yearlong resident of southern California in sage scrub habitats that are dominated by California sagebrush (*Artemisia californica*). Prefers scrub habitat with more low-growing vegetation. Species generally occurs below 750 feet above mean sea level (msl) along the coast and below 1,500 feet above msl within inland regions.	No	**Presumed absent.** No suitable habitat is present on-site.
Rhaphiomidas terminatus abdominalis 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, California croton, deerweed, and telegraph weed.	No	**Presumed absent.** No suitable habitat is present onsite. Based on the results of the DSF suitability assessment, it was determined that the project site does not support clean/uncontaminated Delhi Sand soils needed to support DSF.
Spizella breweri Brewer's sparrow	Fed: None CA: None	Habitats include sagebrush and brushy plains.	No	**Presumed absent.** No suitable habitat is present on-site.
Vireo bellii pusillus least Bell's vireo	Fed: **END** CA: **END**	Primarily occupy 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. It uses habitat which is limited to the immediate vicinity of water courses, 2,000 feet elevation in the interior.	No	**Presumed absent.** No suitable habitat is present within or adjacent to the project site.
SPECIAL-STATUS PLANT SPECIES				
Calochortus catalinae Catalina mariposa-lily	Fed: None CA: None CNPS: 4.2	Grows in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland habitats. Found at elevations ranging from 49 to 2,297 feet. Blooming period is from March to June.	No	**Presumed absent**. No suitable habitat is present.
Calochortus plummerae Plummer's mariposa-lily	Fed: None CA: None CNPS: 4.2	Prefers openings in chaparral, foothill woodland, coastal sage scrub, valley and foothill grasslands, cismontane woodland, lower montane coniferous forest and yellow pine forest. Often found on dry, rocky slopes and soils and brushy areas. Can be very common after a fire. From 328 to 5,577 feet in elevation. Blooming period is from May to July.	No	**Presumed absent**. No suitable habitat is present.
Chorizanthe parryi* var. *parryi Parry's spineflower	Fed: None CA: None CNPS: 1B.1	Occurs on sandy and/or rocky soils in chaparral, coastal sage scrub, and sandy openings within alluvial washes and margins. Found at elevations ranging from 951 to 3,773 feet. Blooming period is from April to June.	No	**Presumed absent**. No suitable habitat is present.
Cladium californicum California saw-grass	Fed: None CA: None CNPS: 2B.2	Found in meadows and seeps, marshes and alkaline swamps or freshwater habitats. Found at elevations ranging from 197 to 5,249 feet. Blooming period is from June to September.	No	**Presumed absent**. No suitable habitat is present.

Scientific Name Common Name	**Status**	**Habitat**	**Observed Onsite**	**Potential to Occur**
Deinandra paniculata paniculate tarplant	Fed: None CA: None CNPS: 4.2	Typically found in vernally mesic, sometimes sandy soils in coastal scrub, valley and foothill grasslands, and vernal pools. Found at elevations ranging from 82 to 3,084 feet. Blooming period is from April to November.	No	**Presumed absent**. No suitable habitat is present.
Horkelia cuneata* var. *puberula mesa horkelia	Fed: None CA: None CNPS: 4.2	Occurs on sandy or gravelly soils in chaparral, woodlands, and coastal scrub plant communities. Found at elevations ranging from 230 to 2,657 feet. Blooming period is from February to September.	No	**Presumed absent**. No suitable habitat is present.
Juglans californica southern California black walnut	Fed: None CA: None CNPS: 4.2	Found in chaparral, cismontane woodland, coastal scrub, and riparian woodland habitats. Found at elevations ranging from 164 to 2,953 feet. Blooming period is from March to August.	No	**Presumed absent**. No suitable habitat is present.
Muhlenbergia californica California muhly	Fed: None CA: None CNPS: 4.3	Found in mesic, seeps, and streambanks within chaparral, coastal scrub, lower montane coniferous forest, and meadows and seeps. Found at elevations ranging from 328 to 6,562 feet. Blooming period is from June to September.	No	**Presumed absent**. No suitable habitat is present.
Muhlenbergia utilis aparego grass	Fed: None CA: None CNPS: 2B.2	Native to north and central America. Grows in wet habitats, including riverbanks and meadows, sometimes alkaline soils. Blooming period is from October to March.	No	**Presumed absent**. No suitable habitat is present.
Navarretia prostrata prostrate vernal pool navarretia	Fed: None CA: None CNPS: 1B.2	Found in mesic soils in coastal scrub, meadows and seeps, valley and foothill grasslands (alkaline), and vernal pools. Found at elevations ranging from 65 to 2,100 feet. Blooming period is from April to July.	No	**Presumed absent**. No suitable habitat is present.
Phacelia stellaris Brand's star phacelia	Fed: None CA: None CNPS: 1B.1	Occurs in coastal dunes and coastal sage scrub habitats. In western Riverside County this species is restricted to sandy benches along the Santa Ana River. Grows in elevations ranging from 3 to 1,312 feet. Blooming period is from March to June.	No	**Presumed absent**. No suitable habitat is present.
Pseudognaphalium leucocephalum white rabbit-tobacco	Fed: None CA: None CNPS: 2B.2	Grows in sandy, gravelly soils within chaparral, cismontane woodland, coastal scrub, and riparian woodland habitats. Found at elevations ranging from 0 to 6,890 feet. Blooming period is from July to December.	No	**Presumed absent**. No suitable habitat is present.
Symphyotrichum defoliatum San Bernardino aster	Fed: None CA: None CNPS: 1B.2	Grows in cismontane woodland, coastal scrub, lower montane coniferous forest, meadows and seeps, marshes and swamps, valley and foothill grassland (vernally mesic). Can be found growing near ditches, streams, and springs within these habitats. Found at elevations ranging from 7 to 6,693 feet. Blooming period is from July to November.	No	**Presumed absent**. No suitable habitat is present.

U.S. Fish and Wildlife Service (USFWS) - Federal
END - Federally Endangered
THR - Federally Threatened

California Department of Fish and Wildlife (CDFW) - California
END - State Endangered
CEND - State Candidate Endangered
SSC - Species of Special Concern
WL - Watch List
FP - Fully Protected

California Native Plant Society (CNPS)
California Rare Plant Rank
1A Plants Presumed Extirpated in California and Either Rare or Extinct Elsewhere
1B Plants Rare, Threatened, or Endangered in California and Elsewhere
2B Plants Rare, Threatened, or Endangered

Threat Ranks
0.1 - Seriously threatened in California
0.2 - Moderately threatened in California
0.3 - Not very threatened in California

	in California, but More Common Elsewhere
4	Plants of Limited Distribution – A Watch List

Attachment E

Delhi Sands Flower-loving Fly Suitability Assessment

BRIDGE POINT RANCHO CUCAMONGA PROJECT SITE

12434 4TH STREET, CITY OF RANCHO CUCAMONGA
SAN BERNARDINO COUNTY CALIFORNIA

Delhi Sands Flower-Loving Fly Habitat Suitability Assessment

Prepared For:

Monchamp Meldrum LLP
50 Francisco Street, Suite 450
San Francisco, California 94133
Contact: *Amanda Monchamp*

Prepared By:

ELMT Consulting, Inc.
2201 N. Grand Avenue #10098
Santa Ana, California 92711
Contact: *Thomas J. McGill, Ph.D.*
951.285.6014

&

Bruyea Biological Consulting
43430 State Highway 74, F-121
Hemet, California 92544
Contact: *Guy Bruyea*

May 2020

BRIDGE POINT RANCHO CUCAMONGA PROJECT SITE

12434 4TH STREET, CITY OF RANCHO CUCAMONGA
SAN BERNARDINO COUNTY CALIFORNIA

Delhi Sands Flower-Loving Fly Habitat Suitability Assessment

The undersigned certify that the statements furnished in this report and exhibits present data and information required for this biological evaluation, and the facts, statements, and information presented is a complete and accurate account of the findings and conclusions to the best of our knowledge and beliefs.

Guy P. Bruyea
Permit No. TE-837439-8
Bruyea Biological Consulting

Thomas J. McGill, Ph.D.
Managing Director
ELMT Consulting

May 2020

Executive Summary

This report contains the findings of a habitat suitability assessment for the Delhi Sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*) (DSF), a federally endangered species, for the proposed Bridge Point Rancho Cucamonga Project located at 12434 4th Street in the City of Rancho Cucamonga, San Bernardino County, California. The purpose of this assessment is to characterize existing site conditions and assess the quality of Delhi sand soils on the project site and site-adjacent improvement areas to determine if they provide suitable habitat for DSF. The habitat suitability assessment was conducted by Guy P. Bruyea (Bruyea Biological, Permit No. TE-837439-8) and Thomas J. McGill, Ph.D. (ELMT Consulting) on April 30, 2020.

The majority of the project site and site-adjacent improvement areas are developed with existing structures, parking, and landscaping. A portion along the northern boundary of the project site is disturbed and supports an existing grape vineyard and disturbed areas. The northern disturbed portion of the project site appears to be artificially terraced and slightly elevated, which may indicate past site alterations in association with adjacent land development and/or the onsite installation of a vineyard, a separately fenced vehicle storage area, and railroad tracks. The former vineyard occupies the northern boundary of the site and appears inactive. There is a fenced-in area, which is mostly used for semi-trailer storage based on historical and recent Google Earth satellite imagery containing a paved or gravel surface layer. The railroad tracks are situated along the northern portion of the northern area.

The majority of the project site has been mapped by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Survey as being composed of Delhi sand soils. Since Delhi sand soils are wind deposited (aeolian), the boundaries established by the USDA are not exact and change over time. Due to surrounding development, the Delhi sand soils on the disturbed portion of the project site are no longer subject to aeolian processes. The southern portion of the project site and adjacent areas have been mapped as containing a mixture of Delhi fine sand and Tujunga loamy sand (TuB).

Soils observed on the disturbed northern portion of the project site were determined to not support clean, unconsolidated Delhi sands. Instead, the soils found on the disturbed northern portion of the project site were compacted and did not give way underfoot during the survey. Further, open sandy dunes with sparse vegetative cover were not observed on the site. Unconsolidated soils are present in some areas beneath the hardened surface layer. Good quality Delhi fine sands are absent from the site due to prolonged anthropogenic disturbance, including the disruption of the aeolian process in association with surrounding developments and the onsite vehicle storage area. In addition, the introduction of gravel and other alluvial materials observed throughout much of the site has degraded soil quality, especially as it pertains to DSF.

Based on the habitat characteristics documented onsite, Guy Bruyea rated this site as being unsuitable for DSF with a habitat quality rating of 1. The site is highly unlikely to support DSF. Additionally, the adjacent developed areas surrounding the project site are incapable of supporting DSF, and there are no known extant DSF populations in the immediate vicinity. It is improbable that a dispersing DSF individual would temporarily occupy the subject property.

