

2026

**PROPOSITION 70
AMENDED AND RESTATED LAND PLAN**

PREPARED BY
SAN BERNARDINO COUNTY

PREPARED FOR
THE OFFICE OF GRANTS AND LOCAL SERVICES
(OGALS)



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REPORTS

- 2012 HVA – Chino and Ontario Dairy Properties
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I. EXECUTIVE SUMMARY

A. Executive Summary

The 2026 Amended and Restated Land Plan (2026 Land Plan), presented herein, represents a strategic initiative by the County to address challenges encountered during the implementation of the original Land Plan conditionally approved by the California Department of Parks and Recreation in 2012 (2012 Land Plan). This amendment is crucial for aligning with legislative mandates and furthering the County's vision for agricultural preservation and open-space conservation. The County's vision is to optimize the region's potential and enhance its environmental and recreational offerings. The 2026 Land Plan, designed to supersede the 2012 Land Plan, aims to fully meet mandated acre thresholds, and adhere to the principles of Proposition 70 and Senate Bill 1124. The vision for the region encompasses preserving additional open space, habitat, and public-use land, thereby realizing significant environmental benefits, and providing valuable agricultural preservation and open-space conservation opportunities for the community.

County Vision Goals:

1. **Create, Maintain and Grow Jobs and Economic Value in the County:** Utilize County programs and resources for agricultural preservation and open-space conservation, which will support the local economy, maximize job creation and promote tourism.
2. **Ensure Development of a Well-Planned, Balanced, and Sustainable County:** Serving as stewards of the environment by safeguarding open spaces, habitats, and scenic values for future generations.
3. **Provide for the Safety, Health, and Social Service Needs of County Residents:** Partner with County and non-County agencies and maximize the use of Federal and State programs and funding to address the public health, safety and social service needs of County residents by supporting agricultural preservation and open-space conservation.
4. **Pursue County Goals and Objectives by Working with Other Agencies and Stakeholders:** Fostering collaborative efforts between governmental bodies, stakeholders, and the community to shape the region's future responsibly in the form of agricultural preservation and open-space conservation.

Positioned at an ideal location, the County envisions the region as a model for agricultural preservation and open-space conservation.

In summary, the 2026 Land Plan not only addresses the challenges faced in the past but also outlines a forward-looking vision that aligns with legislative principles and serves the broader interests of the County and its residents.

B. History and Background

In June 1988, Proposition 70, officially known as the California Wildlife, Coastal and Park Land Conservation Act, received approval from California voters. This marked a public declaration to enhance and conserve open spaces, parks, and wildlife habitats within the state. Specifically, \$20 million of Proposition 70 grant funds were designated for San Bernardino County (the "County") to safeguard the region's valuable agricultural heritage.

As part of the County's commitment to preserving its historical legacy, nine dairies spanning 366.55 acres within the Chino Agricultural Preserve (Chino Ag Preserve) in the cities of Chino and Ontario were acquired using Proposition 70 grant funds. Proposition 70, along with the subsequent enactment of Senate Bill 1124 (SB 1124) in 2010, provide guidance on the proper disposition and eventual utilization of properties procured through Proposition 70 funds.

In 2012, the County approved a Land Plan, which was conditionally approved by the California Department of Parks and Recreation (referred to as the "department"). The 2012 Land Plan outlined the County's intention to sell all of the nine dairy properties initially acquired using the County's Proposition 70 funds. Since then, the County has sold and exchanged some of the dairy properties. The execution of the 2012 Land Plan faced challenges during implementation, preventing its successful realization, including non-contiguous land holdings and inability to obtain required conservation easements. Moreover, the anticipated implementation of strategies to sell the remaining dairy properties and acquire replacement land did not unfold as initially envisioned in the 2012 Land Plan.

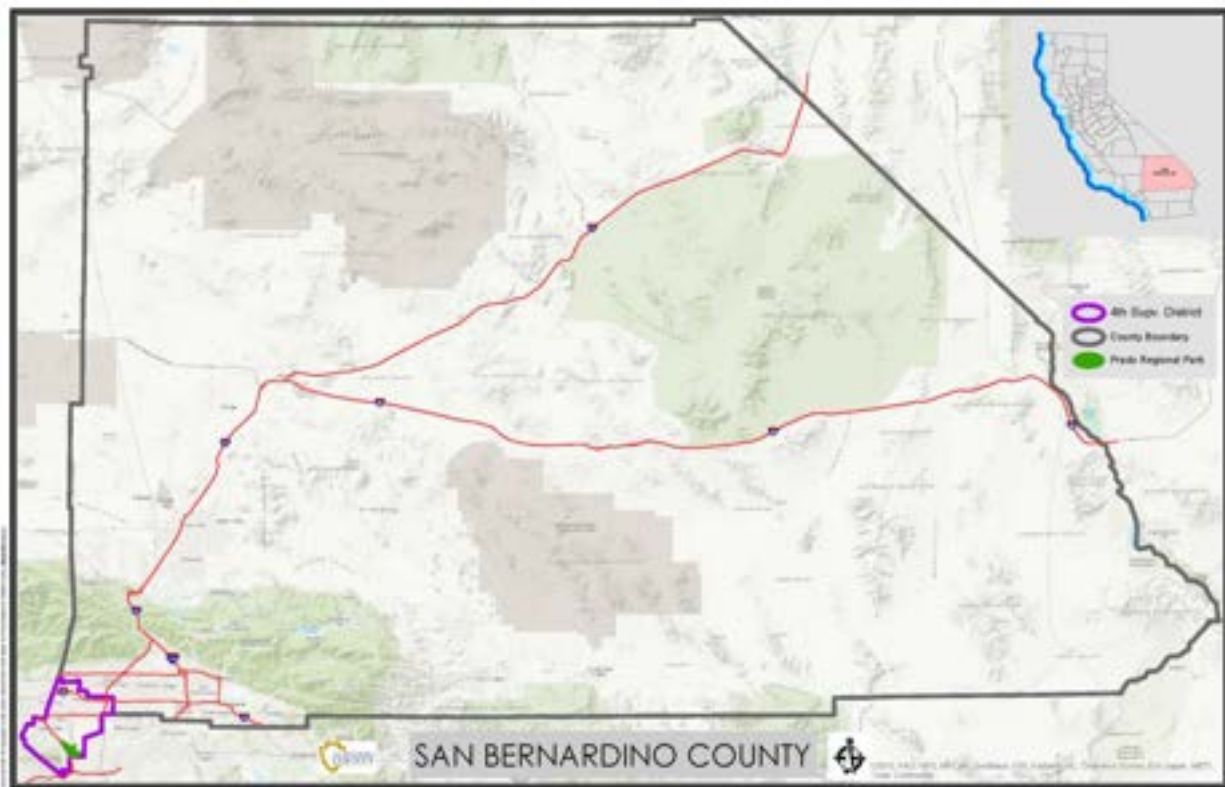
Consequently, the County has drafted this 2026 Land Plan to supersede the 2012 Land Plan. Upon full implementation, the 2026 Land Plan, as detailed in this document, will meet mandated thresholds. Aligned with the principles of Proposition 70 and SB 1124, the County will fulfill specified requirements for acreage and habitat value replacement by preserving additional open space, habitat, and public-use land.

II. REGIONAL BACKGROUND

A. San Bernardino County

San Bernardino County, located in Southern California, boasts a rich tapestry of history and benefits that contribute to its significance. Spanning vast landscapes, San Bernardino County encompasses mountains, deserts, and urban areas, providing a diverse range of environments.

As the largest county in the contiguous United States by area, San Bernardino County is home to a substantial and diverse population. The county plays a pivotal role in the regional economy, hosting key industries such as logistics, manufacturing, healthcare, and technology. San Bernardino County's diverse geography, economic significance, cultural richness, and strategic location make it a pivotal and dynamic region in Southern California. Its proximity to neighboring counties further enhances its regional influence and collaborative potential.



B. Chino Agricultural Preserve

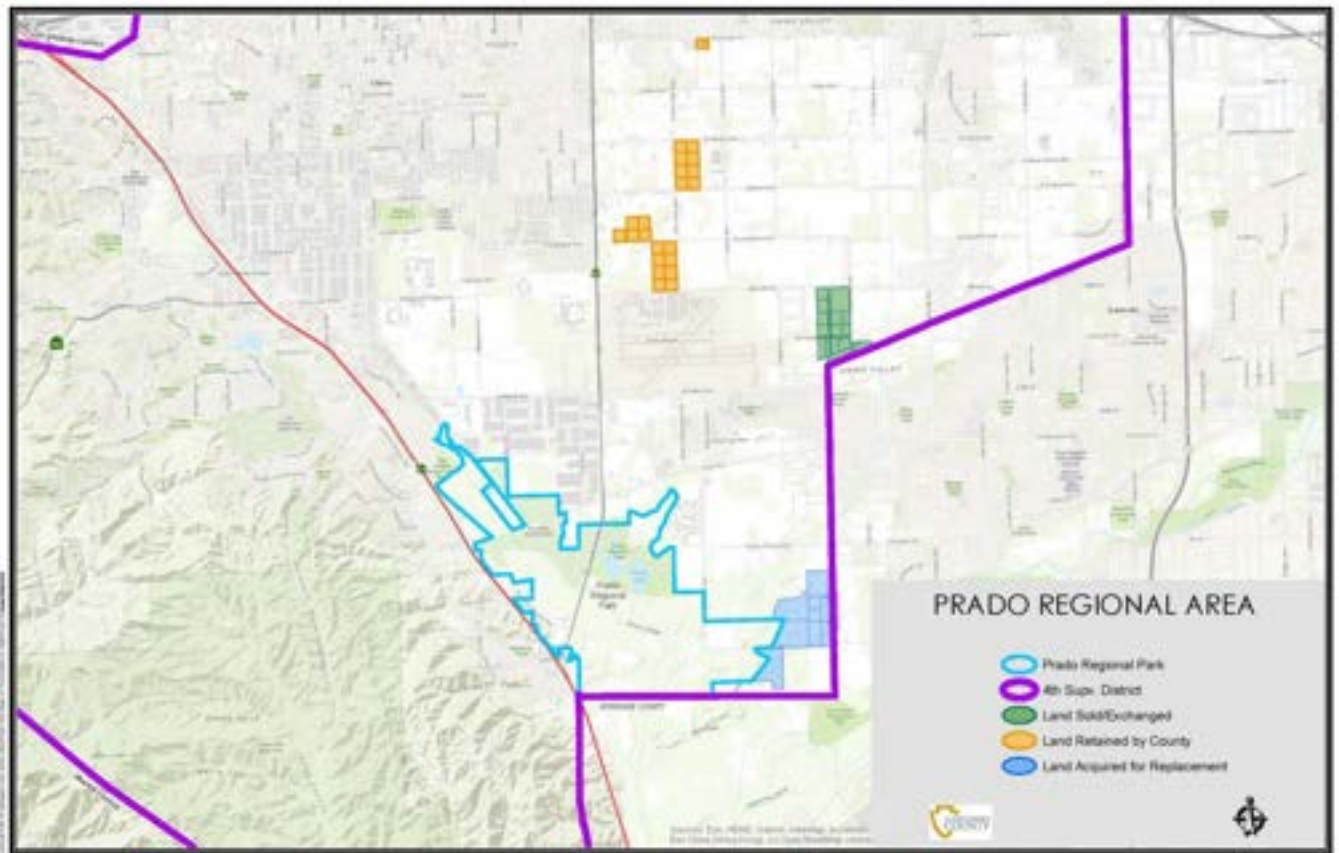
The region, particularly within the Chino Ag Preserve, has a rich history deeply rooted in agriculture. Historically, the preserve, encompassing fertile lands, has been a vital hub for agricultural activities for decades. The agricultural heritage of the area reflects a commitment to preserving farming traditions amid urban development.

