APPENDIX B

BIOLOGICAL RESOURCE LETTER REPORT

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April 23, 2024
Revised January 24, 2025 09120.00001.001

Chandresh Ravaliya
CEO
Anthem Oil Inc.
2460 Camino Del Sol
Fullerton, CA 92833

Subject: Biological Resource Letter Report for 913 Redlands Mixed-use Development Project

Dear Mr. Ravaliya:

This letter report presents the results of a biological resource technical study completed by HELIX Environmental Planning, Inc. (HELIX) for the 913 Redlands Mixed-use Development Project (project) located in the City of Redlands (City) in San Bernardino County (County), California. The 5.08-acre project site is comprised of disturbed habitat and would be entirely developed by the proposed project. The purpose of this letter report is to document the existing biological conditions within the project site and provide an analysis of potential impacts on sensitive biological resources with respect to federal, state, and local policy. This report provides the technical documentation necessary for review under the California Environmental Quality Act (CEQA) by the City of Redlands Planning Department.

SUMMARY

HELIX conducted a general biological survey on the 5.08-acre project site in March 2024. The project site supports one vegetation community: disturbed habitat. No jurisdictional resources occur within the project site. No special-status plant or animal species were detected within the project site. Implementation of the project will not result in any potentially significant impacts on biological resources. The project site does not have value as a habitat for endangered, rare, or threatened species. To comply with the federal Migratory Bird Treaty Act (MBTA), a nesting bird will be required if construction is to commence during the general breeding season (generally March 15 and August 15).

INTRODUCTION

Project Location

The proposed project is generally located within the northeastern portions of the City of Redlands in San Bernardino County, California (Figure 1, *Regional Location*). Specifically, the project site is located north

of Redlands Boulevard, west of California Street, and south of Interstate 10 (Figure 2, *Aerial Photograph*). The project site is depicted within Township 1 South, Range 3 West on the Redlands United States Geological Survey (USGS) 7.5-minute topographic quadrangle (Figure 3, *USGS Topography*).

Project Description

The proposed project is a mixed-use development consisting of a hotel, coffee shop, and car wash on approximately 5.08 acres (Figure 4, *Site Plan*).

ENVIRONMENTAL SETTING

The project site is comprised of disturbed vacant land in the Redlands Valley area. Interstate 10 and a Metrolink railroad are located immediately to the north, regularly trafficked California Street and Redlands Boulevard occur to the east and south, and a flood control channel is located to the west. Commercial and residential developments make up the rest of the surrounding land adjacent to the project site (Figure 2).

The site is a generally flat area. Elevations on the site range between approximately 1,147 to 1,156 feet above mean sea level. One soil type is mapped within the proposed project site: Hanford sandy loam, 0 to 2 percent slopes (USDA 2024). This soil type is not listed as hydric or considered sensitive. No jurisdictional resources occur on the project site.

U.S. Fish and Wildlife Service (USFWS) designated critical habitat for San Bernardino kangaroo rat (*Dipodomys merriami parvus*) occurs approximately 1.5 miles north of the project site. The San Bernardino kangaroo rat critical habitat is primarily located within the Santa Ana River corridor along suitable alluvial floodplains and Riversidean alluvial fan sage scrub habitat with sandy soils. The project location is separated from the critical habitat location by existing development (e.g., Interstate 10, San Bernardino County Museum, and Metrolink railroad).

SURVEY METHODS

HELIX conducted a search of sensitive species databases for information regarding special-status species known to occur within the vicinity of the project site, including the USFWS species records (USFWS 2024a), California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB; CDFW 2024a), California Native Plant Society (CNPS) Electronic Inventory (CNPS 2024), and Calflora database (Calflora 2024). Recent aerial imagery, topographic map, soils map (U.S. Department of Agriculture [USDA] 2024), and other maps of the project site and vicinity were acquired and reviewed to obtain updated information on the natural environmental setting.

Nomenclature follows Holland (1986) for vegetation communities, Baldwin et al. (2012) for plants, the American Ornithological Society (2024) for birds, and the North American Butterfly Association (2021) for butterflies. Sensitive plant and animal status are from the CDFW (CDFW 2024a and 2024b) and CNPS (2024).