Table of Contents

Exhibits

Appendix

Section 1 Introduction

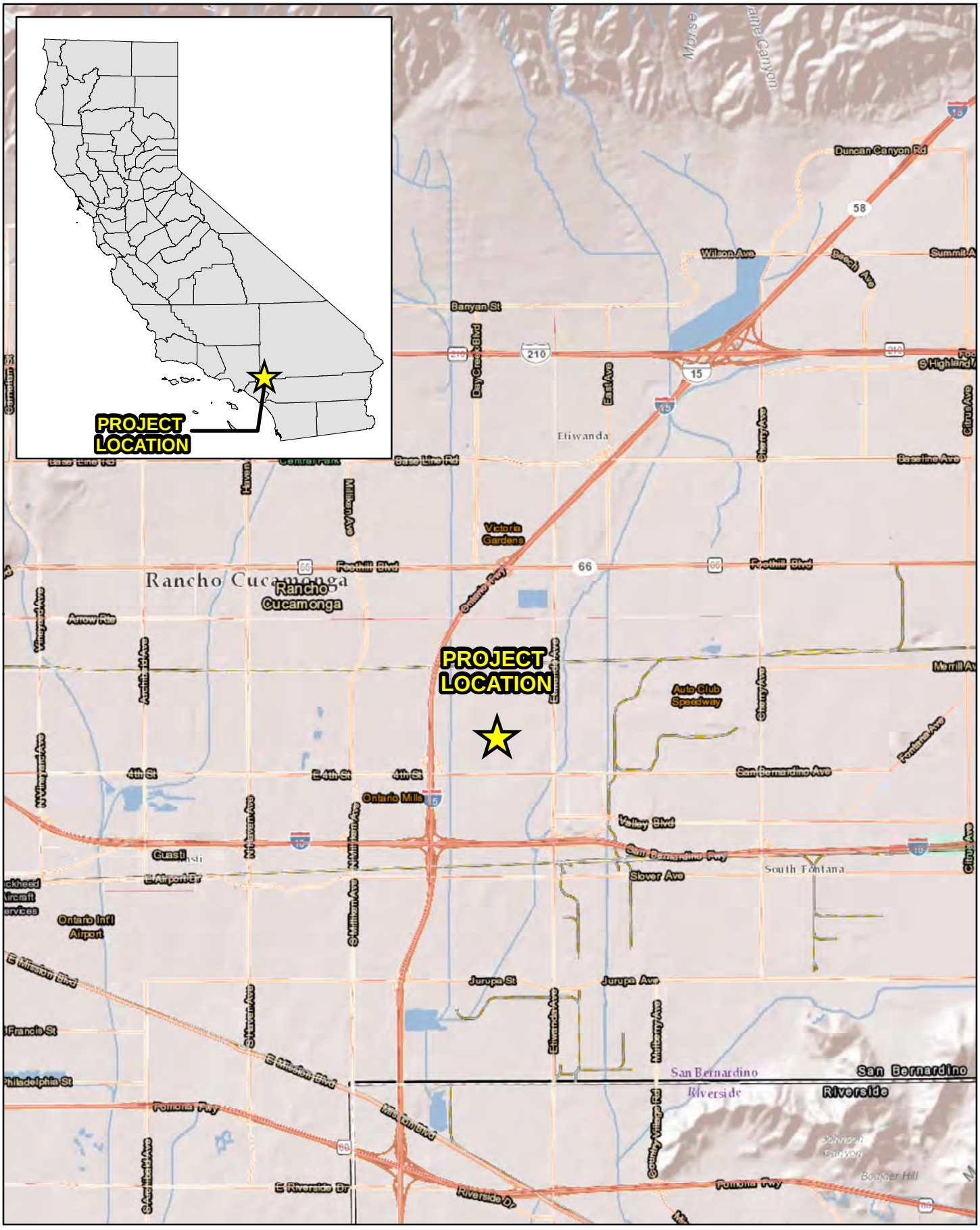
ELMT Consulting (ELMT) and Bruyea Biological Consulting prepared this Delhi Sands Flower-loving Fly (DSF) Habitat Suitability Assessment for the proposed 12434 4th Street Project Site (project site or site) located in the City of Rancho Cucamonga, San Bernardino County, California. Guy Bruyea, United States Fish and Wildlife Service (USFWS) Permitted DSF Biologist (Permit Number TE-837439-8) and Thomas J. McGill, Ph.D., inventoried and evaluated the condition of the habitat on April 30, 2020. This assessment was conducted to determine if the soils on the disturbed portion of the project site support clean Delhi sand soils capable of providing suitable habitat for DSF.

1.1 PROJECT LOCATION

The project site is generally located north of Interstate 10 and the City of Ontario, west of Interstate 15, south of State Route 210, and west of Etiwanda Avenue and the City of Fontana, in the City of Rancho Cucamonga, San Bernardino County, California (Exhibit 1, *Regional Vicinity*). The site is depicted on the Guasti quadrangle of the United States Geological Survey's (USGS) 7.5-minute map series within section 17 of Township 1 South, Range 6 West (Exhibit 2, *Site Vicinity*). Specifically, the site is located at 12434 4th Street within Assessor Parcel Numbers (APNs) 0229-283-50 and -51 (Exhibit 3, *Project Site*).

1.2 PROJECT DESCRIPTION

The project proposes the demolition of existing structures on-site and the construction of two warehouse buildings and associated parking and site improvements (refer to Appendix B, *Site Plans*).