Over the years, the Chino Ag Preserve has played a crucial role in shaping the identity of the region. Initially established to protect and sustain agricultural practices, it has evolved into a testament to the enduring connection between the community and its farming roots.

The agricultural history of the region not only contributes to the cultural fabric of the community but also holds economic significance. Farms within the preserve continue to produce a variety of crops, fostering local sustainability and supporting the regional economy.

Access to the Region

Situated at the intersection of Los Angeles, Orange, San Bernardino, and Riverside Counties, the Chino Ag Preserve occupies a strategically advantageous position on the map. This central location has convenient access through a network of arterial highways and freeways. The unique terrain, and recreational offerings, including Prado Regional Park, add an extra layer of appeal.



III. LEGISLATION OVERVIEW

A. Proposition 70

In 1988, California voters approved Proposition 70, officially titled the California Wildlife, Coastal and Park Land Conservation Act. The primary goal of Proposition 70 was to allocate funds for the conservation of wildlife, coastal areas, and park lands in the state of California. The measure aimed to address environmental concerns by providing financial support for the protection and preservation of natural habitats, open space, coastal zones, and recreational areas.

Through the approval of Proposition 70, California residents endorsed a \$776 million general obligation bond. This funding was earmarked for the "acquisition, development, rehabilitation, protection, or restoration of parks, wildlife, coastal, and natural lands in California, including lands supporting unique or endangered plants or animals." Within this allocation, \$20 million was designated for the County, specifically intended for land acquisition within the Chino Ag Preserve in alignment with the overarching goals and vision of Proposition 70. Notably, this allocation aimed to preserve the county's agricultural heritage.

Summary of Goals and Objectives

Public Interest: Wildlife, coastal, and park land conservation are deemed to be in the public interest.

Preservation of Open-Space: The objective is to maintain these lands for open-space, natural, and recreational uses.

Environmental Benefits: Conservation aims to ensure clean air and water, protect significant environmental values, and preserve wildlife and plant habitat, riparian, and wetland areas.

Scenic Values: The intent is to safeguard the scenic values of these open-space lands.

Recreational Opportunities: The purpose is to provide opportunities for Californians to enjoy, appreciate, and visit natural environments and recreational areas.

Key Provisions Specific to San Bernardino County

Fund Usage: Grant funds utilized for acquisition of land within the Chino Ag Preserve.

Preservation: Maintain any property acquired in perpetuity, as specified, and use the property only for the purposes stated in the act and to make no use, sale, or other disposition of the property except as authorized by specific act of the Legislature.

B. Senate Bill 1124

In 2010, the provisions of Proposition 70 were amended by the Legislature when it passed SB 1124. SB 1124 allows the County to sell or exchange originally acquired Proposition 70 dairy properties under various conditions, including the condition that lands preserved are dedicated to agricultural preservation or open-space conservation purposes. SB 1124 also mandated the County to develop a County and department approved Land Plan before engaging in any land transactions.

Summary of Goals and Objectives

Incorporate New Provisions: Outlines the conditions for selling or exchanging Proposition 70 land, specifying acceptable uses, and establishing accountability measures.

Enhanced Accountability: Necessitates the submission of a Land Plan to the department and the County's Board of Supervisors for approval, an environmental review that accompanies the Land Plan, submission of independent appraisals to the department of the land to be sold or exchanged and the land to be acquired, and compliance with the California Environmental Quality Act (CEQA). Also, after the approved Land Plan is fully implemented, it mandates the County to furnish the department a report on all expenditures and revenues from all of the sales or exchanges of land under the Land Plan, on the acreages of all lands or easements sold, exchanged, and held, and on any funds from all of the sales or exchanges of land under the Land Plan that have not been expended.

Summary of Key Provisions

Sell or Exchange Land: The County has the authority to sell or exchange its existing Proposition 70 land holdings under the conditions set forth in SB 1124, which includes County submission of independent appraisals of land to be sold, exchanged, or acquired to the department for concurrence with state appraisal standards, and making the appraisals available to the public within a prescribed time period.

Purposes of Preservation:

- Agricultural preservation, including community gardens, agricultural heritage projects, facilitation of agricultural and wildlife education, conservation of wildlife habitat; and
- Open-space conservation.

Land Plan: The County must present a Land Plan for approval to the department and the County's Board of Supervisors at a public hearing that: (a) identifies each parcel the County will sell, exchange, purchase or retain, (b) identifies whether parcels to be acquired or retained will be in fee or conservation easements, (c) identifies replacement land to compensate for any net loss in acreage or habitat value, and (d) an environmental review accompanies the Land Plan. SB 1124 allows for the initial Land Plan to be amended so long as it follows the same steps required for approving the initial Land Plan, including approval by the department.

Utilization of Funds:

- After the Land Plan is fully implemented, if there are unexpended proceeds from the sales or exchanges of land under the Land Plan, the County may propose a plan to the department for the expenditure of these funds for the acquisition of land or easements, or capital improvements to land or easements purchased with grant funds.
- The County may use all income generated from the properties for the acquisition of additional replacement land within the preserve pursuant to the Land Plan or for the improvement, operation, and maintenance of existing or replacement land within the preserve.

IV. 2012 LAND PLAN

A. 2012 Land Plan Overview

In 2012, the County approved a Land Plan, which was conditionally approved by the California Department of Parks and Recreation. This plan outlined the intention to sell all 366.55 acres of the nine originally acquired dairy properties, funded by the County's Proposition 70 allocation. As detailed below, the County has already executed sales and exchanges involving some of these dairy properties. However, the original plans outlined in the 2012 Land Plan for selling the remaining dairy properties and acquiring replacement land have not materialized as initially envisioned.

Land Sold/Exchanged/Designated for Sale

- The County sold approximately 60.57 acres to Watson Land Co.
- The County exchanged a dairy site with Watson Land Co., transferring a 104.73-acre site to Watson and receiving a replacement of 271.66 acres in return.
- The Tevelde dairy (Dairy Site 6) 74.44 acres were designated in the 2012 Land Plan as to be sold to the City of Ontario

Challenges with Implementation of the 2012 Land Plan

The decision to amend the 2012 Land Plan stems from challenges faced during its implementation. These challenges include non-contiguous land holdings, changing suitability for historical land use, evolving community dynamics, and inability to obtain conservation easements over U.S. Army Corps of Engineers property. The 2026 Land Plan seeks to address these hurdles effectively, ensuring a more adaptive and feasible approach to land conservation and utilization.

Regional Transition: Ongoing and intensified shift from agricultural to industrial/commercial use in the region.

Proposition 70 Easements: Unable to acquire Proposition 70 conservation easements in perpetuity over property owned and controlled by the United States Army Corps of Engineers (USCAE) and leased by the County as Prado Regional Park.

Non-contiguous Nature of Properties: Despite constituting a total of 366.55 acres, the non-contiguous nature of these Proposition 70 properties poses challenges for the County to fully align with legislative intent and optimize benefits for the region.

B. Overview of Land Holdings

Beginning in 1988, the County utilized Proposition 70 funds to acquire nine dairy properties in the cities of Chino and Ontario, totaling 366.55 acres within the Chino Ag Preserve.

Through the 2012 Land Plan actions outlined, the County sold/exchanged 165.3 acres of the original property to acquire 271.66 acres. The acquired 271.66 acres, combined with the remaining 201.25 acres of original acquired property, resulted in a net gain of 106.36 acres.

As such, the County is currently holding 472.91 acres of land applicable to Proposition 70 goals (Table 1), representing a net surplus of 106.36 acres above and beyond the originally acquired acreage (Table 2).

TABLE 1: DETAILS OF PROP 70 LAND HOLDINGS

FORMER DAIRY NAME	APNs	Acreage	Land Status	Future Use	Deed Restriction
EARL/ELIZABETH VANDER SHAAF (DAIRY SITE 3)	1055-081-01 & 02, 0218-301-12 & 26, (new APNs 1054-491-02 (Por.) and 1054-491-01)	21.67	Sold	N/A	N/A
PULLIAM (DAIRY SITE 1)	0218-301-01, 05, 06, 07, 14, 15, 22 & 25, (new APNs 1054-491-02 (Por.) and 1054-491-03)	38.90	Sold	N/A	N/A
VISSER (DAIRY SITE 2)	1054-371-02, 1054-441-02, 1054-451-02, 1054-461-02, 0218-291-01, 02, 07, 08 & 09	104.73	Exchanged	N/A	N/A
TEVELDE (DAIRY SITE 6)	1054-051-01 & 02, 1053-061-01 & 02, 1054-25-01 & 02, 1054-301-01 & 02	74.44	Retained	Sell in Current Phase	Complete
MOONS (DAIRY SITE 8)	1053-521-01 & 02, 1053-591-01 & 02	36.93	Retained	Retain now, Sell in Future Phase	Complete
BEAHM (DAIRY SITE 7)	1052-151-09 & 10	6.97	Retained	Retain now, Sell in Future Phase	Complete
G&G (DAIRY SITE 9)	1053-601-01	9.02	Retained	Retain now, Sell in Future Phase	Complete
JACQUES (DAIRY SITE 4)	1053-181-01 & 02, 1053-311-01 & 02	37.12	Retained	Retain now, Sell in Future Phase	Complete

JOHN VANDER SCHAAF (DAIRY SITE 5)	1053-141-01 & 02, 1053-131-01 & 02	36.77	Retained	Retain now, Sell in Future Phase	Complete
VAN DER EYK DAIRY	1057-221-01, 02, 19 & 21, 1057-212-06, 17, 18, 19 & 20	271.66	Acquired Replacement Land	Retain	Complete
CURRENT TOTAL LAND IN COUNTY PORTFOLIO		472.91			

* All acreage quantities provided are approximate

TABLE 2: SUMMARY OF CURRENT PROP 70 LAND HOLDINGS

ORIGINAL PROP 70 LAND	366.55 Acres
ORIGINAL PROP 70 LAND SOLD/EXCHANGED	-165.30 Acres
CURRENT ORIGINAL PROP 70 LAND RETAINED BY COUNTY (LINE 1 + LINE 2)	201.25 Acres
LAND ACQUIRED VIA EXCHANGE FOR REPLACEMENT	271.66 Acres
CURRENT TOTAL LAND IN COUNTY PORTFOLIO (LINE 3 + LINE 4)	472.91 Acres
TOTAL LAND SURPLUS COMPARED TO ORIGINAL PROP 70 LAND (LINE 5 – LINE 1)	106.36 Acres

*All acreage quantities provided are approximate

Habitat Value Assessment

As a result of implementing this 2026 Land Plan, the detailed elements of which are articulated herein, there will be no net loss of acreage or habitat value.