General Biological Survey

HELIX biologist Matthew Dimson conducted a general biological survey of the project site on March 13, 2024 (Table 1, *Biology Survey Information*). Vegetation was mapped on a 1"=100' scale aerial of the site. The project site was surveyed on foot and with the aid of binoculars. Plant and animal species observed or otherwise detected were recorded in field notebooks. Habitat suitability was assessed for special-status species known to the region. Animal identifications were made in the field by direct, visual observation or indirectly by detection of calls, burrows, tracks, or scat. Plant identifications were made in the field or in the lab through comparison with photographs and reference documents. If detected, the locations of special-status plant and animal species incidentally observed or otherwise detected would have been mapped.

A total of nine plant species were observed within the project site during the general biological survey, of which two (22 percent) are native species and seven (78 percent) are non-native species (Attachment A, *Plant Species Observed*). The predominance of non-native species is indicative of the high degree of disturbance due to historical and current uses of the project site. A total of 10 animal species were observed/detected within the project site during the general biological survey, including seven bird species and three insect species (Attachment B; *Animal Species Observed or Detected*). Representative photographs of the site were taken, with select photographs included in this report as Attachment C, *Representative Site Photos*.

Table 1
BIOLOGY SURVEY INFORMATION

Survey Date	Survey Type	Personnel	Time	Weather Conditions
March 13, 2024	General Biological Survey, Vegetation Mapping, and jurisdictional resources assessment	Matthew Dimson	1430 - 1630	65°F, 5-6 mph, 70%66°F, 4-5 mph, 70%

JURISDICTIONAL RESOURCES ASSESSMENT

No jurisdictional resources were identified on the project site during the March 13, 2024 visit. Before beginning fieldwork, aerial photographs (1”=100’ scale), topographic maps (1”=100’ scale), and National Wetland Inventory (NWI) maps were reviewed to assist in determining the presence or absence of potential jurisdictional areas in the project site. Potential jurisdictional resources include water and wetland resources potentially subject to U.S. Army Corps of Engineers (USACE) jurisdiction pursuant to Section 404 of the Clean Water Act (CWA; 33 USC 1344), Regional Water Quality Control Board (RWQCB) jurisdiction pursuant to Section 401 of the CWA and State Porter-Cologne Water Quality Control Act, and streambed and riparian habitat potentially subject to CDFW jurisdiction pursuant to Sections 1600 et seq. of the California Fish and Game Code (CFG Code).

Potential USACE wetland boundaries were determined using the three criteria (vegetation, hydrology, and soils) established for wetland delineations, as described within the Wetlands Delineation Manual (Environmental Laboratory 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (USACE 2008). Areas were determined to be potential non-

wetland Waters of the U.S. if there was evidence of regular surface flow (e.g., bed and bank), but either the vegetation or soils criterion was not met. Jurisdictional limits for these areas were defined by the ordinary high water mark (OHWM), which is defined in 33 CFR Section 329.11 as "that line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank; shelving; changes in the character of the soil; destruction of terrestrial vegetation; the presence of litter or debris; or other appropriate means that consider the characteristics of the surrounding areas."

Potential RWQCB jurisdictional extents were based on the USACE delineation above and the State Wetland Definition and Procedures (State Water Resources Control Board [SWRCB] 2019). CDFW jurisdictional boundaries were determined based on the presence of riparian vegetation or regular surface flow. Streambeds within CDFW jurisdiction were delineated based on the definition of streambed as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supporting fish or other aquatic life. This includes watercourses having a surface or subsurface flow that supports riparian vegetation" (Title 14, Section 1.72). Riparian habitat is not defined in Title 14, but the section refers to vegetation and habitat associated with a stream. CDFW jurisdictional habitat includes all riparian shrub or tree canopy that may extend beyond the banks of a stream.

Vegetation Community

One vegetation community occurs within the project site: disturbed habitat. A brief description of the vegetation community is provided below. The Holland code is provided in parenthesis (Table 2, *Vegetation Communities*; Figure 5, *Vegetation*).

Table 2
VEGETATION COMMUNITIES

Vegetation Community (Holland Code)	Project Site (acres)
Disturbed Habitat (11300)	5.08
TOTAL	**5.08**

Disturbed Habitat

Disturbed habitat includes land cleared of vegetation (e.g., dirt roads), land containing a preponderance of non-native plant species such as ornamentals or ruderal exotic species that take advantage of disturbance (previously cleared or abandoned landscaping), and/or land showing signs of past or present animal usage that removes any capability of providing viable habitat.