BRIDGE POINT RANCHO CUCAMONGA PROJECT
DSF SUITABILITY ASSESSMENT

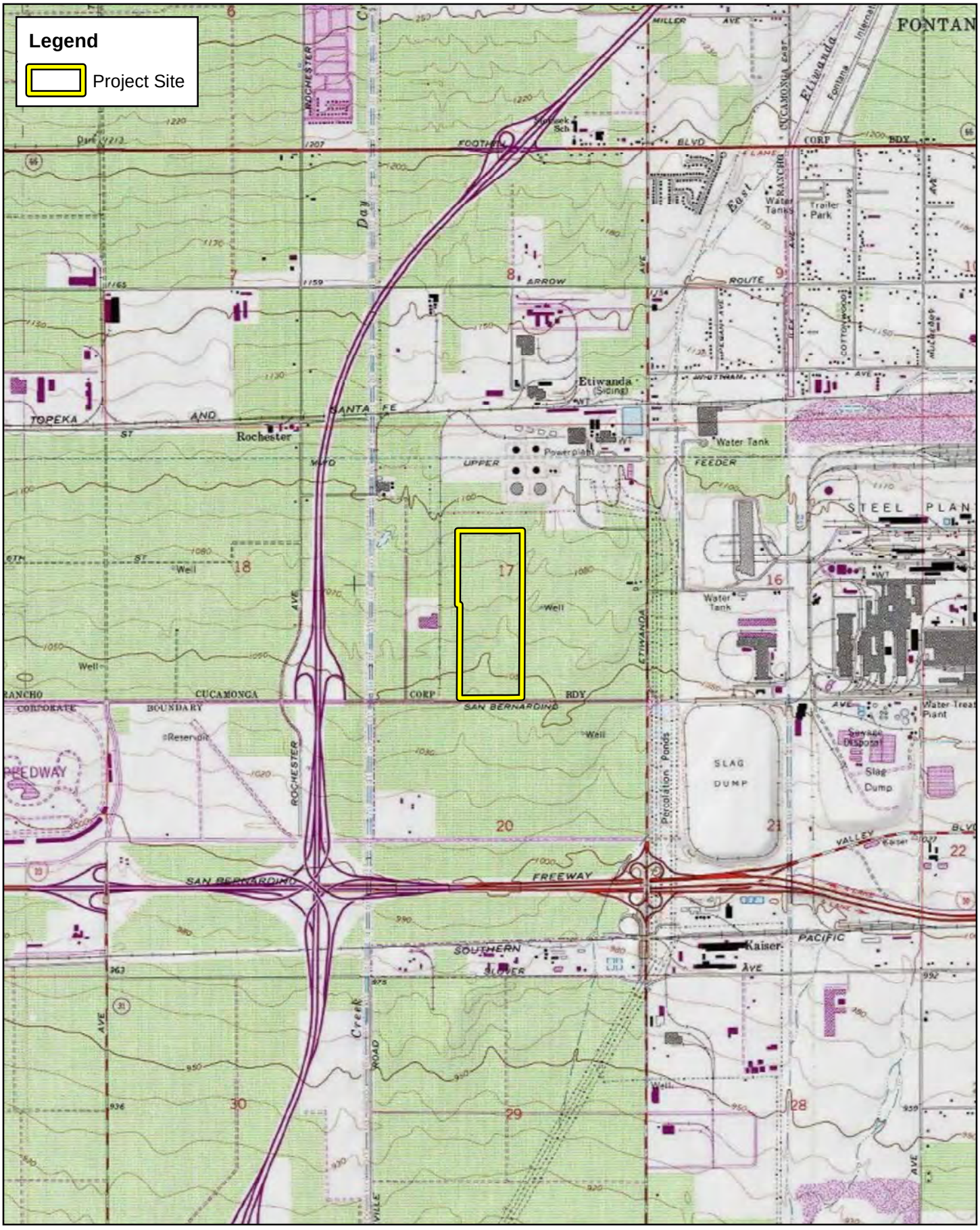
Regional Vicinity

ELMT CONSULTING

0 0.625 1.25 2.5 Miles

Source: World Transportation, World Shaded Relief, San Bernardino County

Exhibit 1



BRIDGE POINT RANCHO CUCAMONGA PROJECT
DSF SUITABILITY ASSESSMENT

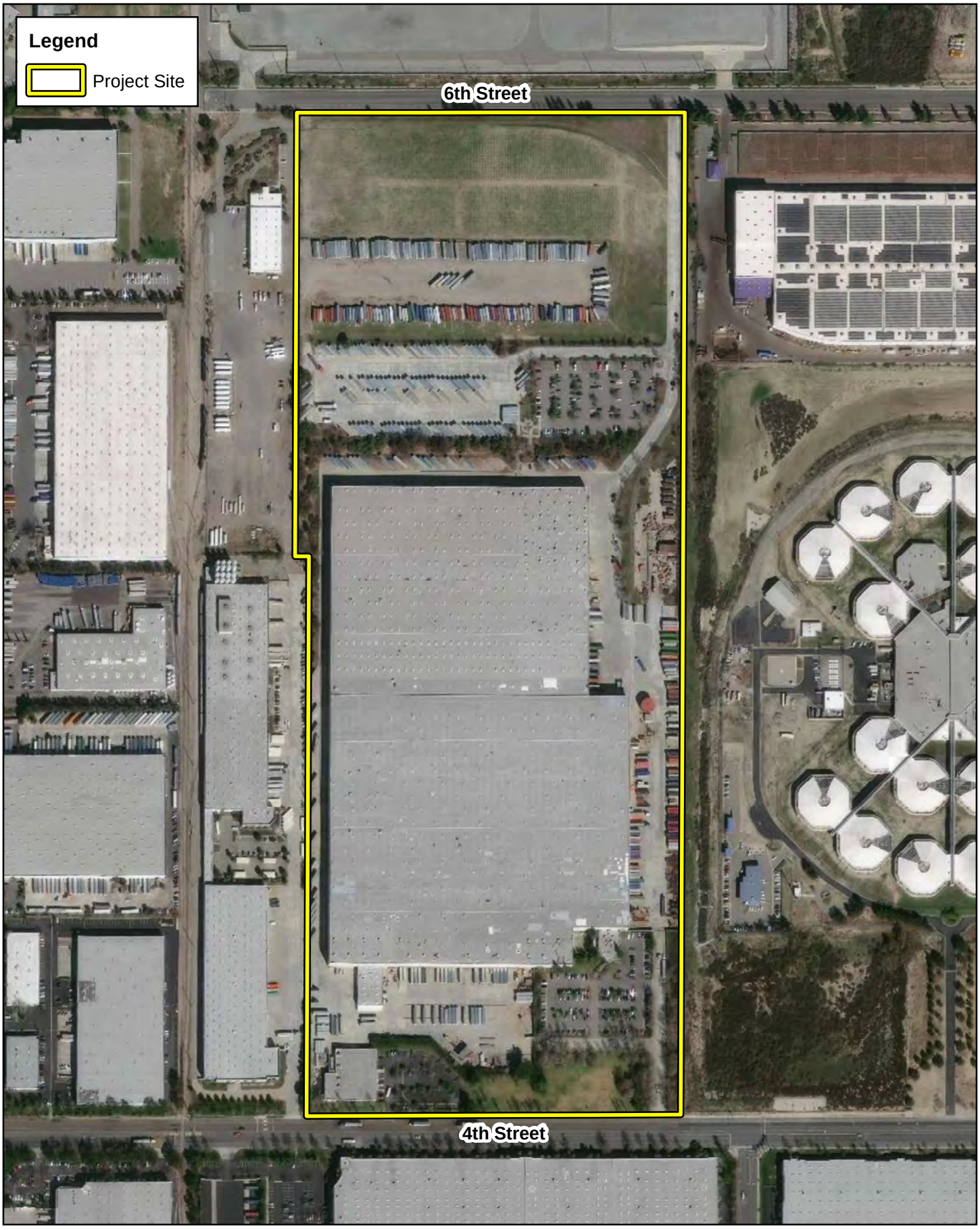
Site Vicinity

ELMT CONSULTING

0 0.25 0.5 1 Miles

Source: ESRI World Topo Basemap, San Bernardino County

Exhibit 2



BRIDGE POINT RANCHO CUCAMONGA PROJECT
DSF SUITABILITY ASSESSMENT

ELMT CONSULTING

0 250 500 1,000
Feet

Source: ESRI Aerial Imagery, San Bernardino County

Project Site

Exhibit 3

Section 2 Background

It has been generally acknowledged that DSF occur in Delhi sand soils, particularly clean dune formations composed of Aeolian sands. Conversely, soils and sands deposited by fluvial processes from the surrounding alluvial fans do not support DSF. These alluvial soils are composed of course sands, cobble and gravel (Tujunga soils) or coarse sands, silts and clays (Cieneba soils). In this part of San Bernardino County, the separation of soil types has been lost due to the mixing and cross contamination from years of agricultural activities, development, and other man-made disturbances.

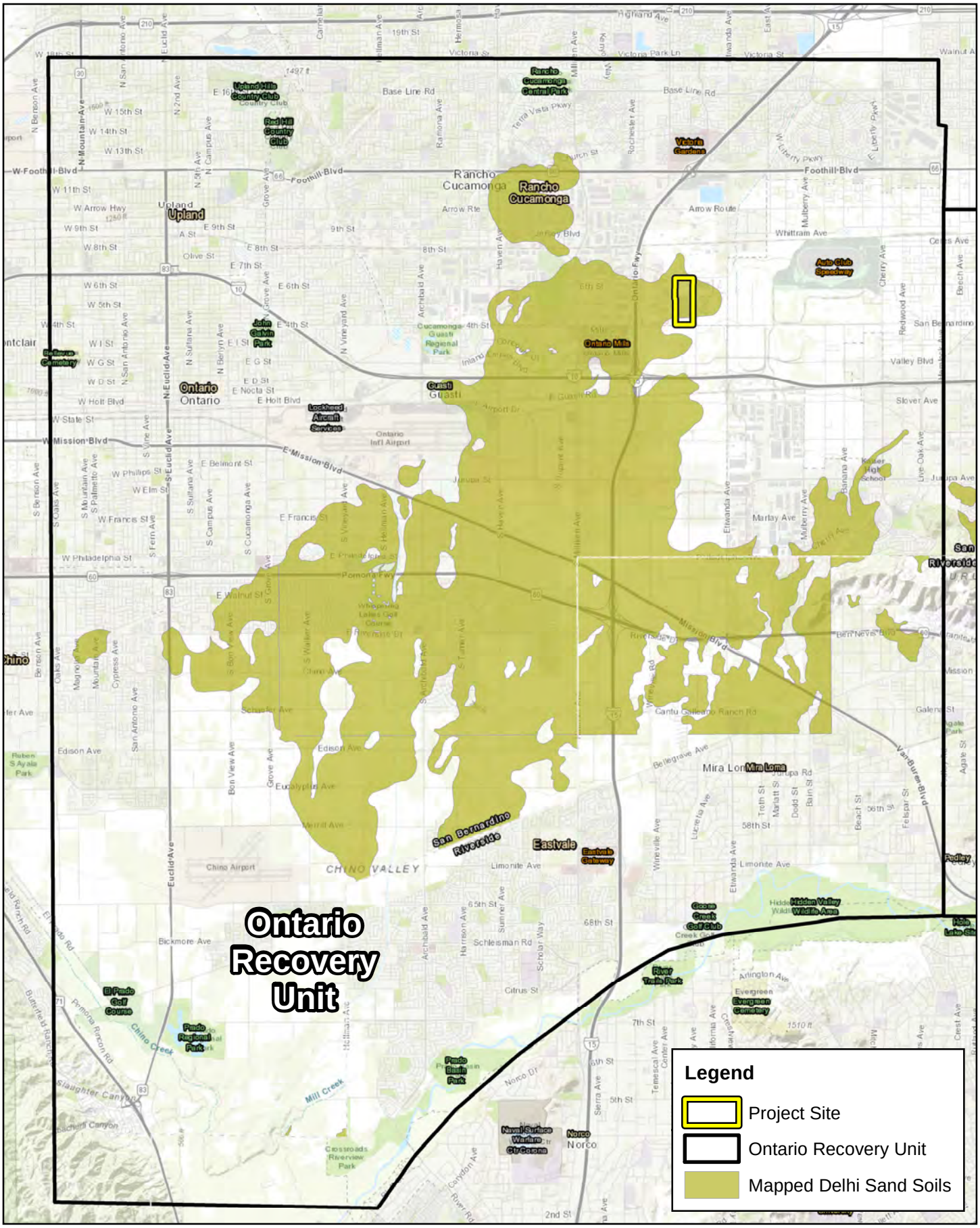
Depending on the extent of mixing and contamination, some areas formally mapped as Delhi sand soils no longer have potential to support DSF populations. Conversely, some areas formally mapped as Cieneba soils may now supported wind deposited Delhi sand soils and have potential to support DSF. Six DSF experts (Ken Osborne, Greg Ballmen, Rudy Matoni, Karin Cleary-Rose, Alison Anderson and Tom McGill) used this criterion, the relative abundance of clean Delhi sand soils versus the amount of Cienba or other alluvial soils, to rate the suitability of the habitat to support DSF (Michael Brandman Associates, 2003). Soils high in gravel and alluvial materials, or high in fine materials such as silts and clays, were rated low, while soils that appear to be high in Aeolian deposited sands were rated high. This qualitative assessment of DSF habitat was further refined by considering the relative degree of soil compaction. Alluvial soils have a tendency to solidify to a hard surface pavement, while Aeolian soils are easier to penetrate and provide good substrate for DSF.

Although it has been common to attribute the presence of four common plant species California buckwheat (*Eriogonum fasciculatum*), California croton (*Croton californicus*), deer weed (*Acmispon glaber*), and telegraph weed (*Heterotheca grandiflora*) as indicators of habitat suitability, for the assessment, vegetation composition was not given much weight in making this habitat evaluation. These dominant plant species, and plant species composition of habitats, may not be directly relevant to larval development (due to likely predatory or parasitic habitat of DSF larvae) (Osborne, et al. 2003). The known immature life histories of the nine asiloid fly families, including that to which the DSF is classified, are primarily predatory and/or parasitic on other invertebrate species (mainly insects) and the presence or absence of plant species appears not to be relevant to the life history of these flies.

Land with suitable DSF habitat include only those areas with open, undisturbed Delhi Series soils that have not been permanently altered by residential, commercial, or industrial development, or other human actions. Areas known to contain Delhi sand soils and/or to be occupied by DSF have been divided by USFWS into three recovery units (Colton, Jurupa, and Ontario Recovery Units (USFWS, 1997)). These recovery units are defined as large geographic areas based on geographic proximity, similarity of habitat, and potential genetic exchange.

The project site is located within the Ontario Recovery Unit (Exhibit 4, *DSF Recovery Units*). In the USFWS five-year review of the DSF Recovery Plan (USFWS, 2008), the USFWS acknowledged the habitat conditions have changed that preclude long-term conservation goals in the Ontario Recovery unit. Even though the recovery unit contains Delhi sand soils, the lack of occupied habitat was thought to preclude the unit from having long-term conservation value (USFWS, 2008). However, in 2019 an

Amendment was issued to the Recovery Plan documenting that several flies had been detected in the Ontario Recovery Unit near a small, conserved parcel. As a result, DSF is no longer presumed to be absent from the Ontario Recovery Unit.



BRIDGE POINT RANCHO CUCAMONGA PROJECT
DSF SUITABILITY ASSESSMENT

DSF Recovery Units

Exhibit 4

Section 3 Methodology

The criteria discussed in detail below were used to rate the relative abundance of clean Delhi sand soils verses the amount of Cieneba, Tujunga, or other alluvial soils, to rate the suitability of the habitat to support DSF. Soils high in gravel and alluvial materials, or high in fine materials such as silts and clays, were rated low, while soils that appear to be high in Aeolian deposited sands were rated high. This qualitative assessment of DSF habitat was further refined by considering the relative degree of soil compaction. Alluvial soils have a tendency to solidify to a hard surface pavement, while Aeolian soils are easier to penetrate and provide good substrate for DSF.

3.1 SOIL

Onsite and adjoining soils were researched prior to the field visit using the United States Department of Agricultural (USDA) Natural Resources Conservation Survey (NRCS) Soil Survey for San Bernardino County, California. In particular, the USDA NRCS was reviewed to determine the location of mapped Delhi sand soils on or within the immediate vicinity of the project site.

3.2 VEGETATION

Vegetative resources and surrounding land uses were also assessed as part of determining baseline conditions by walking meander transects and recording all species observed and adjacent land uses. Common plant species observed during the field investigation were identified by visual characteristics and morphology in the field and recorded in a field notebook. Unusual and less-familiar plants were photographed in the field and identified in the laboratory using taxonomic guides. Taxonomic nomenclature used in this study follows the 2012 Jepson Manual (Hickman 2012). In this report, scientific names are provided immediately following common names of plant species (first reference only).