An environmental review/ habitat assessment of the 366.55 acres of originally acquired dairies, entitled Habitat Value Assessment for the County of San Bernardino Chino/Ontario Dairy Land Properties (“2012 HVA – Chino and Ontario Dairy Properties”), was provided with the original 2012 Land Plan. In 2025, the County conducted a subsequent habitat value assessment (“2025 HVA - Update Jan 2025”) for the 201.25 acres of currently retained dairy land to evaluate if any changes had occurred since the initial assessments in 2012. Both assessments found that the habitat value of all the properties were consistent with agricultural and/or open space, are useful for avian and bat foraging activities, and provide suitable habitat for burrowing owl, but are not valuable for native habitat preservation or protection.

Furthermore, in the original 2012 Land Plan, an environmental review / habitat assessment of the Van Der Eyk Dairy 271.66 acres acquired (of the originally planned 322 acres) in 2014 was provided (2012 HVA - Replacement Land”). Findings stated that the 271.66 acres were rich in habitat, both in number and variety. These findings result in a significant gain in habitat value for the county’s current holdings.

A habitat value assessment for County-Owned Parcel 1057-221-18 (22.4 acres, outlined in Table 5) was completed in 2025 (“2025 HVA – APN 1057-221-18”). Findings state the 22.4 acres hold considerable conservation value, including critical habitat for two federally listed bird species, supports a sensitive vegetation community, is connected to surrounding natural areas and open space, and likely contributes to regional biodiversity, as well as suitable habitat for locally common, riparian-associated wildlife and has moderate to high potential to support Arroyo chub, southwestern willow flycatcher, tricolored blackbird, southwestern pond turtle, Cooper’s hawk, least bell’s vireo, south coast gartersnake, yellow warbler, and yellow breasted chat. These findings represent additional gain in habitat values when compared to the original 366.55 Prop 70 acre findings in 2012 and 2025.

Regarding the Proposed Ontario Grand Park Project Phased Approach, the County will find additional increases in significant habitat value. Any additional land within the Chino Ag Preserve obtained through purchase is expected to match or exceed the habitat values expressed in both the 2012 and 2025 habitat value assessments of the originally acquired dairies. Habitat value details for any such transaction will be provided once said transactions are completed.

**TABLE 3: SUMMARY OF CURRENT PROP 70 LAND HOLDINGS UNEXPENDED FUNDS
(AS OF MARCH 20, 2025)**

FUND BALANCE FROM SALES/EXCHANGE REVENUE (INCLUDES INTEREST)	\$25,622,096.00
FUND BALANCE FROM DAIRY LEASES (LAND RETAINED)	\$13,385,428.32
TOTAL FUND BALANCE	\$39,007,524.32

V. 2026 AMENDED AND RESTATED LAND PLAN

A. Objectives and Strategic Plan

The 2026 Land Plan is a strategic initiative by the County to address challenges from the 2012 Land Plan implementation. This amended and restated land plan follows legislative mandates and advances the County's vision for agricultural preservation and open-space conservation. The 2026 Land Plan aligns with Proposition 70 and SB 1124 objectives and requirements.

The County's 2026 Land Plan, designed to supersede the 2012 Land Plan, is a strategic initiative addressing specific objectives:

Objective 1: Amend and Replace 2012 Land Plan

Amend and replace the conditionally approved 2012 Land Plan to tackle identified limitations and challenges.

Objective 2: Meet Mandated Thresholds

Fulfill specified requirements for acreage and habitat value replacement.

Objective 3: Preservation and Conservation

Commit to agricultural preservation and open space conservation to ensure long-term conservation.

Objective 4: Create the Most Value and Benefit

Generate maximum value and benefit for both local and regional areas.

Strategic Land Management

Sell Land Holdings Over Phases

To maximize value and benefit for the local and regional areas, the County may sell land as outlined in Table 4 below over multiple phases. As provided in “B. Proposed Ontario Grand Park Project Phased Approach,” the County may acquire or invest in enough acreage within the Chino Ag Preserve to create, in collaboration with the City of Ontario, Ontario’s Grand Park. The County may also acquire other property in the Chino Ag Preserve separate from the Proposed Ontario Grand Park Project pursuant to this Land Plan. The to-be acquired acreage will have equal or better habitat value as compared to the originally acquired dairies, and will match or exceed the required acre threshold of 366.55.

Table 4: Land for Future Sale Details

FORMER DAIRY NAME	CURRENT STATUS	FUTURE USE	ACREAGE
ORIGINAL PROP 70 ACREAGE THRESHOLD TO MAINTAIN			366.55
ORIGINAL PROP 70 LAND FOR COMPLETED OR FUTURE SALE			
TEVELDE (DAIRY SITE 6)	Retained	Sell in Current Phase	74.44
MOONS (DAIRY SITE 8)	Retained	Retain now, Sell in Future Phase	36.93

BEAHM (DAIRY SITE 7)	Retained	Retain now, Sell in Future Phase	6.97
G&G (DAIRY SITE 9)	Retained	Retain now, Sell in Future Phase	9.02
JACQUES (DAIRY SITE 4)	Retained	Retain now, Sell in Future Phase	37.12
JOHN VANDER SCHAAF (DAIRY SITE 5)	Retained	Retain now, Sell in Future Phase	36.77
EARL/ELIZABETH VANDER SHAAF (DAIRY SITE 3)	Sold	N/A	21.67
PULLIAM (DAIRY SITE 1)	Sold	N/A	38.90
VISSER (DAIRY SITE 2)	Exchanged	N/A	104.73
TOTAL LAND FOR COMPLETED OR CURRENT PHASE SALE			239.74
TOTAL ORIGINAL PROP 70 LAND TO BE RETAINED NOW, SOLD IN FUTURE PHASE			126.81
ACQUIRED REPLACEMENT LAND			
VAN DER EYK DAIRY	Acquired	Retain	271.66
ADDITIONAL REPLACEMENT LAND NEEDED			
ORIGINAL ACREAGE THRESHOLD TO MEET			366.55
ORIGINAL PROP 70 LAND TO BE RETAINED			126.81
TOTAL ACQUIRED REPLACEMENT LAND			271.66
CURRENT ACREAGE IN SURPLUS OF ORIGINAL THRESHOLD			+31.92

**All acreage quantities provided are approximate*

B. Proposed Ontario Grand Park Project Phased Approach

The County is proposing to work with the City of Ontario to identify and acquire the needed acreage to complete the City of Ontario's Grand Park. These acquired acres will be located within the Chino Ag Preserve, and the City of Ontario's Grand Park will be better suited to meet the requirements of

Proposition 70 and SB 1124. The County will place the required conservation easements over these lands once acquired.

To fund the acquisition of these lands, the County plans to sell the remaining original Prop 70 dairy parcels over a phased approach, as outlined below. The County will ensure that the required acreage threshold (366.55) is maintained or exceeded throughout the process.

Current Phase – Proposed Land Sale of Tevelde Dairy

Subject to compliance with any applicable legal requirements, including the Surplus Land Act (if applicable), Proposition 70, SB 1124, and this 2026 Land Plan, the County may sell the retained Tevelde dairy (Dairy Site 6) 74.44 acres directly to the City of Ontario.

The purchase price for the property would be the appraised value of the property, with the appraisal satisfying SB 1124 requirements. The net sales proceeds (purchase price minus typical closing costs) will be deposited into the County's Proposition 70 fund restricted account (Table 3) immediately upon the close of escrow, satisfying the County's obligations under the Land Plan, as amended. These net sales proceeds may be used to begin work on the Future Phase, as outlined later in this document, of identifying and obtaining land, or investing in property for the Proposed Ontario Grand Park Project.

Additionally, in 1988, the County acquired, utilizing non-Prop 70 funds, a 22.4 acre parcel within the Chino Ag Preserve (Parcel 1057-221-18). This parcel abuts the later-acquired 271.66 acres, has not been developed, and on which a conservation easement can be placed. This parcel also represents a significant improvement in habitat value when compared to the Tevelde dairy (Dairy Site 6), as discussed in the Habitat Value Assessment section.

Furthermore, the County will record the required conservation easement, per SB 1124, over the 271.66 replacement acres acquired in the 2012 Land Plan.

As outlined in Table 5, after accounting for the sale of the retained Tevelde dairy (Dairy Site 6) 74.44 acres, the County will still maintain an overall acreage of 420.87 in the Current Phase, representing a surplus of 54.32 acres above the required 366.55 acre threshold.

Table 5: Acreage Threshold Requirement Details

Original Prop 70 Acreage Threshold to Maintain	366.55
Total Retained or Acquired Replacement Land:	
Original Dairy Parcels Retained	126.81
Van Der Eyk Dairy	271.66
Proposed County-Owned Parcel 1057-221-18	22.4
Total Retained or Acquired Prop 70 Land	420.87
Exceed Original Target Threshold by:	54.32

**All acreage quantities provided are approximate*

Future Phase – Land Sale and Acquisition and Investment in City of Ontario Park Property

Upon the completion of the Current Phase (that is, the proposed sale of the retained Tevelde dairy 74.44 acres), the County is prepared to begin identifying and working to acquire additional acreage, including purchasing additional replacement property in the Chino Ag Preserve, which may include, but is not limited to property, conservatively estimated at 200 acres or more, within the Chino Ag Preserve to complete the City of Ontario’s Grand Park.