Within the project site, disturbed habitat consists of disced bare ground with scattered annual non-native species, primarily non-native grasses such as ripgut (*Bromus diandrus*) and foxtail barley (*Hordeum murinum*), and ruderal (weedy) species such as short-pod mustard (*Hirschfeldia incana*), cheeseweed (*Malva parviflora*), and redstem filaree (*Erodium cicutarium*). Disturbed habitat covers the entire 5.08 acres (Figure 5).

SPECIAL-STATUS SPECIES

Special-Status Plant Species

Special-status plant species have been afforded special status and/or recognition by the USFWS and/or CDFW. They may also be included in the CNPS's Inventory of Rare and Endangered Plants. Their status is often based on one or more of three distributional attributes: geographic range, habitat specificity, and/or population size. Sensitive species are those considered unusual or limited in that they are: (1) only found in the region; (2) a local representative of a species or association of species not otherwise found in the region; or (3) severely depleted within their ranges or the region.

Special-Status Plant Species Observed

No special-status plant species were observed during the 2024 general biological survey.

Special-Status Plant Species with Potential to Occur

A search of CNPS and CNDDB records (Redlands quadrangle), along with CalFlora data, was used to develop a matrix of sensitive plant species that may have the potential to occur on the project site due to the presence of suitable habitat (e.g., vegetation communities, soils, elevation, and geographic range, life form/blooming period, etc.). The matrix is presented in Attachment D, *Special-Status Plant Species with Potential to Occur*, and includes 12 special-status plant species, favorable habitat conditions, and potential to occur on the project site. No special-status plant species were found to have moderate or high potential to occur within the project site.

Sensitive Animal Species with Potential to Occur

Special-status animal species include those that have been afforded special status and/or recognition by the USFWS and/or CDFW. In general, the principal reason an individual taxon (species or subspecies) is given such recognition is the documented or perceived decline or limitations of its population size or geographical extent and/or distribution, resulting in most cases from habitat loss.

Special-Status Animal Species Observed or Otherwise Detected

No special-status animal species were observed or otherwise detected during the 2024 general biological survey.

Special-Status Animal Species with Potential to Occur

A search of CNDDB and USFWS records (Redlands quadrangle) was used to develop a matrix of sensitive animal species that may have the potential to occur on-site due to the presence of suitable habitat (e.g., vegetation communities, soils, elevation, geographic range, etc.). The matrix is presented in Attachment E, *Special-Status Animal Species with Potential to Occur*, and includes 31 special-status animal species, preferred habitat conditions, and potential to occur on-site. No special-status animal species were found to have moderate or high potential to occur on the project site based on geographic range, elevation range, and/or lack of suitable habitat.

Wildlife Corridors and Movements

Wildlife corridors connect otherwise isolated pieces of habitat and allow movement or dispersal of plants and animals. Wildlife corridors can be local or regional in scale and may function in different ways depending on species and time of year. Wildlife corridors represent areas where wildlife movement is concentrated due to natural or manufactured constraints. Local corridors provide access to resources such as food, water, and shelter. Animals can use these corridors, such as hillsides and tributary drainages to main drainages, to travel among different habitats (i.e., riparian and upland habitats). Some animals require riparian habitat for breeding and upland habitat for burrowing. Regional corridors provide these functions and also link two or more large areas of open space. Regional corridors also provide avenues for wildlife dispersal, migration, and contact between otherwise distinct populations.

The project is not located within any linkages recognized by the South Coast Missing Linkages report (South Coast Wildlands 2008). The project site does not by itself function nor does it contribute to any local or regional wildlife corridors or linkages. It is also not contained within or connected to any local or regional core resource areas. The project site is an entirely disturbed habitat that is separated from other open areas by transportation corridors and development. The Santa Ana River corridor is located approximately 1.5 miles north of the project site and functions to facilitate regional wildlife movement. However, the Santa Ana River corridor is not connected to the project site due to development to the north, separating the project site from the Santa Ana River corridor.

In summary, the project site is not considered to serve as a wildlife corridor or habitat linkage for the region.

Applicable Regulations

Biological resources in the project site are subject to regulatory review by federal, state, and local agencies. Under CEQA, impacts associated with a proposed project are assessed with regard to significance criteria determined by the CEQA Lead Agency (in this case, the City of Redlands) pursuant to CEQA Guidelines. Biological resources-related laws and regulations that apply to the project include the MBTA, CEQA, and CFG Code.