3.3 HABITAT SUITABILITY ASSESSMENT

The scope of the habitat suitability assessment was to determine the presence or absence of unconsolidated Delhi sand deposits and to determine its quality as it pertains to DSF. DSF permitted biologist, Guy Bruyea and ELMT biologist Tom McGill surveyed the project site on April 30, 2020. The habitat suitability assessment consisted of a visual and tactile inspection of all areas on the project site that contain Delhi sand soils. The majority of the surface soils within the project site are mapped as Delhi fine sands (Exhibit 5, *Soils*). The site was evaluated for the quality or purity of Delhi Sands and for its potential to support DSF. Areas were assigned one or more ratings ranging between 1 and 5, with 5 being the best quality and most suitable habitat:

1. Soils dominated by heavy deposits of alluvial material including coarse sands and gravels with little or no Delhi sand soils and evidence of soil compaction. Developed areas, non-Delhi sands soils with high clay, silt, and/or gravel content. Delhi sands extensively and deeply covered by dumping of exotic soils, rubble, trash or organic debris. *Unsuitable.*

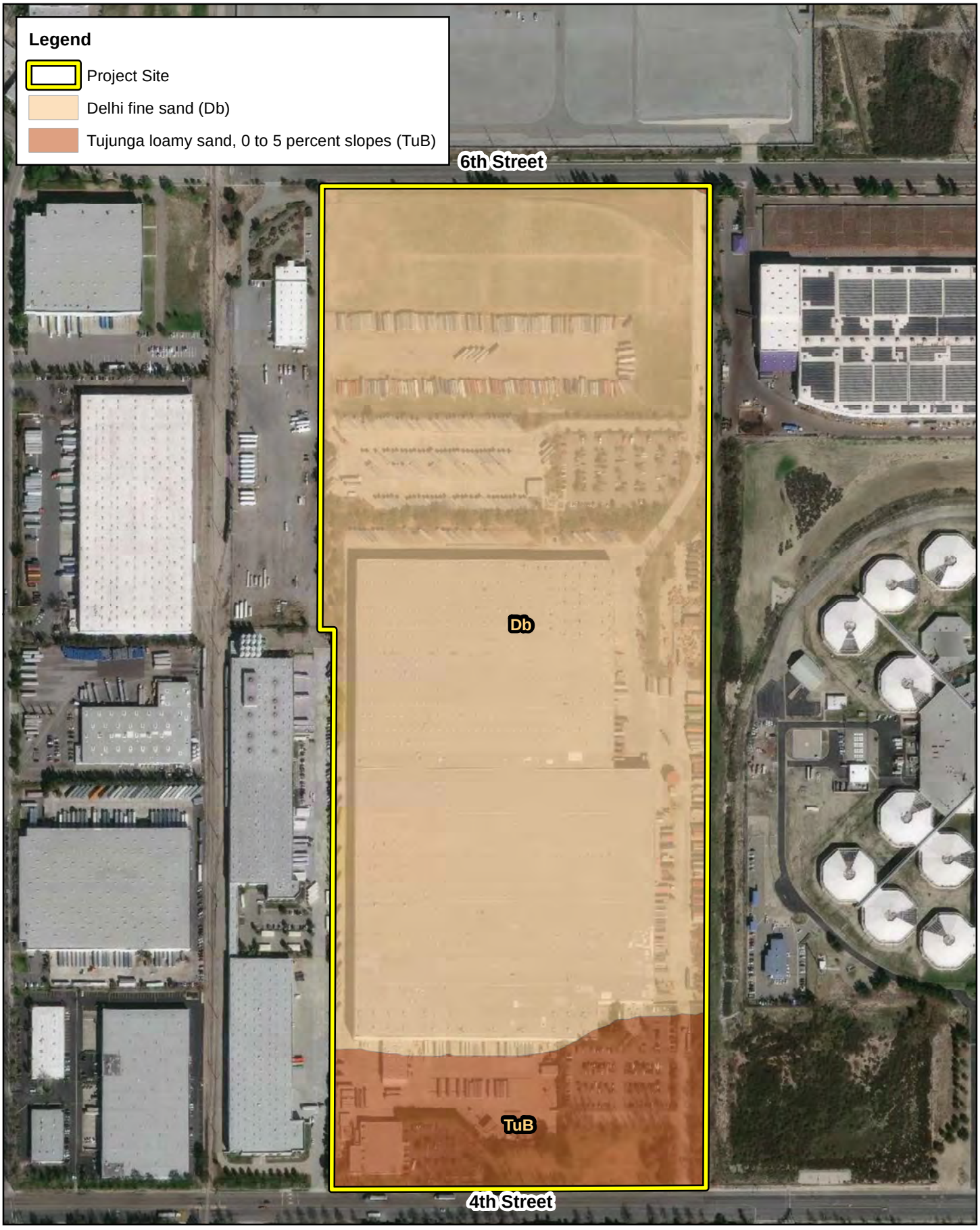
2. Delhi sand soils are present, but the soil characteristics include a predominance of alluvial materials (Tujunga Soils and Hilmar loamy sand), or predominance of other foreign contamination. Sever and frequent disturbance (such as maintenance yard or high use roadbed). *Very Low Quality.*

3. Although not clean, sufficient Delhi sand soils are present to prevent soil compaction. Moderately contaminated Delhi sands. Delhi sands with moderate to high disturbance (such as annual disking). Sufficient Delhi sands are present to prevent soil compaction (related to contamination by foreign soils). Some sandy soils exposed on the surface due to fossorial animal activity. *Low Quality.*

4. Abundant clean Delhi sand soils with little or no foreign soils (such as alluvial material, Tujunga soils or Hilmar loamy sand) present. Moderate abundance of exposed sands on the soil surface. Low vegetative cover. Evidence of moderate degree of fossorial animal activity by vertebrates and invertebrates. May represent high quality habitat with mild or superficial disturbance. *Moderate Quality*.

5. Sand dune habitat with clean Delhi sand soils. High abundance of exposed sands on the soil surface. Low vegetative cover. Evidence (soil surface often gives under foot) of high degree of fossorial animal activity by vertebrates and invertebrates. Sand associated plant and arthropod species may be abundant. *High Quality.*

It should be noted that habitat qualities often vary spatially within a site so that conditions on a site fall within a range of qualities. Further, overall habitat quality is affected by the overall habitat value of a site.



BRIDGE POINT RANCHO CUCAMONGA PROJECT
DSF SUITABILITY ASSESSMENT

ELMT CONSULTING

0 250 500 1,000 Feet

Source: ESRI Aerial Imagery, Soil Survey Geographic Database, San Bernardino County

Soils

Exhibit 5

Section 4 Results

4.1 EXISTING CONDITIONS

The proposed project site is located in a developed area in the City of Rancho Cucamonga. The site is bounded to the north by 6th Street and a Southern California Edison (Etiwanda Substation) powerplant facility, to the west by existing industrial development, to the south by 4th Street and industrial development, and to the east by existing industrial development and the West Valley Detention Center. The majority of the project site is developed with existing structures, parking, and landscaping. A portion along the northern boundary of the project site does not have structures and consists of disturbed ground and supports a former grape vineyard and disturbed areas. Elevation onsite ranges from approximately 1,048 to 1,090 feet above mean sea level and generally slopes from the northwest to southeast.

The northern disturbed portion of the project site appears to be artificially terraced and slightly elevated, which may indicate past site alterations in association with adjacent land development and/or the onsite installation of a vineyard, a separately fenced vehicle storage area, and railroad tracks. The vineyard occupies the northern boundary of the site and appears inactive. There is a fenced-in area, which is mostly used for semi-trailer storage based on historical and recent Google Earth satellite imagery containing a paved or gravel surface layer. No trailers were present within this lot during the survey. A paved access road (or driveway) connecting with 6th Street is situated along the eastern site boundary. The railroad tracks are situated along the northern portion of the northern area.

Due to historic and existing land uses, no native plant communities or natural communities of special concern were observed on or adjacent to the project site. The project site consists of a mixture of land developed with structures and an abandoned vineyard that was historically used for agricultural land uses and is considered disturbed. These disturbances have eliminated the natural plant communities that once occurred on and surrounding the project site. The project site and site-adjacent improvement areas consists of two (2) land cover types that would be classified as disturbed and developed. Refer to Attachment A, *Site Photographs*, for representative site photographs.

Developed areas generally encompass all building/structures, and paved/impervious surfaces. The developed areas within the project site are comprised of the existing industrial development, paved and loose gravel parking lots, and landscaped areas. The project site primarily supports developed areas that are landscaped with ornamental plants species. In addition, site-adjacent improvement areas will occur within the developed roadway of 4th Street (south of the project site) and 6th Street (north of the project site). Plant species observed in association with the existing developed areas include ripgut brome (*Bromus diandrus*), sycamore (*Platanus* sp.), California buckwheat (*Eriogonum fasciculatum*), mulefat (*Baccharis salicifolia*), peruvian pepper (*Schinus molle*), eucalyptus (*Eucalyptus* sp.), and trailing acacia (*Acacia redolens*).

The northern, disturbed portion of the project site supports a vacant, heavily disturbed area that historically supported a grape vineyard. In the decades since active agricultural activities ceased in the area, the northern portion of the site continues to have a remnant grape vineyard that has an understory that supports ruderal/weedy and early-successional plant species. Plant species observed in the

disturbed area of the northern boundary of the project site include agricultural grape (*Vitis* sp.), cryptantha (*Cryptantha* sp.), pectocarya (*Pectocarya* sp.), Spanish clover (*Acmispon americanus*), short-podded mustard (*Hirschfeldia incana*), golden crownbeard (*Verbesina encelioides*), red-stemmed filaree (*Erodium cicutarum*), fiddleneck (*Amsinckia* sp.), ragweed (*Ambrosia psilostachya*), Mediterranean grass (*Schismus* sp.), telegraph weed (*Heterotheca grandiflora*), horehound (*Marrubium vulgare*), dwarf nettle (*Urita urens*), red brome (*Bromus madritensis*), milk thistle (*Silybum marianum*), and sweet clover (*Melilotus indicus*).

4.2 HABITAT SUITABILITY ASSESSMENT

Based on the NRCS USDA Web Soil Survey, the project site and site-adjacent improvement areas are historically underlain by Delhi fine sand and Tujunga loamy sand (0 to 5 percent slopes). Refer to Exhibit 5, *Soils*. The entire disturbed area on the northern boundary of the project site is located within mapped Delhi fine sand soils.

Soils observed throughout the northern boundary of the project site are compacted and did not give way underfoot during the survey. Open sandy dunes with sparse vegetative cover were not observed on the site. Unconsolidated soils are present in some areas beneath the hardened surface layer. Some areas contain loose soils at the surface in association with fossorial animal activity (mostly rodent burrows and ant mounds), but this was not commonly observed. Good quality Delhi fine sands are absent on the site due to prolonged anthropogenic disturbance, including the disruption of the aeolian process in association with surrounding industrial developments and the onsite vehicle storage area. In addition, the introduction of gravel and other alluvial materials observed throughout much of the disturbed area have degraded soil quality, especially as it pertains to DSF.