As specific parcels are identified and appraised, the County will sell, as outlined in Table 4, the currently retained dairies of Moons (Dairy Site 8), G&G (Dairy Site 9), Beahm (Dairy Site 7), Jacques (Dairy Site 4) and John Vander Schaaf (Dairy Site 5). Funds obtained through these sales will be restricted for uses authorized by SB 1124, including the acquisition of replacement land or potential investment in property for the Proposed City of Ontario Grand Park Project. Acreage threshold requirements will be monitored to ensure compliance.

If the County uses proceeds from these land sales to acquire or develop portions of the Ontario Grand Park, the use of the acquired properties will be consistent with Proposition 70 and SB 1124, and a conservation easement will be recorded. If Proposition 70 or SB 1124 funds are used to develop City-owned property, the County will require the City of Ontario to grant the County a conservation easement on the property that satisfies SB 1124.

Upon completion of both the Current and Future Phases of the Ontario Grand Park Project, as proposed in this 2026 Land Plan, the County and the City of Ontario will have created a significant area of open recreation and conservation within the Chino Ag Preserve.

Proposed Replacement Land Requirements

Following thorough consideration and review, the proposed County replacement land within the Current Phase of this 2026 Land Plan aligns with the requirements delineated in Proposition 70 and SB

1124. Table 6 below provides a summary of the key provisions and requirements that each parcel will fulfill upon approval by the department of this 2026 Land Plan.

Land acquired or invested in during the Future Phase of the Proposed Ontario Grand Park Project, as outlined within this 2026 Land Plan, will similarly comply with Prop 70 and SB 1124. Appraisals for any replacement land to be acquired will be submitted to the department as required by SB 1124.

Table 6: Prop 70 and SB 1124 Goals and Requirements

Van Der Eyk Dairy and County-Owned Parcel: APNS 1057-221-01, 02, 19, & 21, 1057-212-06, 17, 18, 19, & 20, 1057-221-18	
PUBLIC INTERESTS	Conforms
PRESERVATION OF OPEN-SPACE	Conforms
SCENIC VALUES	Conforms
RECREATIONAL OPPORTUNITIES	Conforms
APPROPRIATE FUND USAGE	Conforms
MAXIMIZE THE CONNECTIVITY OF LANDS	Conforms
CONSERVATION EASEMENT LOCATED WITHIN THE CHINO AG PRESERVE	To be Recorded
OPEN SPACE CONSERVATION	Conforms
WILDLIFE HABITAT	Conforms
REPLACEMENT LAND REQUIREMENT	Conforms
ACREAGE THRESHOLD	Conforms
CEQA REVIEW	Conforms

C. Prop 70 and SB 1124 Requirements

Land Authorized Uses

The County intends to utilize lands as authorized by SB 1124 Section 1(a) which includes the following:

- Agricultural preservation
 - Community Gardens
 - Agricultural heritage projects
 - Facilitation of agricultural and wildlife education
 - Conservation of wildlife habitat
- Conservation of open space

Use of Funds

Upon approval of this 2026 Land Plan, the County intends to utilize income generated from the properties it owns within the preserve that were purchased with grant funds, or that were acquired by

exchange or purchase as authorized herein, as depicted on Table 3, for the acquisition of or investment into additional replacement land within the preserve pursuant to this Land Plan or for the improvement, operation, and maintenance of existing or replacement land within the preserve. Furthermore, after this Land Plan is fully implemented, the County will provide a report to the department on all expenditures and revenues from all of the sales, exchanges, or investments of land under the Land Plan, on the exact acreages of all lands or easements sold, exchanged, and held, and on any funds from all of the sales or exchanges of land under this Land Plan that have not been expended. If there are unexpended proceeds from the sales or exchanges of land under this Land Plan, the county may propose a plan to the department for the expenditure of these funds for the acquisition of land or easements, or capital improvements to land or easements purchased with grant funds, in adherence to SB 1124 Section 2(d).

Conservation Easements

For any lands acquired, developed, or invested in, in accordance with SB 1124, the County will record and place on them conservation easements for the purpose of agricultural preservation, including community gardens, agricultural heritage projects, agricultural wildlife education or wildlife habitat, or for open-space conservation purposes.

Future Amendments

The County may prepare additional land plan amendments pursuant to SB 1124 Section 1(c)(1)(I).

Furthermore, it is anticipated that the subsequent factors may play a role in necessitating future amendments to the 2026 Land Plan:

- Use of Funds
- Market conditions
- County goals and objectives
- Regional transitions
- Legislation

When submitting amendments for approval to the department, the County will ensure that the proposed changes align with the stipulated requirements of Proposition 70 and SB 1124.

D. Amendment Process and Approval

For any amendments, the County will follow the same steps required for approving the initial 2012 Land Plan, including approval by the department and the County's Board of Supervisors pursuant to SB 1124 Section 1(c).

1. **Initiation and Internal Review:** Propose a project specific amendment and conduct an internal review to assess feasibility and alignment with Proposition 70 and SB 1124 objectives.

2. **Submit for Department Review and Approval:** Seek department approval for the 2026 Land Plan and any future amendments.
3. **Board Approval:** After department approval, the County will present the 2026 Land Plan and any other amendments to the County's Board Supervisors at a public hearing, which shall be separately noticed and publicized for the Board to review, take public comment, and approve as required by SB 1124.
4. **Implementation:** Implement approved amendment(s).

E. Conclusion

In conclusion, the 2026 Land Plan is in accordance with legislative mandates, furthering the County's commitment to agricultural preservation and open-space conservation. Importantly, the 2026 Land Plan aligns seamlessly with the objectives and requirements outlined in Proposition 70 and SB 1124.

**Habitat Value Assessment
for the
County of San Bernardino
Chino/Ontario Dairy Land Properties**

Prepared by:

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January 2011

Revised April 2012

April 30, 2012

Mr. David H. Slaughter, Director
Real Estate Services Department
385 N. Arrowhead Ave., 3rd Floor
San Bernardino, CA 92415-0180

SUBJECT: Update of 2011 Report Findings: “Habitat Value Assessment for the County of San Bernardino Chino/Ontario Dairy Land Properties”

Dear David:

This letter report responds to a request by the County of San Bernardino Real Estate Services Department to prepare an update to the *Habitat Value Assessment for the County of San Bernardino Chino/Ontario Dairy Land Properties* report prepared by Lilburn Corporation in January 2011. The update included a literature search and a field evaluation of the ten dairy properties evaluated in the 2011 report. Additionally, the 2011 report figures and text have been updated to reflect changes in property acreages as provided by RESD.

Literature Search Results:

A review of the California Natural Diversity Data Base (CNDDDB) indicated the potential for 65 sensitive species within USGS Topographic 7.5' Quadrangles: North Corona, Ontario, Prado Dam, and Guasti. Of the 65 species, ten species are federally or State listed as either Endangered, Threatened, or Candidate for listing. Based on the site conditions as evaluated on April 9, 2012, the probability of occurrence for the five species as identified in the January 2011 report were determined to remain unchanged.

Field Evaluation Results

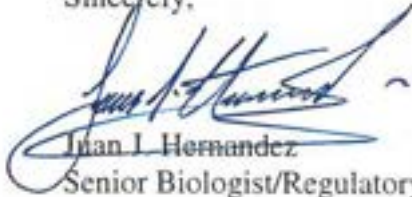
A field evaluation of the ten dairy properties was conducted on April 9, 2012. No apparent changes in site conditions were observed. While no sensitive habitat was observed to occur at the sites, the dairy lands contain foraging habitat for tricolored blackbird (*Agelaius tricolor*), golden eagle (*Aquila chrysaetos*), long-eared owl (*Asio otus*), white-tailed kite (*Elanus leucurus*), and western yellow bat (*Lasiurus xanthinus*). These species may have a moderate to high potential to occur throughout the ten properties.

The dairy lands continue to support good habitat for burrowing owl (*Athene cunicularia*). Burrowing owl may occur anywhere on the dairy properties where rodent burrows may be found.

Conclusion

To comply with the California Wildlife, Coastal, and Park Land Conservation Act and the intent of SB 1124, an assessment of the habitat value for each of the ten County-managed land conservation properties was performed. Results of the survey indicate that the habitat value of all the properties is commensurate with general agricultural and/or open space lands, useful for wildlife foraging purposes, but not of value for native habitat protection or preservation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Juan I. Hernandez", is written over a printed name and title.

Juan I. Hernandez

Senior Biologist/Regulatory Specialist

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**Habitat Value Assessment
for the
County of San Bernardino
Chino/Ontario Dairy Land Properties**

SUMMARY

A land use field survey and habitat value assessment was performed by Lilburn Corporation in December 2010 at the request of the County of San Bernardino Real Estate Services Department on ten County-owned properties totaling 441 acres. The properties are located in what was once the San Bernardino County Agricultural Preserve, an agriculturally protected region in the southwestern portion of San Bernardino County. This agricultural region, for several decades, supported the largest concentration of dairy cows in the United States.

The dairy land properties are currently being managed by the County of San Bernardino for the purpose of dairy land preservation. These lands have since been annexed by the cities of Ontario or Chino and are currently intended for urban development on all but three of the properties located in the City of Chino. Nine of the ten properties are under stewardship of the California Wildlife, Coastal, and Park Land Conservation Act and SB 1124.

In order to pursue the County's goal of parcel consolidation and the development of a County-administered educational Center for Agricultural Heritage, a habitat value assessment was necessary.

Results of the land use and habitat survey indicate that, of the 441 acres, all but approximately 7.6 acres have been developed for agricultural and related uses, with working dairies on five of the ten properties, and dairy-related uses on the remainder. Portions of undeveloped land found on three of the properties support heavily disturbed open fields dominated by non-native grasses and shrubs. No native habitat was found at any of the sites.

All of the properties are commensurate with general agricultural, open space land uses, useful for wildlife foraging purposes, but not of value for native habitat protection or preservation.

1.0 INTRODUCTION

1.1 BACKGROUND

The County of San Bernardino is steward for nine properties totaling 366.55 acres that have been purchased for agricultural and open space uses. These properties, were purchased under the California Wildlife, Coastal and Park Land Conservation Act (PRC Division 5.8, Sections 5900 - 5938), and as such, are subject to use and resale restrictions. In 1988, the state of California passed proposition 70 which allocated monies for a statewide program to preserve open space for wildlife habitat, farming and park lands. The County of San Bernardino received 20 million dollars from this fund with which it purchased the nine separate properties of varying sizes in the cities of Ontario and Chino, north and east of the Chino Airport. The law requires that properties purchased with such funds be maintained for such uses in perpetuity, and to use the property solely for those purposes stated in the Wildlife, Coastal and Park Land Conservation Act.