Native plants typically (but not always) associated with occupied DSF habitat include California buckwheat (*Eriogonum fasciculatum*) and California croton (*Croton californicus*). Minimal California buckwheat was observed onsite, and no California croton was observed. Mostly ruderal/non-native weedy and early successional plant species densely inhabit the vineyard and all other areas away from the paved vehicle storage lot, including (but not limited to) short-pod mustard (*Hirschfeldia incana*), red-stemmed filaree (*Erodium cicutarium*), Spanish clover (*Acmispon americanus*), sourclover (*Melilotus indicus*), tocalote (*Centaurea melitensis*), horehound (*Marrubium vulgare*), golden crownbeard (*Verbesina encelioides*), and various non-native grasses including ripgut brome (*Bromus diandrus*) and Mediterranean grass (*Schismus barbatus*). Native plants that are tolerant of disturbed waste places such as telegraph weed (*Heterotheca grandiflora*), annual sunflower (*Helianthus annuus*), annual bur-weed (*Ambrosia acanthicarpa*), fiddleneck (*Amsinckia menziesii* var. *intermedia*), and Pomona locoweed (*Astragulus pomonensis*) are present.

Based on the above noted habitat characteristics, Guy Bruyea rated this site as being unsuitable for DSF with a habitat quality rating of 1 (Exhibit 6, *DSF Habitat Suitability*). The site is highly unlikely to support DSF. Additionally, the adjacent developed areas surrounding the project site are incapable of supporting DSF, and there are no known extant DSF populations in the immediate vicinity. It is improbable that a dispersing DSF individual would temporarily occupy the subject property.

ELMT CONSULTING

0 250 500 1,000 Feet

Source: ESRI Aerial Imagery, San Bernardino County

BRIDGE POINT RANCHO CUCAMONGA PROJECT
DSF SUITABILITY ASSESSMENT

DSF Habitat Suitability

Exhibit 6

Section 5 Conclusion and Recommendations

A valid section 10(a)(1)(A) recovery permit issued under the Endangered Species Act of 1973, as amended, is currently held by Guy Bruyea (Permit Number TE-837439-8). Based on his twenty-five years of experience with DSF and occupied DSF ecosystems, the information provided in this report, and information based on the referenced DSF habitat suitability scale (Ballmer, Osborne, McGill), Guy Bruyea rated this site as being unsuitable for, and highly unlikely to support DSF, with a habitat suitability rating of 1. Additionally, because adjacent lands are developed by industrial land uses and existing road right-of-way and are incapable of supporting DSF, and there are no known extant DSF populations in the immediate vicinity, it is improbable that a dispersing DSF individual would temporarily occupy the subject property. Focused surveys are not recommended.

Section 6 References

Osborne, K.H. 2002a. Focused surveys for the Delhi Sand giant flower-loving fly (*Rhaphiomidas terminatus abdominalis*) on a 125-acre portion of the Fontana Business Center site. Submitted to USFWS October 15, 2002.

Osborne, K.H. Greg Ballmer and Thomas McGill. 2003. Delhi Sands Flower-loving Fly Habitat Assessment for the Fontana Business Center.

U.S. Department of Agriculture, Natural Resources Conservation Service. 2018. *Web Soil Survey.* Online at http://websoilsurvey.nrcs.usda.gov/app/.

U.S. Fish and Wildlife Services. 1996. Habitat Conservation Plan in support of the issuance of a Section 10(a) permit for incidental take of the endangered Delhi Sands Flower-Loving Fly (*Rhaphiomidas terminatus abdominalis*) in connection with the completion of the Cantara residential project in the City of Colton, California.

U.S. Fish and Wildlife Services. 1997. Final Recovery Plan for Delhi Sands Flower-Loving Fly (*Rhaphiomidas terminatus abdominalis*) U.S. Fish and Wildlife Services, Portland, Or. 51 pages.

U.S. Fish and Wildlife Service. 2019. Recovery Plan Amendment for Delhi Sands Flower-Loving Fly (*Rhaphiomidas terminatus abdominalis*).

U.S. Fish and Wildlife Services. 2008. Delhi Sands Flower-Loving Fly (*Rhaphiomidas terminatus abdominalis*) 5-Year Review: Summary and Evaluation. Carlsbad, California. March 2008.

Appendix A Site Photographs

Photograph 1: From the southeast corner of the site looking west across the parking lot on the southern boundary of the site.

Photograph 2: Looking north along the eastern boundary of the existing warehouse onsite.

Photograph 3: View of the parking lot near on the northern portion of the developed area on the project site.

Photograph 4: Looking west along the northern boundary of the existing warehouse onsite.

Photograph 5: Looking south along the western boundary of the existing warehouse.

Photograph 6: Looking west from the eastern boundary of the undeveloped area on the northern boundary of the project site.

Photograph 7: View of the old vineyard on the undeveloped northern boundary of the project site. Weedy plant species comprise the understory of the planted grape vines.

Photograph 8: From the northwest corner of the project site looking south along the western boundary of the undeveloped area on the northern boundary of the project site.

Photograph 9: Looking east from the southwest corner of the undeveloped area on the northern boundary of the project site.

Photograph 10: View of the existing truck storage parking lot on the undeveloped northern portion of the project site.

Photograph 11: Looking at the eastern boundary of the northern undeveloped portion of the project site.

Photograph 12: Compacted soils found throughout the northern undeveloped portion of the project site.

Photograph 13: Loose gravel mixed in with the soils on portions of the undeveloped northern boundary.

Appendix B Site Plans

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RANCHO CUCAMONGA, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
PARCEL 1 OF PARCEL MAP NO. 6858, IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 84, PAGES 51 AND 52 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ("THE PROPERTY").

PARCEL 2:
A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY, TO BE USED IN COMMON WITH OTHERS, TO CONSTRUCT, USE, MAINTAIN AND REPAIR TWO RAILROAD SPUR TRACKS, EACH 30 FEET WIDE, EXTENDING IN A GENERAL WESTERLY AND EASTERLY DIRECTION, IN, ON, OVER AND ACROSS THE FOLLOWING DESCRIBED LAND:

THE WEST 400.00 FEET OF THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING SOUTHERLY OF THE NORTHERLY LINE OF THE LAND CONVEYED TO HERMAN COY AND HOSIE L. DOLL, BY DEED RECORDED APRIL 6, 1964 IN BOOK 8122, PAGE 329 OFFICIAL RECORDS.

EXCEPTING THEREFROM THE SOUTH 60 FEET, CONVEYED TO THE COUNTY OF SAN BERNARDINO, BY DEED RECORDED DECEMBER 29, 1969 IN BOOK 7361, PAGE 705 OFFICIAL RECORDS.

SAID EASEMENT IS SET FORTH BY EXCEPTION AND RESERVATION ON THAT CERTAIN DEED CONVEYING LAND TO MONO POWER COMPANY, A CORPORATION, RECORDED AUGUST 7, 1972 IN BOOK 7953, PAGE 713 OFFICIAL RECORDS.

PARCEL 3:
A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY, TO BE USED IN COMMON WITH OTHERS, FOR UNDERGROUND PIPE LINES OVER THE SOUTHERLY 5 FEET OF THE FOLLOWING DESCRIBED LAND AND THAT CERTAIN EASEMENT AND RIGHT OF WAY TO CONSTRUCT, USE, MAINTAIN AND REPAIR AND RAILROAD SPUR TRACK, 30 FEET WIDE, EXTENDING IN A GENERAL WESTERLY AND EASTERLY DIRECTION, IN, ON, OVER AND ACROSS THE FOLLOWING DESCRIBED LAND:

THE WEST 355.00 FEET OF THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING NORTHERLY OF THE NORTHERLY LINE OF THE LAND CONVEYED TO HERMAN COY AND HOSIE L. DOLL, BY DEED RECORDED APRIL 6, 1964 IN BOOK 8122, PAGE 329 OFFICIAL RECORDS, AND LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE LAND CONVEYED TO CURTIS WAYNE GATES AND TORRIE GATES BY DEED RECORDED DECEMBER 6, 1968 IN BOOK 8740, PAGE 455 OFFICIAL RECORDS.

SAID EASEMENTS ARE SET FORTH BY EXCEPTION AND RESERVATION ON THAT CERTAIN DEED CONVEYING LAND TO MONO POWER COMPANY, A CORPORATION, RECORDED OCTOBER 17, 1972 IN BOOK 8042, PAGE 23 OFFICIAL RECORDS.

PARCEL 4:
A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY, TO BE USED IN COMMON WITH OTHERS, FOR UNDERGROUND PIPE LINES OVER, THE SOUTHERLY 5 FEET OF THE FOLLOWING DESCRIBED LAND AND THAT CERTAIN EASEMENT AND RIGHT OF WAY TO CONSTRUCT, USE, MAINTAIN AND REPAIR A RAILROAD SPUR TRACK, 30 FEET WIDE, EXTENDING IN A GENERAL WESTERLY AND EASTERLY DIRECTION, IN, ON, OVER AND ACROSS THE FOLLOWING DESCRIBED LAND:

THE WEST 355.00 FEET OF THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING NORTHERLY OF THE SOUTHERLY LINE OF THE LAND CONVEYED TO CURTIS WAYNE GATES AND TORRIE GATES, BY DEED RECORDED DECEMBER 9, 1968 IN BOOK 8740, PAGE 455 OFFICIAL RECORDS.

SAID EASEMENTS ARE SET FORTH BY EXCEPTION AND RESERVATION ON THAT CERTAIN DEED CONVEYING LAND TO MONO POWER COMPANY, A CORPORATION, RECORDED FEBRUARY 28, 1973 IN BOOK 8129, PAGE 111 OFFICIAL RECORDS.

PARCEL 5:
A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY, TO BE USED IN COMMON WITH OTHERS, FOR INGRESS AND EGRESS, 30 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17 DISTANT ALONG SAID WEST LINE AND THE WEST LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17, SOUTH 0° 14' 23" WEST 132.00 FEET FROM THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89° 58' 10" EAST, 355 FEET.

APN(S):0229-283-50-0-000; 0229-283-50-1-000; 0229-283-51-0-000

VICINITY MAP

SHEET INDEX

SITE PLAN GENERAL NOTES:

1. TYPICAL 90 DEG. PARKING STALLS SIZES ARE 9'W X 18' LONG INCLUDING A 1' LANDSCAPE OVERHANG TYPICAL EXCEPT AT ACCESSIBLE STALLS.

2. PARALLEL STALLS ARE 9' X 24'.

3. SETBACK REQUIREMENTS:

BUILDING SETBACK:	45 FEET FROM CURBFACE
PARKING SETBACK:	45 FEET FROM CURBFACE
AVE. LANDSCAPE SETBACK:	45 FEET FROM CURBFACE

FIRE DEPT. GENERAL NOTES:

1. FIRE ACCESS LANES SHALL COMPLY WITH THE FOLLOWING:

MIN. WIDTH:	26 FEET
MIN. CLEARANCE:	14'-6"
INSIDE RADIUS:	20 FT.
OUTSIDE RADIUS:	46 FT.
WEIGHT CAPACITY:	80,000 LBS.