The properties were, for many years, managed by the Southern California Agricultural Land Foundation (SCALF), a non-profit organization created to manage these properties and oversee their evolution into open space crop farming. In 2006, the San Bernardino County Real Estate Services Department took over their management with the goal of developing an educational Center of Agricultural Heritage, designed as a place for discovery and environmental learning.

1.2 LAND USE DESIGNATIONS

In 1967, the County of San Bernardino created the San Bernardino Agricultural Preserve. It consisted of approximately 14,000 acres of agricultural land in the Chino Valley, located in the southwest area of San Bernardino County. This agricultural land, which has been protected by Williamson Act contracts and the 1965 Land Conservation Act, has been farmed primarily by Dutch, French Basque and Portuguese dairy farmers for the past 50 years. By the 1980s, this area had evolved into a world-class dairy center with more cows per acre and higher milk yields than anywhere else in the world. In the 1990s, as dairy operation costs escalated and the demand for housing in the region increased, development pressures led to the process of incorporating this agricultural area into adjacent cities. Anticipating the expiration of the Williamson Act contracts, the area was divided and portions were incorporated into three adjacent cities (Galvin & Associates, 2004).

In 1999, the City of Ontario annexed 8,200 acres, referred to as the *New Model Colony*. In 2003, 5,000 acres were annexed by the City of Chino, now known as *The Preserve Specific Plan*; and the City of Chino Hills annexed the remaining few hundred acres of land within the Agricultural Preserve (Galvin & Associates, 2004). The General Plan for Ontario's New Model Colony calls for intensive redevelopment of the dairy properties to house an estimated 100,000 people, and include parks, a lake, a golf course, and commercial and industrial areas. The City of Chino has designated the area which supports the County-managed properties for both industrial development and agricultural uses.

1.3 PURPOSE OF HABITAT VALUE ASSESSMENT

Plans for the use of these properties continue to be the preservation and promotion of the region's rich farmland and dairy heritage. However, the County has determined that in order to best accomplish these goals, the consolidation of larger pieces of land is preferential.

Pursuant to SB 1124, the County may provisionally sell these restricted properties and purchase new ones, provided the new properties have an equal/similar habitat value to the properties sold. To meet the intent of these regulations, the properties must first be assessed for wildlife habitat value. A tenth property was also purchased by the County with the additional purpose of agricultural preservation. This parcel does not have the same value restrictions, but has been treated in the same manner as the others for the purposes of this value assessment.

1.4 PROPERTY LOCATIONS

The locations of the nine stewardship properties and the tenth County-owned property are shown on Figure 1. They are identified as follows:

James Beahm Dairy	7987 East Riverside Drive	Ontario	6.97 ac
Vander Schaaf Dairy	7777 Schaeffer Avenue	Ontario	36.77 ac
Jacques Dairy	13905 Bon View Avenue	Ontario	37.12 ac
G & G Cattle Ranch	7280 Eucalyptus Avenue	Ontario	9.02 ac
Moons Dairy	14389 Sultana Avenue	Ontario	36.93 ac
Te Velde Dairy	7565 Eucalyptus Avenue	Ontario	74.44 ac
Visser Dairy	8919 Merrill Avenue	Chino	104.73 ac
Earl Vander Schaaf Dairy	8819 Remington Avenue	Chino	21.67 ac
Pulliam Horse Ranch	15389 Carpenter Avenue	Chino	38.90 ac
Wiersma Dairy	8315 Merrill Avenue	Chino	74.50 ac

2.0 METHODOLOGY

2.1 ASSESSMENT OBJECTIVES

In order to establish a habitat value for these preservation lands, the following data was obtained and assessed for each property

- Existing land uses;
- Sensitive habitat;
- Location within a wildlife corridor;
- Association with a Habitat Conservation Plan or Natural Community Conservation Plan.

	Developed Agriculture	Office/Residential	Daily Wastewater Stock Pond	Wastewater Spreading Basin	Agriculture Crop Fields	Vacant Disturbed Fields	Total
James Beahm Dairy	0.83				6.14		6.97
Vander Schaaf Dairy	16.41	3.27	1.96	12.5		2.63	36.77
Jacques Dairy	20.74	0.7	2.48	13.2			37.12
G & G Cattle Ranch	8.04	0.5	0.48				9.02
Moons Dairy	16.39	1.85	1.69		17		36.93
Te Velde Dairy	23.83	3.95	1.28	8.24	35.2	1.94	74.44
Visser Dairy	49.83	10.2	25.1	19.6			104.73
Earl Vander Schaaf Dairy	10.26	1.56	5.43	3.66		0.76	21.67
Pulliam Horse Ranch	26.66	4.81		6.67		0.76	38.90
Totals Acres	172.16	27.67	38.42	63.87	58.34	6.09	366.55
Wiersma Dairy	14.30	2.86	2.49	16.6	36	2.25	74.50



San Bernardino County Dairy Lands

San Bernardino County Land Evaluation
San Bernardino County, California

Figure 1

The methodology used to conduct this Habitat Value Assessment consisted of a literature search and a field survey by a qualified biologist.

2.2 FIELD SURVEY

A field survey was completed on December 02, 2010. Properties were identified on aerial photographs and land assessments observed both by windshield inspection and/or walking the sites as necessary. GPS readings were taken to assist with the integration of land use data with GIS shape files to calculate land use acreages.

Land use distributions and acreage totals were calculated for each of the properties based on the following six observed land use categories:

Developed Agricultural: Properties developed for agriculturally related uses. Many have been used as dairy farms for decades and support related livestock, agricultural, and processing structures and facilities, including corrals, barns, equipment storage, feed storage, and maintenance areas.

Developed Office/Residential: Areas developed with office, light industrial, or residential uses, including structures, parking, and associated landscaping.

Agricultural Crop Production: Cultivated lands being used for the growing of food or hay/grain for livestock support.

Dairy Wastewater Stock Ponds: Man-made ponds designed to collect and store wastewater from adjacent stock yards.

Wastewater Spreading Basins: Graded and bermed open fields designed to spread and treat stock pond wastewater.

Vacant Disturbed Land: Heavily disturbed open fields dominated by non-native grasses and shrubs.

2.3 LITERATURE SEARCH

2.3.1 CNDDDB

A review of the California Natural Diversity Data Base (CNDDDB) indicated potential for 55 sensitive species within USGS Topographic 7.5' Quadrangles Corona North, Ontario, Prado Dam and Guasti. Based upon existing site characteristics, this potential species list was reduced to a list of probable species, including five species.

See Appendix A, Species List, and Appendix B, Probability List, for the complete listing of CNDDDB sensitive species.

Land Description	James Beahm Dairy	Acres
Developed Agriculture		
Developed Office/Residential		0.83
Dairy Wastewater Stock Pond		
Wastewater Spreading Basin		
Agriculture Crop Fields		6.14
Vacant Disturbed Fields		
Totals Acres		6.97



Legend

- Developed Office Residential
- Agricultural Crop Fields

James Beahm Dairy

San Bernardino County Land Evaluation
 San Bernardino County, California

Figure 2



Vander Schaaf Dairy	
Land Description	Acres
Developed Agriculture	16.41
Developed Office/Residential	3.27
Dairy Wastewater Stock Pond	1.96
Wastewater Spreading Basin	12.5
Agriculture Crop Fields	
Vacant Disturbed Fields	2.63
Totals Acres	36.77



Legend

- Developed Agriculture
- Dairy Wastewater Stock Pond
- Wastewater Spreading Basin
- Agriculture Crop Fields
- Vacant Disturbed Fields
- Developed Office/Residential

Vander Schaaf Dairy
 San Bernardino County Land Evaluation
 San Bernardino County, California
Figure 3



Jacques Dairy	
Land Description	Acres
Developed Agriculture	20.74
Developed Office/Residential	0.7
Dairy Wastewater Stock Pond	2.48
Wastewater Spreading Basin	13.2
Agriculture Crop Fields	0
Vacant Disturbed Fields	0
Totals Acres	37.12



Legend

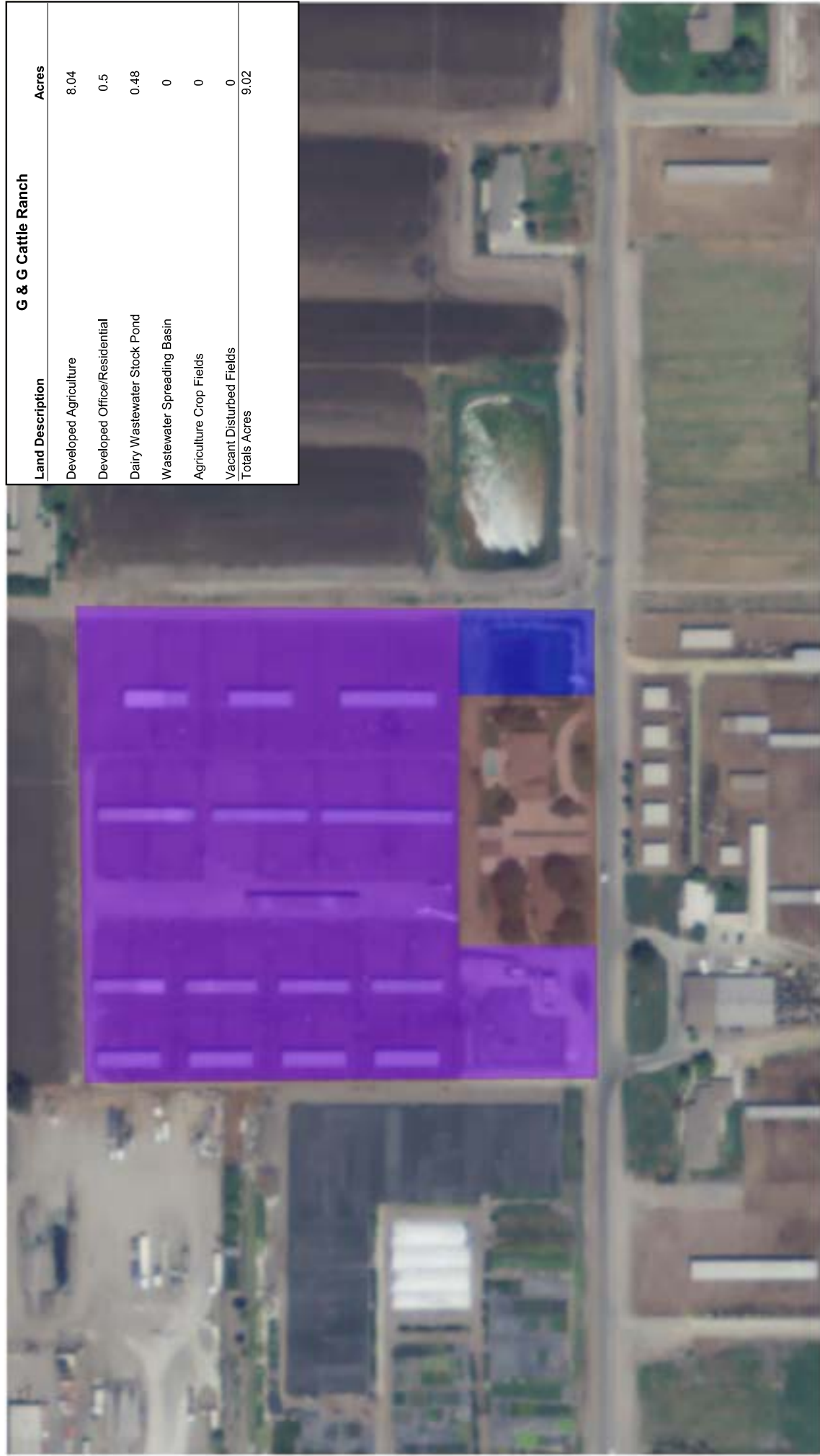
- Developed Agriculture
- Dairy Wastewater Stock Pond
- Developed Office Residential
- Wastewater Spreading Basin

Jacques Dairy
 San Bernardino County Land Evaluation
 San Bernardino County, California

Figure 4



G & G Cattle Ranch	
Land Description	Acres
Developed Agriculture	8.04
Developed Office/Residential	0.5
Dairy Wastewater Stock Pond	0.48
Wastewater Spreading Basin	0
Agriculture Crop Fields	0
Vacant Disturbed Fields	0
Totals Acres	9.02



Legend

- Developed Agriculture
- Dairy Wastewater Stock Pond
- Developed Office/Residential

G & C Cattle Ranch

San Bernardino County Land Evaluation
San Bernardino County, California

Figure 5

Land Description	Moons Dairy	Acres
Developed Agriculture		16.39
Developed Office/Residential		1.85
Dairy Wastewater Stock Pond		1.69
Wastewater Spreading Basin		0
Agriculture Crop Fields		17
Vacant Disturbed Fields		0
Totals Acres		36.93



Legend

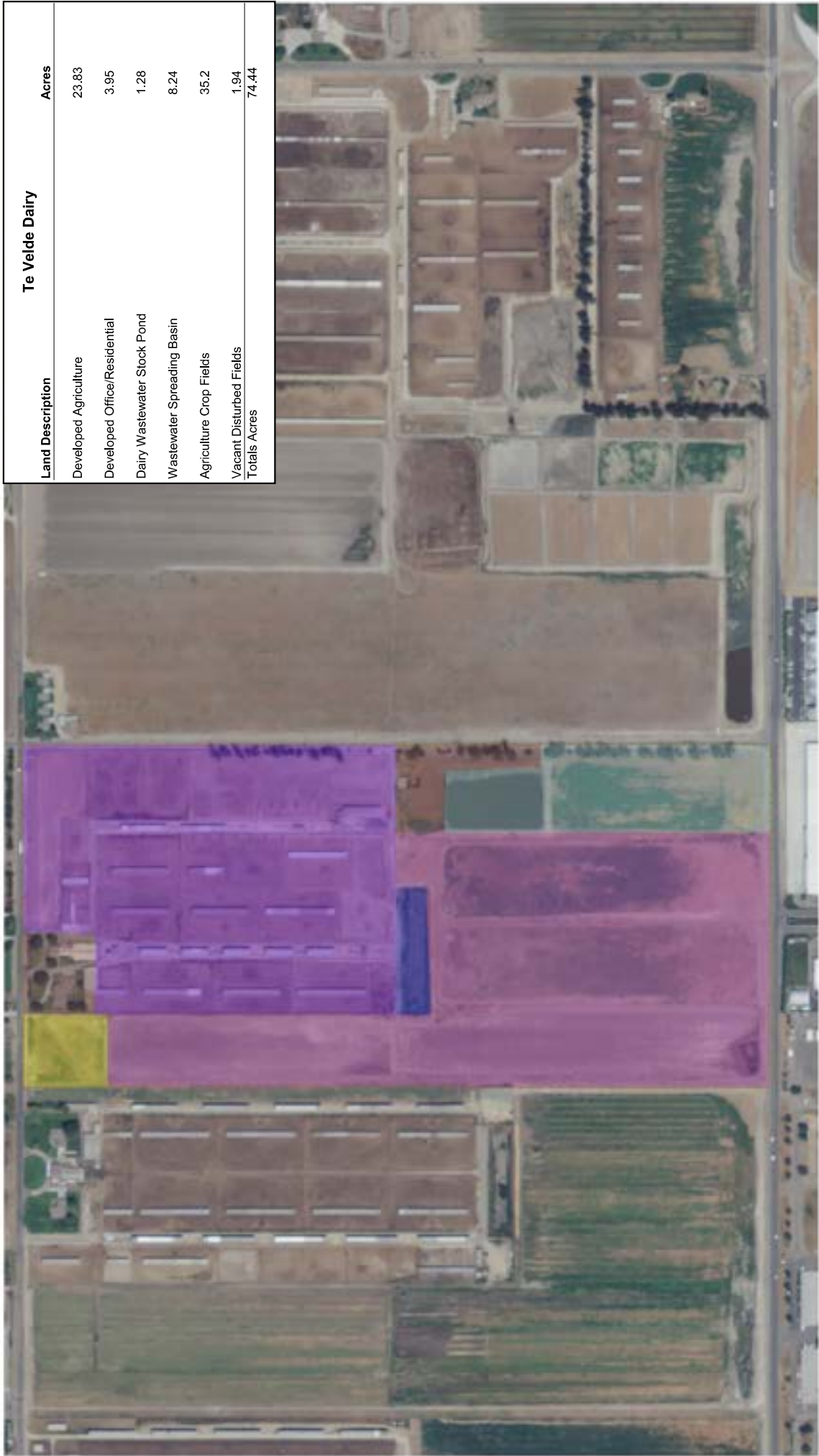
- Developed Agriculture
- Dairy Wastewater Stock Pond
- Developed Office Residential
- Agriculture Crop Fields

Moons Dairy
 San Bernardino County Land Evaluation
 San Bernardino County, California

Figure 6



Land Description	Acres
Developed Agriculture	23.83
Developed Office/Residential	3.95
Dairy Wastewater Stock Pond	1.28
Wastewater Spreading Basin	8.24
Agriculture Crop Fields	35.2
Vacant Disturbed Fields	1.94
Totals Acres	74.44



Te Velde Dairy
 San Bernardino County Land Evaluation
 San Bernardino County, California
Figure 7

Legend

- Developed Agriculture
- Developed Office/Residential
- Dairy Wastewater Stock Pond
- Wastewater Spreading Basin
- Agriculture Crop Fields
- Vacant Disturbed Fields

Visser Dairy	
Land Description	Acres
Developed Agriculture	49.83
Developed Office/Residential	10.2
Dairy Wastewater Stock Pond	25.1
Wastewater Spreading Basin	19.6
Agriculture Crop Fields	0
Vacant Disturbed Fields	0
Totals Acres	104.73



- Legend**
- Dairy Wastewater Stock Pond
 - Wastewater Spreading Basin

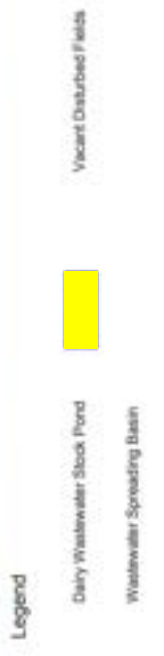
- Developed Agriculture
- Developed Office/Residential

-
-

Visser Dairy
 San Bernardino County Land Evaluation
 San Bernardino County, California

Figure 8

Earl Vander Schaaf Dairy		
Land Description		Acres
Developed Agriculture		10.26
Developed Office/Residential		1.56
Dairy Wastewater Stock Pond		5.43
Wastewater Spreading Basin		3.66
Agriculture Crop Fields		0
Vacant Disturbed Fields		0.76
Totals		21.67



Earl Vander Schaaf Dairy
 San Bernardino County Land Evaluation
 San Bernardino County, California
Figure 9



Pulliam Horse Ranch

Land Description	Acres
Developed Agriculture	26.66
Developed Office/Residential	4.81
Dairy Wastewater Stock Pond	0
Wastewater Spreading Basin	6.67
Agriculture Crop Fields	0
Vacant Disturbed Fields	0.76
Totals Acres	38.90

Legend

- Developed Agriculture
- Developed Office Residential
- Wastewater Spreading Basin
- Dairy Wastewater Stock Pond

Pulliam Horse Ranch
 San Bernardino County Land Evaluation
 San Bernardino County, California

Figure 10



Wiersma Dairy	
Land Description	Acres
Developed Agriculture	14.30
Developed Office/Residential	2.86
Dairy Wastewater Stock Pond	2.49
Wastewater Spreading Basin	16.6
Agriculture Crop Fields	36
Vacant Disturbed Fields	2.25
Totals Acres	74.50



- Legend**
- Developed Agriculture
 - Developed Office Residential
 - Dairy Wastewater Stock Pond
 - Wastewater Spreading Basin
 - Agriculture Crop Fields
 - Vacant Disturbed Fields

Wiersma Dairy
 San Bernardino County Land Evaluation
 San Bernardino County, California

Figure 11



No sensitive habitat was found on any of the ten parcels. All of the land surveyed has been disturbed from its natural state. Dairy lands by nature are particularly disruptive to native ecosystems due to their high domestic animal concentrations and agricultural land disturbances.

3.3 SENSITIVE SPECIES

Sensitive species which have a potential to occur on the dairy properties are listed below:

Tri-colored blackbird (*Agelaius tricolor*)

The tri-colored black bird- a State of California Species of Special Concern- is found in large flocks and requires riparian vegetation to nest. It can feed in open fields. This species has a moderate potential to occur foraging on dairy property, but the dairies contain no habitat for the species to nest.

Golden Eagle (*Aquila chrysaetos*)

The golden eagle, one of the largest birds-of-prey in California, hunts small to medium size mammals in open spaces. The dairies do provide good area to obtain food, and the golden eagle has a moderate possibility of being seen foraging on the dairies. The eucalyptus trees used in the dairy properties as wind breaks may also provide suitable habitat for the eagle to nest.

Long-eared Owl (*Asio otus*)

A State of California Species of Special Concern, this owl species is found in riparian areas, but requires adjacent open areas to forage. The dairy lands do provide adequate forage areas, but they are not immediately adjacent to extensive riparian areas. This species of owl has a moderate potential to be found foraging on the dairy lands.