2. ALL GATES SHALL BE INSTALLED PER THE FIRE DISTRICT REQUIREMENTS.

3. SIGNAGE STANDARDS PER RANCHO CUCAMONGA FIRE PROTECTION DISTRICT DECEMBER 2016.

ASSESSOR'S NUMBERS:

APN: 0229-283-50, 0229-283-51

KEYNOTES:

1. PROPOSED PAINTED CONCRETE TILT-UP 40' CLEAR INDUSTRIAL BUILDING.

2. TYPICAL PARKING STALL - 9' X 18'. MAY BE REDUCED TO 9' X 17' W/ 1'-0" OVERHANG. STRIPING PER CITY STANDARDS.

3. TYPICAL LOW EMITTING / FUEL EFFICIENT / CARPOOL / VANPOOL PARKING STALL - 9' X 18'. MAY BE REDUCED TO 9' X 17' W/ 1'-0" OVERHANG. STRIPING PER CITY STANDARDS. MINIMUM 8% OF ALL PARKING SPACES PROVIDED PER BUILDING. A MINIMUM OF 8% OF ALL PARKING SPACES PROVIDED PER BUILDING SHALL BE EQUIPPED FOR FUTURE EV CHARGING CAPACITY.

4. 7" THICK CONCRETE YARD W/ GRADE LEVEL TRUCK DOORS AND AUTO PARKING AREAS.

5. FULLY IRRIGATED LANDSCAPE AREA BOUNDED BY 6" CONCRETE CURB - SEE CONCEPT LANDSCAPE PLAN.

6. PRIMARY BUILDING ENTRANCE W/ DECORATIVE CONCRETE ENTRY WALK.

7. LOCATION OF 8'-0" HIGH TRASH AND RECYCLABLE BINS. SEE SHEET A2-1 FOR ELEVATION AND SECTIONS.

8. NEW 8'-0" HIGH BLACK TUBE STEEL FENCE.

9. PROPERTY LINES.

10. PROPOSED TRANSFORMER LOCATION.

11. 14' X 50' TRUCK TRAILER PARKING AREA.

12. ACCESSIBLE PARKING STALLS 9' X 18'-0" MIN.

13. DASHED LINE INDICATES : NEW 5'-0" WIDE SURFACE WALK ACCESSIBLE PATH OF TRAVEL FROM PUBLIC SIDEWALK & PARKING STALLS TO PRIMARY BUILDING ENTRANCE - CONSTRUCT NEW CONCRETE SIDEWALK. MAX SLOPE OF SURFACE WALK IN THE DIRECTION OF TRAVEL 4.9%. MAX CROSS SLOPE 2%.

14. PROVIDE BREAK AREA / LUNCH PATIO WITH SEATING. SEE PROJECT DATA ON A1-0 FOR MIN SF AREA AND NUMBER OF SEATS.

15. PROPOSED LOCATION FOR FIRE WATER METER AND 2" SUPPLY LINE INTO BUILDING. ABOVE GROUND BACKFLOWS AND DETECTOR CHECK ASSEMBLIES SHALL BE SCREENED BY A 3' MIN. / 4' MAX. CMU WALL ON 3 SIDES, 3' CLEAR TO THE ASSEMBLY. SEE PLAN VIEW.

16. PROPOSED SEWER LATERAL FROM PUBLIC RIGHT OF WAY SERVING BOTH BUILDINGS 1 & 2.

17. EXISTING DRIVE WAY APRON TO BE REMOVED.

18. NEW CURB AND GUTTER PER CITY STANDARD.

19. PROPOSED ONSITE FIRE HYDRANT LOCATIONS.

20. ALL UTILITY STRUCTURES SUCH AS TRANSFORMERS AND BACK FLOW DEVICES SHALL BE SCREENED BY LANDSCAPE, SEE LANDSCAPE PLAN.

21. CONCRETE LANDING AND BICYCLE RACK FOR BIKES. SEE PROJECT DATA FOR SPACES REQUIRED.

22. LONG TERM MOUNTED BICYCLE RACK. (NOTE LONG TERM RACK TO BE INSTALL ADJACENT TO ELECTRICAL ROOM TO COMPLY WITH CALGREEN). SEE PROJECT DATA FOR SPACES REQUIRED.

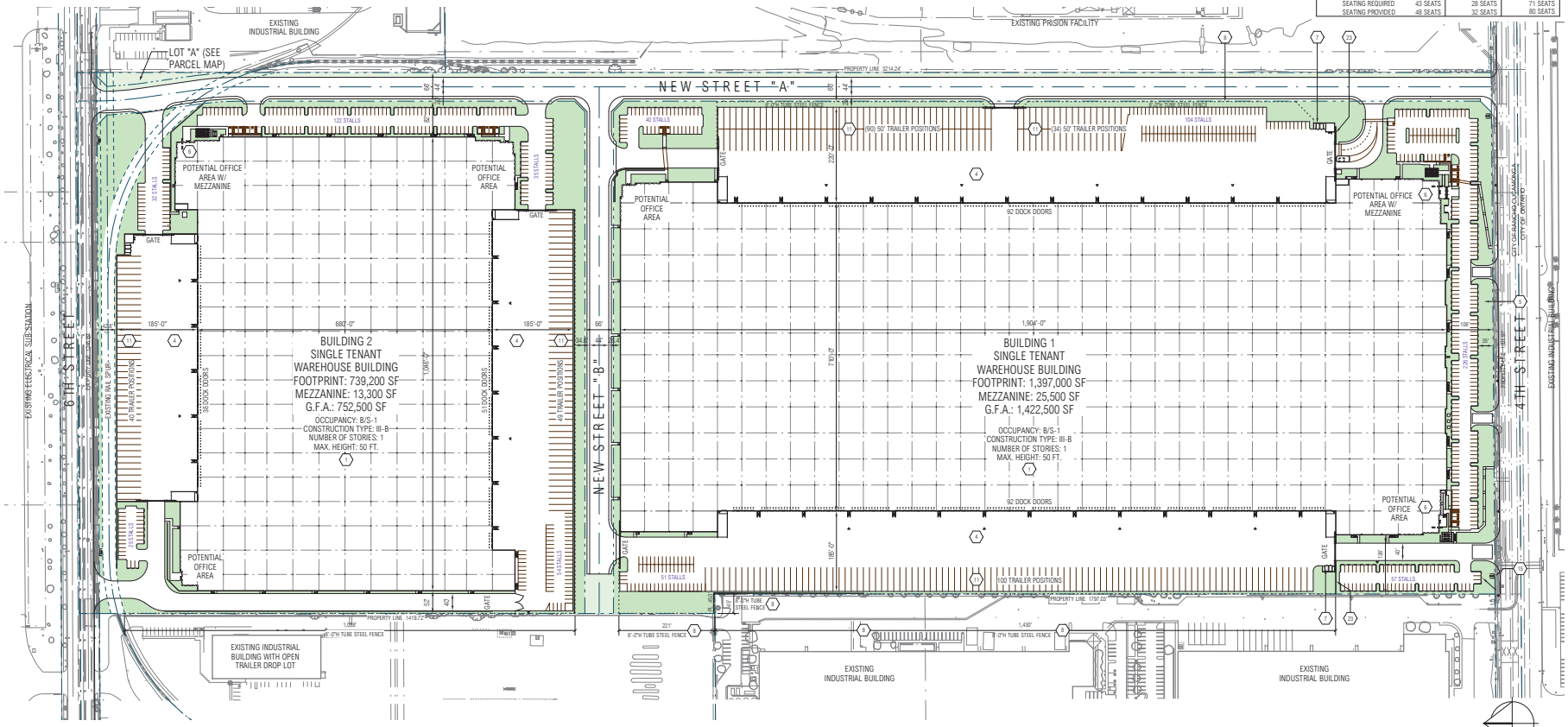
23. TYP. 8' HIGH PAINTED CONCRETE SCREEN WALL ELEVATION W/ ACCENT REVEALS AND PAINTED ACCENTS TO MATCH BUILDING ARCHITECTURE.

24. CONCRETE TILT-UP FIRE PUMP STRUCTURE - 15' HEIGHT, PAINTED TO COORDINATE W/ BUILDING ARCHITECTURE.

PROJECT DATA

GENERAL PLAN:	GENERAL INDUSTRIAL & HEAVY INDUSTRIAL
EXISTING ZONE:	GENERAL INDUSTRIAL (GI) AND HEAVY INDUSTRIAL (HI)
PROPOSED ZONE:	GENERAL INDUSTRIAL (GI)
SITE AREA:	
LEGAL DESCRIPTION FEE:	3,981,084 SF / 91.39 AC
EXISTING 6TH STREET AREA:	58,562 SF / 1.34 AC
PROPOSED STREET "A":	212,968 SF / 4.89 AC
PROPOSED STREET "B":	78,457 SF / 1.80 AC
LOT A REMNANT LOT (SEE PARCEL MAP)	5,031 SF / 0.11 AC
NET SITE AREA FOR PROPOSED DEVELOPMENT:	3,626,086 SF / 83.24 AC

	BLDG 1	BLDG 2	TOTAL
GROSS SITE AREA	2,484,027 SF	1,484,596 SF	3,981,084 SF
NET SITE AREA	2,309,390 SF	1,316,676 SF	3,626,066 SF
BUILDING AREA			
FOOTPRINT AREA:	1,397,000 SF	739,200 SF	2,136,200 SF
MEZZANINE (WHSE OR OFFICE):	25,500 SF	13,300 SF	38,800 SF
GROSS FLOOR AREA:	1,422,500 SF	752,500 SF	2,175,000 SF
BUILDING AREA BY USE:			
OFFICE AREA	25,000 SF	16,000 SF	41,000 SF
WAREHOUSE AREA	1,397,500 SF	736,500 SF	2,134,000 SF
GROSS COVERAGE:	56.24%	49.79%	53.66%
GROSS F.A.R.:	.573	.507	0.546
LANDSCAPE: PROVIDED:			
COVERAGE:	8.7%	12.2%	10.00%
AREA:	201,800 SF	161,100 SF	362,900 SF (INCLUDES PARKWAYS)
AUTO PARKING: REQUIRED PARKING:			
OFFICE @ 1/250	100 STALLS	64 STALLS	
WAREHOUSE			
1-20K SF @ 1/1000	20 STALLS	20 STALLS	
20K - 40K SF @ 1/2000	10 STALLS	10 STALLS	
> 40K SF @ 1/4000	348 STALLS	174 STALLS	
TOTAL	478 STALLS	268 STALLS	746 STALLS
PROVIDED PARKING:	478 STALLS	268 STALLS	746 STALLS
DOCK LOADING POSITIONS:	184 DOCKS	89 DOCKS	273 DOCKS
TRAILER PARKING PROVIDED:	224 TRAILERS	89 TRAILERS	313 TRAILERS
BICYCLE PARKING:			
SHORT TERM	24 REQ. / 24 PROV.	14 REQ. / 14 PROV.	38 REQ. / 38 PROV.
LONG TERM	24 REQ. / 24 PROV.	14 REQ. / 14 PROV.	38 REQ. / 38 PROV.
EMPLOYEE OUTDOOR AREAS			
SF REQUIRED	1,000 SF	500 SF	1,500 SF
SF PROVIDED	1,000 SF	540 SF	1,540 SF
SEATING REQUIRED	43 SEATS	28 SEATS	71 SEATS
SEATING PROVIDED	48 SEATS	32 SEATS	80 SEATS



SITE PLAN

SCALE: 1" = 100'-0"

0' 25' 50' 100' 200'

RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

CONSULTANT

PROFESSIONAL SEALS

BRIDGE POINT RANCHO CUCAMONGA

12434 4TH STREET
CITY OF RANCHO CUCAMONGA,
CALIFORNIA

APPLICANT:
BRIDGE POINT RANCHO CUCAMONGA, LLC
11100 SANTA MONICA BLVD., SUITE 700
LOS ANGELES, CA 90025
TEL: 213-805-6667
CONTACT: BRENDAN KOLTER
bkolter@bridgedev.com

OWNER:
BRIDGE POINT RANCHO CUCAMONGA, LLC
11100 SANTA MONICA BLVD., SUITE 700
LOS ANGELES, CA 90025
TEL: 213-805-6667
CONTACT: BRENDAN KOLTER
bkolter@bridgedev.com

BRIDGE

SD	12/10/20	PLANNING RESUBMITTAL
SD	10/22/20	PLANNING RESUBMITTAL
SD	8/25/20	PLANNING RESUBMITTAL
SD	4/10/20	PLANNING RESUBMITTAL
SD	1/8/20	PLANNING RESUBMITTAL
SD	11/1/19	SCHEMATIC DESIGN
MARK	DATE	DESCRIPTION

RGA PROJECT NO:	19134.01
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	19134-01-A1-0P
DRAWN BY:	DR
CHK'D BY:	CS

SHEET TITLE
SITE PLAN

SHEET: A1-0P

DRC 2020-00202

Attachment F

Regulations

Special status species are native species that have been afforded special legal or management protection because of concern for their continued existence. There are several categories of protection at both federal and state levels, depending on the magnitude of threat to continued existence and existing knowledge of population levels.