Burrowing Owl (*Athene cunicularia*)

A State of California Species of Special Concern, this owl species is found in open, dry annual or perennial grasslands, desert and scrublands characterized by low-growing vegetation. They are a subterranean nester and are dependent on burrowing mammals. The owl has a high potential to occur on the dairy lands.

White-tailed Kite (*Elanus leucurus*)

The white-tailed kite is found in rolling foothills and open fields. The dairy lands may provide moderate potential for foraging habitat.

Western Pond Turtle (*Emys marmorata*)

A State of California Species of Special Concern, this turtle species is found in ponds and streams. The dairy land stock ponds and spreading basins provide habitat for this species. The pond turtle has a high potential to be found within the dairy properties.

Western Yellow Bat (*Lasiurus xanthinus*)

The western yellow bat, a Species of Special Concern, is found in valley foothills, riparian environments, and desert habitats. It roosts in trees, particularly in palms around water bodies. The western yellow bat has a moderate potential to forage over the stock ponds on the dairy properties.

In summary, the San Bernardino County dairy lands would contain a moderate to high potential for the following species to forage but not nest:

- Tricolored blackbird
- Golden eagle
- Long-eared owl
- White-tailed kite
- Western yellow bat

These species of birds have a relatively large forage area and seeing them on the dairy properties would not be a rare event. However, with the amount of disturbance and land modifications associated with the dairy industry, the properties would not be considered good nesting habitat for these species.

The dairy lands contain good habitat for burrowing owl-which has been seen nesting on the properties-and western pond turtles. The turtles can definitely use the stock ponds and spreading basins to provide food and shelter. This area totals approximately 103 acres in all the dairy lands combined. The burrowing owl can be found just about anywhere on the dairy properties that contain rodent burrows. Approximately 224 acres spanning all properties would be considered good habitat for burrowing owl; habitat for burrowing owl excludes areas developed with office or residential buildings and agricultural structures.

3.4 WILDLIFE CORRIDORS

Results of the literature search and aerial photography review indicate that none of the properties lie within an established wildlife corridor.

3.5 HABITAT CONSERVATION PLANS OR NATURAL COMMUNITY CONSERVATION PLANS

The literature search revealed there are no Habitat Conservation Plans or Natural Community Conservation Plans affected by, or having jurisdiction over, the surveyed properties.

4.0 CONCLUSION

To comply with the California Wildlife, Coastal, and Park Land Conservation Act and the intent SB 1124, an assessment of the habitat value for each of the ten County-managed land conservation properties was performed. Results of the survey indicate that the habitat value of all the properties is commensurate with general agricultural and/or open space lands, useful for wildlife foraging purposes, but not of value for native habitat protection or preservation.

5.0 REFERENCES

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6.0 CERTIFICATION

The report must include the certification statement within the body of the report as shown below:

CERTIFICATION: "I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. Field work conducted for this assessment was performed by me or under my direct supervision. I certify that I have not signed a nondisclosure or consultant confidentiality agreement with the project applicant or applicant's representative and that I have no financial interest in the project."

DATE: 7-31-12

SIGNED: 
Report Author

Include names and signatures for those performing fieldwork.

1) Fieldwork Performed By:

Juan V. Hernandez
Name

2) Fieldwork Performed By:

Name

3) Fieldwork Performed By:

Name

4) Fieldwork Performed By:

Name

Check here _____ if adding any additional names/signatures, below or on other side of page.

APPENDIX A
SPECIES LIST CHINO DAIRY

Dairies

Species	James Beahm Dairy		Vander Schaaf Dairy		Jacques Dairy		G&C Cattle Ranch		Moons Dairy		Te Velde Dairy		Visser Dairy		Earl Vander Schaaf Dairy		Pullilam Horse Ranch	
	Status	1B.1	1B.2	1B.1	1B.2	1B.1	1B.2	1B.1	1B.2	1B.1	1B.2	1B.1	1B.2	1B.1	1B.2	1B.1	1B.2	
Abronia villosa var. aurita chaparral sand-verbena	1B.1	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	
Agelaius tricolor tricolored blackbird	SC	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	
Aimophila ruficeps canescens southern California rufous-crowned sparrow	1B.1	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	
Ammodramus savannarum grasshopper sparrow	SC	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	
Amphispiza belli belli Bell's sage sparrow	SC	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	
Anniella pulchra pulchra silvery legless lizard	SC	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	
Antrozous pallidus pallid bat	SC	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	
Aquila chrysaetos golden eagle	SC	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	
Asio otus long-eared owl	SC	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	
Aspidoscelis hyperythra orangethroat whiptail	SC	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	
Athene cunicularia burrowing owl	SC	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	
Atriplex coulteri Coulter's saltbush	1B.2	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	
California Walnut Woodland	1B.1	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	
California macrophylla round-leaved filaree	1B.1	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	
Calochortus plummerae Plummer's mariposa-lily	1B.2	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	

	Dairies										
Calochortus weedii var. intermedius intermediate mariposa-lily	1B.2	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Campylorhynchus brunneicapillus sandiegensis coastal cactus wren	SC	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Catostomus santaanae Santa Ana sucker	FT	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Chaetodipus fallax fallax northwestern San Diego pocket mouse	SC	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Chorizanthe parryi var. parryi Parry's spineflower	1B.1	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Cladium californicum California saw-grass	2.2	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Coccyzus americanus occidentalis western yellow-billed cuckoo	FC, SE	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Coleonyx variegatus abbotti San Diego banded gecko	SC	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Crotalus ruber red-diamond rattlesnake	SC	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Dendroica petechia brewsteri yellow warbler	SC	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low
Diplectrona californica California diplectronan caddisfly		Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Dipodomys merriami parvus San Bernardino kangaroo rat	FE	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Dipodomys stephensi Stephens' kangaroo rat	FE, ST	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low
Dodecahema leptoceras slender-horned spineflower	FE, SE	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Dudleya multicaulis many-stemmed dudleya	1B.2	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Elanus leucurus white-tailed kite		Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
Empidonax traillii eximius southwestern willow flycatcher	FE, SE	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent

		Dairies																		
Emys marmorata																				
western pond turtle																				
Eriastrum densifolium ssp. sanctorum																				
Santa Ana River woollystar																				
Eumops perotis californicus																				
western mastiff bat																				
Gila orcuttii																				
arroyo chub																				
Horkelia cuneata ssp. puberula																				
mesa horkelia																				
Icteria virens																				
yellow-breasted chat																				
Lasiurus xanthinus																				
western yellow bat																				
Lepidium virginicum var. robinsonii																				
Robinson's pepper-grass																				
Lithobates pipiens																				
northern leopard frog																				
Muhlenbergia californica																				
California muhly																				
Navarretia prostrata																				
prostrate vernal pool navarretia																				
Neotoma lepida intermedia																				
San Diego desert woodrat																				
Nolina cismontana																				
Peninsular nolina																				
Nyctinomops femorosaccus																				
pocketed free-tailed bat																				
Nyctinomops macrotis																				
big free-tailed bat																				
Perognathus longimembris brevinasus																				
Los Angeles pocket mouse																				
Phrynosoma blainvillii																				
coast horned lizard																				
Polioptila californica californica																				
coastal California gnatcatcher																				

		Dairies									
Pseudognaphalium leucocephalum white rabbit-tobacco	2.2	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Rhaphiomidas terminatus abdominalis Delhi Sands flower-loving fly	FE	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low
Riversidian Alluvial Fan Sage Scrub		Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Sidalcea neomexicana Salt Spring checkerbloom	2.2	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low
Southern California Arroyo Chub/Santa Ana		Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Sucker Stream		Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Southern Cottonwood Willow Riparian Forest		Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Southern Sycamore Alder Riparian Woodland		Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Southern Willow Scrub		Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Symphotrichum defoliatum San Bernardino aster	1B.2	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low
Thamnophis hammondi two-striped garter snake	SC	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low
Vireo bellii pusillus least Bell's vireo	FE,SE	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent

Wiersma Dairy

	Species Status	Wiersma Dairy
Abronia villosa var. aurita chaparral sand-verbena	1B.1	Absent
Agelaius tricolor tricolored blackbird	SC	Moderate
Aimophila ruficeps canescens southern California rufous-crowned sparrow		Low
Ammodramus savannarum grasshopper sparrow	SC	Low
Amphispiza belli belli Bell's sage sparrow		Low
Anniella pulchra pulchra silvery legless lizard	SC	Low
Antrozous pallidus pallid bat	SC	Absent
Aquila chrysaetos golden eagle		Moderate
Asio otus long-eared owl	SC	Moderate
Aspidoscelis hyperythra orangethroat whiptail	SC	Absent
Athene cucularia burrowing owl	SC	High
Atriplex coulteri Coulter's saltbush	1B.2	Low
California Walnut Woodland		Absent
California macrophylla round-leaved filaree	1B.1	Absent
Calochortus plummerae Plummer's mariposa-lily	1B.2	Absent
Calochortus weedii var. intermedius intermediate mariposa-lily	1B.2	Absent

Wiersma Dairy

Campylorhynchus brunneicapillus sandiegensis coastal cactus wren	SC	Absent
Catostomus santaanae Santa Ana sucker	FT	Absent
Chaetodipus fallax fallax northwestern San Diego pocket mouse	SC	Absent
Chorizanthe parryi var. parryi Parry's spineflower	1B.1	Absent
Cladium californicum California saw-grass	2.2	Absent
Coccyzus americanus occidentalis western yellow-billed cuckoo	FC, SE	Absent
Coleonyx variegatus abbotti San Diego banded gecko		Absent
Crotalus ruber red-diamond rattlesnake	SC	Absent
Dendroica petechia brewsteri yellow warbler	SC	Low
Diplectrona californica California diplectronan caddisfly		Absent
Dipodomys merriami parvus San Bernardino kangaroo rat	FE	Absent
Dipodomys stephensi Stephens' kangaroo rat	FE, ST	Low
Dodecahema leptoceras slender-horned spineflower	FE, SE	Absent
Dudleya multicaulis many-stemmed dudleya	1B.2	Absent
Elanus leucurus white-tailed kite		Moderate
Empidonax traillii eximius southwestern willow flycatcher	FE, SE	Absent
Emys marmorata western pond turtle	SC	High

Wiersma Dairy

	FE, SE	Absent
Eriastrum densifolium ssp. sanctorum		Absent
Santa Ana River woollystar		
Eumops perotis californicus	SC	Low
western mastiff bat		
Gila orcuttii	SC	Absent
arroyo chub		
Horkelia cuneata ssp. puberula	1B.1	Absent
mesa horkelia		
Icteria virens	SC	Absent
yellow-breasted chat		
Lasiurus xanthinus	SC	Moderate
western yellow bat		
Lepidium virginicum var. robinsonii	1B.2	Absent
Robinson's pepper-grass		
Lithobates pipiens	SC	Absent
northern leopard frog		
Muhlenbergia californica	4.3	Absent
California muhly		
Navarretia prostrata	1B.1	Absent
prostrate vernal pool navarretia		
Neotoma lepida intermedia	SC	Absent
San Diego desert woodrat		
Nolina cismontana	1B.2	Absent
Peninsular nolina		
Nyctinomops femorosaccus	SC	Absent
pocketed free-tailed bat		
Nyctinomops macrotis	SC	Low
big free-tailed bat		
Perognathus longimembris brevinasus	SC	Low
Los Angeles pocket mouse		
Phrynosoma blainvillii	SC	Low
coast horned lizard		
Poliophtila californica californica	FT	Low
coastal California gnatcatcher		
Pseudognaphalium leucocephalum	2.2	Absent
white rabbit-tobacco		

Wiersma Dairy

Rhaphiomidas terminatus abdominalis Delhi Sands flower-loving fly	FE	Low
Riversidian Alluvial Fan Sage Scrub		Absent
Sidalcea neomexicana Salt Spring checkerbloom	2.2	Low
Southern California Arroyo Chub/Santa Ana		Absent
Sucker Stream		Absent
Southern Cottonwood Willow Riparian Forest		Absent
Southern Sycamore Alder Riparian Woodland		Absent
Southern Willow Scrub		Absent
Symphotrichum defoliatum San Bernardino aster	1B.2	Low
Thamnophis hammondi two-striped garter snake	SC	Low
Vireo bellii pusillus least Bell's vireo	FE, SE	Absent

APPENDIX B
CALIFORNIA DEPARTMENT OF
FISH AND GAME
NATURAL DIVERSITY DATABASE
RAREFIND

California Department of Fish and Game
Natural Diversity Database
Selected Elements by Scientific Name - Portrait

Scientific Name/Common Name	Element Code	Federal Status	State Status	GRank	SRank	CDFG or CNPS
1 <i>Abronia villosa</i> var. <i>aurita</i> chaparral sand-verbena	PDNYC010P1			G5T3T4	S2	1B.1
2 <i>Agelaius tricolor</i> tricolored blackbird	ABPBXB0020			G2G3	S2	SC
3 <i>Aimophila ruficeps canescens</i> southern California rufous-crowned sparrow	ABPBX91091			G5T2T4	S2S3	
4 <i>Ammodramus savannarum</i> grasshopper sparrow	ABPBXA0020			G5	S2	SC
5 <i>Amphispiza belli belli</i> Bell's sage sparrow	ABPBX97021			G5T2T4	S2?	
6 <i>Anniella pulchra pulchra</i> silvery legless lizard	ARACC01012			G3G4T3T4 Q	S3	SC
7 <i>Antrozous pallidus</i> pallid bat	AMACC10010			G5	S3	SC
8 <i>Aquila chrysaetos</i> golden eagle	ABNKC22010			G5	S3	
9 <i>Asio otus</i> long-eared owl	ABNSB13010			G5	S3	SC
10 <i>Aspidoscelis hyperythra</i> orangethroat whiptail	ARACJ02060			G5	S2	SC
11 <i>Athene cucularia</i> burrowing owl	ABNSB10010			G4	S2	SC
12 <i>Atriplex coulteri</i> Coulter's saltbush	PDCHE040E0			G2	S2.2	1B.2
13 California Walnut Woodland	CTT71210CA			G2	S2.1	
14 <i>California macrophylla</i> round-leaved filaree	PDGER01070			G2	S2	1B.1
15 <i>Calochortus plummerae</i> Plummer's mariposa-lily	PMLIL0D150			G3	S3	1B.2
16 <i>Calochortus weedii</i> var. <i>intermedius</i> intermediate mariposa-lily	PMLIL0D1J1			G3G4T2	S2.2	1B.2
17 <i>Campylorhynchus brunneicapillus</i> <i>sandiegensis</i> coastal cactus wren	ABPBG02095			G5T3Q	S3	SC
18 <i>Catostomus santaanae</i> Santa Ana sucker	AFCJC02190	Threatened		G1	S1	SC
19 <i>Chaetodipus fallax fallax</i> northwestern San Diego pocket mouse	AMAFD05031			G5T3	S2S3	SC
20 <i>Chorizanthe parryi</i> var. <i>parryi</i> Parry's spineflower	PDPGN040J2			G3T2	S2	1B.1
21 <i>Cladium californicum</i> California saw-grass	PMCYP04010			G4	S2.2	2.2
22 <i>Coccyzus americanus occidentalis</i> western yellow-billed cuckoo	ABNRB02022	Candidate	Endangered	G5T3Q	S1	
23 <i>Coleonyx variegatus abbotti</i> San Diego banded gecko	ARACD01031			G5T3T4	S2S3	

California Department of Fish and Game
 Natural Diversity Database
 Selected Elements by Scientific Name - Portrait

Scientific Name/Common Name	Element Code	Federal Status	State Status	GRank	SRank	CDFG or CNPS
24 <i>Crotalus ruber</i> red-diamond rattlesnake	ARADE02090			G4	S2?	SC
25 <i>Dendroica petechia brewsteri</i> yellow warbler	ABPBX03018			G5T3?	S2	SC
26 <i>Diplectrona californica</i> California diplectronan caddisfly	IITRI23010			G1G2	S1S2	
27 <i>Dipodomys merriami parvus</i> San Bernardino kangaroo rat	AMAFD03143	Endangered		G5T1	S1	SC
28 <i>Dipodomys stephensi</i> Stephens' kangaroo rat	AMAFD03100	Endangered	Threatened	G2	S2	
29 <i>Dodecahema leptoceras</i> slender-horned spineflower	PDPGN0V010	Endangered	Endangered	G1	S1	1B.1
30 <i>Dudleya multicaulis</i> many-stemmed dudleya	PDCRA040H0			G2	S2	1B.2
31 <i>Elanus leucurus</i> white-tailed kite	ABNKC06010			G5	S3	
32 <i>Empidonax traillii extimus</i> southwestern willow flycatcher	ABPAE33043	Endangered	Endangered	G5T1T2	S1	
33 <i>Emys marmorata</i> western pond turtle	ARAAD02030			G3G4	S3	SC
34 <i>Eriastrum densifolium</i> ssp. <i>sanctorum</i> Santa Ana River woollystar	PDPLM03035	Endangered	Endangered	G4T1	S1	1B.1
35 <i>Eumops perotis californicus</i> western mastiff bat	AMACD02011			G5T4	S3?	SC
36 <i>Gila orcuttii</i> arroyo chub	AFCJB13120			G2	S2	SC
37 <i>Horkelia cuneata</i> ssp. <i>puberula</i> mesa horkelia	PDROS0W045			G4T2	S2.1	1B.1
38 <i>Icteria virens</i> yellow-breasted chat	ABPBX24010			G5	S3	SC
39 <i>Lasiurus xanthinus</i> western yellow bat	AMACC05070			G5	S3	SC
40 <i>Lepidium virginicum</i> var. <i>robinsonii</i> Robinson's pepper-grass	PDBRA1M114			G5T2?	S2.2	1B.2
41 <i>Lithobates pipiens</i> northern leopard frog	AAABH01170			G5	S2	SC
42 <i>Muhlenbergia californica</i> California muhly	PMPOA480A0			G3	S3.3	4.3
43 <i>Navarretia prostrata</i> prostrate vernal pool navarretia	PDPLM0C0Q0			G2?	S2.1?	1B.1
44 <i>Neotoma lepida intermedia</i> San Diego desert woodrat	AMAFF08041			G5T3?	S3?	SC
45 <i>Nolina cismontana</i> Peninsular nolina	PMAGA080E0			G2	S2	1B.2
46 <i>Nyctinomops femorosaccus</i> pocketed free-tailed bat	AMACD04010			G4	S2S3	SC

California Department of Fish and Game
 Natural Diversity Database
 Selected Elements by Scientific Name - Portrait

Scientific Name/Common Name	Element Code	Federal Status	State Status	GRank	SRank	CDFG or CNPS
47 Nyctinomops macrotis big free-tailed bat	AMACD04020			G5	S2	SC
48 Perognathus longimembris brevinasus Los Angeles pocket mouse	AMAFD01041			G5T1T2	S1S2	SC
49 Phrynosoma blainvillii coast horned lizard	ARACF12100			G4G5	S3S4	SC
50 Polioptila californica californica coastal California gnatcatcher	ABPBJ08081	Threatened		G3T2	S2	SC
51 Pseudognaphalium leucocephalum white rabbit-tobacco	PDAST440C0			G4	S2S3.2	2.2
52 Rhapsiomidas terminatus abdominalis Delhi Sands flower-loving fly	IIDIP05021	Endangered		G1T1	S1	
53 Riversidian Alluvial Fan Sage Scrub	CTT32720CA			G1	S1.1	
54 Sidalcea neomexicana Salt Spring checkerbloom	PDMAL110J0			G4?	S2S3	2.2
55 Southern California Arroyo Chub/Santa Ana Sucker Stream	CARE2330CA			G?	SNR	
56 Southern Cottonwood Willow Riparian Forest	CTT61330CA			G3	S3.2	
57 Southern Sycamore Alder Riparian Woodland	CTT62400CA			G4	S4	
58 Southern Willow Scrub	CTT63320CA			G3	S2.1	
59 Symphyotrichum defoliatum San Bernardino aster	PDASTE80C0			G3	S3.2	1B.2
60 Thamnophis hammondi two-striped garter snake	ARADB36160			G3	S2	SC
61 Vireo bellii pusillus least Bell's vireo	ABPBW01114	Endangered	Endangered	G5T2	S2	

APPENDIX C
HABITAT VALUE ASSESSMENT
CATEGORY DESCRIPTIONS

Appendix C

County of San Bernardino Chino/Ontario Dairy Land Properties Habitat Value Assessment Category Descriptions

Developed Agriculture:

Properties developed for agriculturally related uses. Many have been used as dairy farms for decades and support related livestock, agricultural, and processing structures and facilities, including corrals, barns, equipment storage, feed storage, and maintenance areas.

Developed Office/Residential:

Areas developed with office, or residential uses, including structures, parking, and associated landscaping.

Dairy Wastewater Stock Ponds:

Man-made ponds designed to collect and store wastewater from adjacent stock yards.

Wastewater Spreading Basins:

Graded and bermed open fields designed to spread and treat stock pond wastewater.

Agricultural Crop Production:

Cultivated lands being used for the growing of food or hay/grain for livestock support.

Vacant Disturbed Land:

Heavily disturbed open fields dominated by non-native grasses and shrubs.