Federal Regulations

Endangered Species Act of 1973

Federally listed threatened and endangered species and their habitats are protected under provisions of the Federal Endangered Species Act (ESA). Section 9 of the ESA prohibits "take" of threatened or endangered species. "Take" under the ESA is defined as to "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any of the specifically enumerated conduct." The presence of any federally threatened or endangered species that are in a project area generally imposes severe constraints on development, particularly if development would result in "take" of the species or its habitat. Under the regulations of the ESA, the United States Fish and Wildlife Service (USFWS) may authorize "take" when it is incidental to, but not the purpose of, an otherwise lawful act.

Critical Habitat is designated for the survival and recovery of species listed as threatened or endangered under the ESA. Critical Habitat includes those areas occupied by the species, in which are found physical and biological features that are essential to the conservation of an ESA listed species and which may require special management considerations or protection. Critical Habitat may also include unoccupied habitat if it is determined that the unoccupied habitat is essential for the conservation of the species.

Whenever federal agencies authorize, fund, or carry out actions that may adversely modify or destroy Critical Habitat, they must consult with USFWS under Section 7 of the ESA. The designation of Critical Habitat does not affect private landowners, unless a project they are proposing uses federal funds, or requires federal authorization or permits (e.g., funding from the Federal Highway Administration or a permit from the U.S. Army Corps of Engineers (Corps)).

If USFWS determines that Critical Habitat will be adversely modified or destroyed from a proposed action, the USFWS will develop reasonable and prudent alternatives in cooperation with the federal institution to ensure the purpose of the proposed action can be achieved without loss of Critical Habitat. If the action is not likely to adversely modify or destroy Critical Habitat, USFWS will include a statement in its biological opinion concerning any incidental take that may be authorized and specify terms and conditions to ensure the agency is in compliance with the opinion.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) (16 U.S. Government Code [USC] 703) makes it unlawful to pursue, capture, kill, possess, or attempt to do the same to any migratory bird or part, nest, or egg of any such bird listed in wildlife protection treaties between the United States, Great Britain, Mexico, Japan, and the countries of the former Soviet Union, and authorizes the U.S. Secretary of the Interior to protect and regulate the taking of migratory birds. It establishes seasons and bag limits for hunted species and protects migratory birds, their occupied nests, and their eggs (16 USC 703; 50 CFR 10, 21).

The MBTA covers the taking of any nests or eggs of migratory birds, except as allowed by permit pursuant to 50 CFR, Part 21. Disturbances causing nest abandonment and/or loss of reproductive effort (i.e., killing or abandonment of eggs or young) may also be considered "take." This regulation seeks to protect migratory birds and active nests.

In 1972, the MBTA was amended to include protection for migratory birds of prey (e.g., raptors). Six families of raptors occurring in North America were included in the amendment: Accipitridae (kites, hawks, and eagles); Cathartidae (New World vultures); Falconidae (falcons and caracaras); Pandionidae (ospreys); Strigidae (typical owls); and Tytonidae (barn owls). The provisions of the 1972 amendment to the MBTA protects all species and subspecies of the families listed above. The MBTA protects over 800 species including geese, ducks, shorebirds, raptors, songbirds and many relatively common species.

State Regulations

California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) provides for the protection of the environment within the State of California by establishing State policy to prevent significant, avoidable damage to the environment through the use of alternatives or mitigation measures for projects. It applies to actions directly undertaken, financed, or permitted by State lead agencies. If a project is determined to be subject to CEQA, the lead agency will be required to conduct an Initial Study (IS); if the IS determines that the project may have significant impacts on the environment, the lead agency will subsequently be required to write an Environmental Impact Report (EIR). A finding of non-significant effects will require either a Negative Declaration or a Mitigated Negative Declaration instead of an EIR. Section 15380 of the CEQA Guidelines independently defines "endangered" and "rare" species separately from the definitions of the California Endangered Species Act (CESA). Under CEQA, "endangered" species of plants or animals are defined as those whose survival and reproduction in the wild are in immediate jeopardy, while "rare" species are defined as those who are in such low numbers that they could become endangered if their environment worsens.

California Endangered Species Act (CESA)

In addition to federal laws, the state of California implements the CESA which is enforced by CDFW. The CESA program maintains a separate listing of species beyond the FESA, although the provisions of each act are similar.

State-listed threatened and endangered species are protected under provisions of the CESA. Activities that may result in "take" of individuals (defined in CESA as; "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") are regulated by CDFW. Habitat degradation or modification is not included in the definition of "take" under CESA. Nonetheless, CDFW has interpreted "take" to include the destruction of nesting, denning, or foraging habitat necessary to maintain a viable breeding population of protected species.

The State of California considers an endangered species as one whose prospects of survival and reproduction are in immediate jeopardy. A threatened species is considered as one present in such small numbers throughout its range that it is likely to become an endangered species in the near future in the

absence of special protection or management. A rare species is one that is considered present in such small numbers throughout its range that it may become endangered if its present environment worsens. State threatened and endangered species are fully protected against take, as defined above.

The CDFW has also produced a species of special concern list to serve as a species watch list. Species on this list are either of limited distribution or their habitats have been reduced substantially, such that a threat to their populations may be imminent. Species of special concern may receive special attention during environmental review, but they do not have formal statutory protection. At the federal level, USFWS also uses the label species of concern, as an informal term that refers to species which might be in need of concentrated conservation actions. As the Species of Concern designated by USFWS do not receive formal legal protection, the use of the term does not necessarily ensure that the species will be proposed for listing as a threatened or endangered species.

Fish and Game Code

Fish and Game Code Sections 3503, 3503.5, 3511, and 3513 are applicable to natural resource management. For example, Section 3503 of the Code makes it unlawful to destroy any birds' nest or any birds' eggs that are protected under the MBTA. Further, any birds in the orders Falconiformes or Strigiformes (Birds of Prey, such as hawks, eagles, and owls) are protected under Section 3503.5 of the Fish and Game Code which makes it unlawful to take, possess, or destroy their nest or eggs. A consultation with CDFW may be required prior to the removal of any bird of prey nest that may occur on a project site. Section 3511 of the Fish and Game Code lists fully protected bird species, where the CDFW is unable to authorize the issuance of permits or licenses to take these species. Pertinent species that are State fully protected by the State include golden eagle (*Aquila chrysaetos*) and white-tailed kite (*Elanus leucurus*). Section 3513 of the Fish and Game Code makes it unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

Native Plant Protection Act

Sections 1900–1913 of the Fish and Game Code were developed to preserve, protect, and enhance Rare and Endangered plants in the state of California. The act requires all state agencies to use their authority to carry out programs to conserve Endangered and Rare native plants. Provisions of the Native Plant Protection Act prohibit the taking of listed plants from the wild and require notification of the CDFW at least ten days in advance of any change in land use which would adversely impact listed plants. This allows the CDFW to salvage listed plant species that would otherwise be destroyed.

California Native Plant Society Rare and Endangered Plant Species

Vascular plants listed as rare or endangered by the CNPS, but which have no designated status under FESA or CESA are defined as follows:

California Rare Plant Rank

1A- Plants Presumed Extirpated in California and either Rare or Extinct Elsewhere

1B- Plants Rare, Threatened, or Endangered in California and Elsewhere

2A- Plants Presumed Extirpated in California, But More Common Elsewhere

2B- Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere

3- Plants about Which More Information is Needed - A Review List

4- Plants of Limited Distribution - A Watch List

Threat Ranks

.1- Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)

.2- Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)

.3- Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known).

Local Ordinances

Rancho Cucamonga Municipal Code

The City of Rancho Cucamonga provides a review process for the removal of heritage trees considered to be a community resource under Title 17, Article II, Chapter 16 of the Rancho Cucamonga Municipal Code.

A) *Purpose*. The purpose of a tree removal permit is to provide a review process for the removal of heritage trees that are considered to be a community resource.

B) *Applicability*. The provisions of this chapter shall apply to all heritage trees on all private property within the city, except as set forth in section 17.16.080.E (Exemptions) of this chapter. Further, this chapter is not intended to supersede the tree preservation policies of the Etiwanda Specific Plan if the specific plan is more stringent than the requirements of this title; if the specific plan is less stringent than the requirements of this title, this title shall supersede the specific plan.

C) *Heritage tree*. A heritage tree is defined as any tree which meets at least one of the following criteria:

1) All eucalyptus windrows; or

2) Any tree in excess of 30 feet in height and having a single trunk diameter at breast height (DBH) of 20 inches or more as measured 4½ feet from ground level; or

3) Multi-trunk trees having a total diameter at breast height (DBH) of 30 inches or more as measured 4½ feet from ground level; or

4) A stand of trees the nature of which makes each dependent upon the others for survival; or

5) Any other tree as may be deemed historically or culturally significant by the planning director because of age, size, condition, location, or aesthetic qualities.

D) Permit requirements.

1) No person, firm, or corporation shall remove, relocate, or destroy any heritage tree within the city limits, including an applicant for a building permit, without first obtaining a tree removal permit from the planning director.

2) No tree removal permit shall be issued for the removal of any heritage tree on any lot associated with a proposal for development, unless all discretionary approvals have been obtained from the city, or unless an emergency waiver is granted pursuant to section 17.16.080.H (Emergency Waiver).

3) No tree designated as a historic landmark shall be altered, removed, relocated, or destroyed by any person, firm, or corporation without first obtaining both a certificate of compliance and a tree removal permit. Alteration, removal, relocation, or destruction of trees designated as historic landmarks may require a certificate of compliance even if exempt from the requirement for a tree removal permit under this section.

E) *Exemptions*. The following shall be exempt from the provisions of this chapter:

1) Trees which are fruit or nut bearing.

2) Trees planted, grown, and/or held for sale by licensed nurseries and/or tree farms or the removal or transplanting of such trees pursuant to the operation of a licensed nursery and/or tree farms.

3) Trees within existing or proposed public rights-of-way where their removal or relocation is necessary to obtain adequate line-of-sight distances as required by the city engineer, or designee.

4) Trees that, in the opinion of the director of public works services, or designee, will cause damage to existing public improvements.

5) Trees that require maintenance or removal action for the protection of existing electrical power or communication lines or other property of a public utility.

6) Trees within a designated urban wildlife interface area.

F) *Review process*.

1) An application for a tree removal permit shall be filed, together with any required fee as set by resolution of the city council, with the planning director on forms provided for the purpose.

2) A tree removal application may be submitted together with any application for tentative subdivision maps or other proposals for urban development.

3) In addition to required application materials, the planning director may cause to be prepared, at the applicant's expense, a report by a qualified arborist to assist in making a determination on an application for a tree removal permit.

4) If more than five trees or 50 linear feet of eucalyptus windrows are proposed to be removed, the planning director shall, not less than ten days before rendering a decision, provide for public comment through notice to adjacent property owners of the pending application. The notice shall include:

i) Description of the tree removal permit request.

ii) Results of the investigation by staff.

5) The planning director shall approve, conditionally approve, or deny the application for a tree removal permit, and may impose such conditions deemed necessary to implement the provisions of this chapter, including, but not limited to:

i) Replacement of the removed tree or trees with tree(s) of species and quantity commensurate with the aesthetic value of the tree or trees removed.

ii) Tree relocation to another site on the property; provided that the environmental conditions of said new location are favorable to the survival of the tree and provided further that such relocation is accomplished by qualified landscape architect or qualified arborist.

G) *Historic landmark designation*. Where the trees in question are designated as a historic landmark, a request for a tree removal permit shall be subject to review and approval by the historic preservation commission and certificate of appropriateness procedure pursuant to chapter 17.18 (Historic Preservation Commission Decisions). The action of the historic preservation commission can be appealed to the city council.

H) *Emergency waiver*. Where a tree is determined by the planning director or designee to be in a dangerous condition requiring emergency action to preserve the public health, safety, and welfare, the permit requirement may be waived. In the event of an emergency caused by a hazardous or dangerous tree, which condition poses an immediate threat to person or property, any member of the Rancho Cucamonga Fire Protection District may authorize the destruction or removal of such tree without securing a permit.

I) *Factors for consideration*.

1) *Private property*. Where an application for a tree removal permit is filed on private property and is limited to five trees or 50 linear feet of windrow, the planning director shall consider the following prior to approval:

i) The condition of the tree(s) with respect to disease, danger of collapse of all or any portion of the tree(s), proximity to an existing structure, or interference with utility services.

ii) The necessity to remove a tree in order to construct improvements which allow economic enjoyment of the property.

iii) The number of trees existing in the neighborhood, and the effect the removal would have on the established character of the area and the property values.

iv) Whether or not such trees are required to be preserved by any specific plan, community plan, condition of approval, or designation as a historic landmark.

2) *Associated with a proposal for development*. Where an application for a tree removal permit is associated with a proposal for development or is on private property and involves greater than five trees or more than 50 linear feet of windrow, the planning director shall consider the following:

i) The condition of the tree(s) with respect to disease, danger of collapse of all or any portion of the tree(s), proximity to an existing structure, or interference with utility services.

ii) The necessity to remove a tree in order to construct improvements which allow economic enjoyment of the property.

iii) The number of trees existing in the neighborhood, and the effect the removal would have on the established character of the area and the property values.

iv) Whether or not the removal of the tree(s) is necessary to construct required improvements within the public street right-of-way or within a flood control or utility right-of-way.

v) Whether or not the tree could be preserved by pruning and proper maintenance or relocation rather than removal.

vi) Whether or not such tree(s) constitute a significant natural resource of the city.

vii) Whether or not such trees are required to be preserved by any specific plan, community plan, condition of approval, or designation as a historic landmark.

J) *Findings*. The director shall approve, or approve with conditions, an application for a tree removal permit after finding all of the following:

1) For a development project, every effort has been made to incorporate the tree(s) into the design of the project and the only appropriate alternative is the removal of the tree;

2) For requests not associated with a development project, the tree presents a threat to public health and safety and must be removed; and

3) The removal of the tree will not have a negative impact on the health, safety, or viability of surrounding trees, nor will it negatively impact the aesthetics or general welfare of the surrounding area. (Code 1980, § 17.16.080; Ord. No. 855 § 4, 2012; Ord. No. 858 § 4, 2013; Ord. No. 860 § 4, 2013).

There are three key agencies that regulate activities within inland streams, wetlands, and riparian areas in California. The Corps Regulatory Branch regulates activities pursuant to Section 404 of the Federal Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. Of the State agencies, the CDFW regulates activities under the Fish and Game Code Section 1600-1616, and the Regional Board regulates activities pursuant to Section 401 of the CWA and the California Porter-Cologne Water Quality Control Act.

Federal Regulations

Section 404 of the Clean Water Act

Since 1972, the Corps and EPA have jointly regulated the filling of waters of the United States, including wetlands, pursuant to Section 404 of the CWA. The Corps has regulatory authority over the discharge of dredged or fill material into the waters of the United States under Section 404 of the CWA. The Corps and EPA define "fill material" to include any "material placed in waters of the United States where the material has the effect of: (i) replacing any portion of a water of the United States with dry land; or (ii) changing the bottom elevation of any portion of the waters of the United States." Examples include, but are not limited to, the placement of sand, rock, clay, construction debris, wood chips, and "materials used to create any structure or infrastructure in the waters of the United States."

In April of 2020, the Corps and the EPA provided a new definition for *waters of the United States* [Federal Register, Vol. 85, No. 77 (April 21, 2020)] which encompass:

- The territorial seas and traditional navigable waters;
- Perennial and intermittent tributaries that contribute surface water flow to such waters;
- Certain lakes, ponds, and impoundments of jurisdictional waters; and
- Wetlands adjacent to other jurisdictional waters.

Additionally, the new definition identifies 12 categories of those waters and features that are excluded from the definition of ''waters of the United State, such as features that only contain water in direct response to rainfall (e.g., ephemeral features), groundwater, many ditches, prior converted cropland, and waste treatment systems. The final rule excludes from the definition of ''waters of the United States'' all waters or features not mentioned above. In addition to this general exclusion, the final rule specifically clarifies that waters of the United States do not include the following:

- Groundwater, including groundwater drained through subsurface drainage systems;
- Ephemeral features that flow only indirect response to precipitation, including ephemeral streams, swales, gullies, rills, and pools;
- Diffuse stormwater runoff and directional sheet flow over upland;
- Ditches that are not traditional navigable waters, tributaries, or that are not constructed in adjacent wetlands, subject to certain limitations;
- Prior converted cropland;
- Artificially irrigated areas that would revert to upland if artificial irrigation ceases;
- Artificial lakes and ponds that are not jurisdictional impoundments and that are constructed or excavated in upland or non-jurisdictional waters;

- Water-filled depressions constructed or excavated in upland or in non-jurisdictional waters incidental to mining or construction activity, and pits excavated in upland or in non-jurisdictional waters for the purpose of obtaining fill, sand, or gravel;
- Stormwater control features constructed or excavated in upland or in non-jurisdictional waters to convey, treat, infiltrate, or store stormwater runoff;
- Groundwater recharge, water reuse, and wastewater recycling structures constructed or excavated in upland or in non-jurisdictional waters; and
- Waste treatment systems.

Section 401 of the Clean Water Act

Pursuant to Section 401 of the CWA, any applicant for a federal license or permit to conduct any activity which may result in any discharge to waters of the United States must provide certification from the State or Indian tribe in which the discharge originates. This certification provides for the protection of the physical, chemical, and biological integrity of waters, addresses impacts to water quality that may result from issuance of federal permits, and helps ensure that federal actions will not violate water quality standards of the State or Indian tribe. In California, there are nine Regional Water Quality Control Boards (Regional Board) that issue or deny certification for discharges to waters of the United States and waters of the State, including wetlands, within their geographical jurisdiction. The State Water Resources Control Board assumed this responsibility when a project has the potential to result in the discharge to waters within multiple Regional Boards.

State Regulations

Section 401 of the Clean Water Act

Pursuant to Section 401 of the CWA, any applicant for a federal license or permit to conduct any activity which may result in any discharge to waters of the United States must provide certification from the State or Indian tribe in which the discharge originates. This certification provides for the protection of the physical, chemical, and biological integrity of waters, addresses impacts to water quality that may result from issuance of federal permits, and helps ensure that federal actions will not violate water quality standards of the State or Indian tribe. In California, there are nine Regional Water Quality Control Boards (Regional Board) that issue or deny certification for discharges to waters of the United States and waters of the State, including wetlands, within their geographical jurisdiction. The State Water Resources Control Board assumed this responsibility when a project has the potential to result in the discharge to waters within multiple Regional Boards.

State Regulations

Fish and Game Code

Fish and Game Code Sections 1600 et. seq. establishes a fee-based process to ensure that projects conducted in and around lakes, rivers, or streams do not adversely impact fish and wildlife resources, or, when adverse impacts cannot be avoided, ensures that adequate mitigation and/or compensation is provided.

Fish and Game Code Section 1602 requires any person, state, or local governmental agency or public utility to notify the CDFW before beginning any activity that will do one or more of the following:

(1) substantially obstruct or divert the natural flow of a river, stream, or lake;
(2) substantially change or use any material from the bed, channel, or bank of a river, stream, or lake; or
(3) deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it can pass into a river, stream, or lake.

Fish and Game Code Section 1602 applies to all perennial, intermittent, and ephemeral rivers, streams, and lakes in the State. CDFW's regulatory authority extends to include riparian habitat (including wetlands) supported by a river, stream, or lake regardless of the presence or absence of hydric soils and saturated soil conditions. Generally, the CDFW takes jurisdiction to the top of bank of the stream or to the outer limit of the adjacent riparian vegetation (outer drip line), whichever is greater. Notification is generally required for any project that will take place in or in the vicinity of a river, stream, lake, or their tributaries. This includes rivers or streams that flow at least periodically or permanently through a bed or channel with banks that support fish or other aquatic life and watercourses having a surface or subsurface flow that support or have supported riparian vegetation. A Section 1602 Streambed Alteration Agreement would be required if impacts to identified CDFW jurisdictional areas occur.

Porter Cologne Act

The California *Porter-Cologne Water Quality Control Act* gives the State very broad authority to regulate waters of the State, which are defined as any surface water or groundwater, including saline waters. The Porter-Cologne Act has become an important tool in the post SWANCC and Rapanos regulatory environment, with respect to the state's authority over isolated and insignificant waters. Generally, any person proposing to discharge waste into a water body that could affect its water quality must file a Report of Waste Discharge in the event that there is no Section 404/401 nexus. Although "waste" is partially defined as any waste substance associated with human habitation, the Regional Board also interprets this to include fill discharged into water bodies.