FEDERAL

Endangered Species Act

The USFWS regulates impacts on listed species and their habitats through the Endangered Species Act (ESA). Projects that affect listed species or their habitats require mitigation of those effects in accordance with USFWS standards.

The USFWS also identifies critical habitat for endangered and threatened species. Critical habitat is defined as areas of land that are considered necessary for endangered or threatened species to recover. The ultimate goal is to restore healthy populations of listed species within their native habitat so they can be removed from the list of threatened or endangered species. Once an area is designated as critical habitat pursuant to the federal ESA, all federal agencies must consult with the USFWS to ensure that any action they authorize, fund, or carry out is not likely to result in the destruction or adverse modification of the critical habitat. No critical habitat for any species occurs within the proposed project. The closest

designated USFWS critical habitat to the project site is for San Bernardino kangaroo, approximately 1.5 miles north of the project site.

Migratory Bird Treaty Act

All migratory bird species native to the United States and its territories are protected under the MBTA, as amended under the Migratory Bird Treaty Reform Act of 2004 (FR Doc. 05-5127). The MBTA mandates protection for eggs and chicks of all migratory bird species but does not stipulate specific protection measures. In common practice, the MBTA is used to place restrictions on the disturbance of active bird nests, including raptors, during the nesting season (generally February through August). In addition, the USFWS commonly places restrictions on disturbances allowed near active raptor nests.

STATE OF CALIFORNIA

California Environmental Quality Act

Primary environmental legislation in California is found in CEQA and its implementing guidelines (State CEQA Guidelines), which require that projects with potential adverse effects (i.e., impacts) on the environment undergo environmental review. Adverse environmental impacts are typically mitigated as a result of the environmental review process per existing laws and regulations.

California Endangered Species Act

The California Endangered Species Act (CESA) established that it is state policy to conserve, protect, restore, and enhance state-endangered species and their habitats. Under state law, plant and animal species may be formally designated rare, threatened, or endangered by official listing by the California Fish and Game Commission. The CESA authorizes that private entities may "take" plant or wildlife species listed as endangered or threatened under the FESA and CESA, pursuant to a federal Incidental Take Permit if the CDFW certifies that the incidental take is consistent with CESA (CFG Code Section 2080.1[a]). For state-only listed species, Section 2081 of the CFG Code authorizes the CDFW to issue an Incidental Take Permit for State-listed threatened and endangered species if specific criteria are met.

California Fish and Game Code

Pursuant to CFG Code Section 3503, it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto. Raptors and owls and their active nests are protected by CFG Code Section 3503.5, which states that it is unlawful to take, possess, or destroy any birds of prey or to take, possess, or destroy the nest or eggs of any such bird unless authorized by the CDFW. Section 3513 states that it is unlawful to take or possess any migratory non-game bird as designated in the MBTA. These regulations could require that construction activities (particularly vegetation removal or construction near nests) be reduced or eliminated during critical phases of the nesting cycle unless surveys by a qualified biologist demonstrate that nests, eggs, or nesting birds will not be disturbed, subject to approval by CDFW and/or USFWS.

CITY OF REDLANDS

General Plan

The proposed project occurs within the boundaries of the City of Redland's General Plan 2035 (City of Redlands 2017) and is, therefore, subject to the Vital Environmental conditions of the plan. Applicable principles and actions to the project are detailed below:

Principles

6-P.7: Protect environmentally sensitive lands, wildlife habitats, and rare, threatened, or endangered plant and animal communities.

6-P.8: Minimize disruption of wildlife and valued habitat throughout the Planning Area and emphasize that open space is for more than just human use, but also serves as habitat for biological resources.

6-P.19: Promote the protection of waterways in Redlands from pollution and degradation as a result of urban activities.

6-P.20: Pursue creative, innovative, and environmentally sound methods to capture and use stormwater and urban runoff for beneficial purposes.

Actions

6-A.35: Promote the use of Low Impact Development strategies, BMPs, pervious paving materials, and on-site infiltration for treating and reducing stormwater runoff before it reaches the municipal stormwater system.

6-A.36: Require measures during construction and post-construction to limit land disturbance activities such as clearing and grading and cut-and-fill; avoid steep slopes, unstable areas, and erosive soils; and minimize disturbance of natural vegetation and other physical or biological features important to preventing erosion or sedimentation.

6-A.39: Require that new development provides landscaping and re-vegetation of graded or disturbed areas with drought-tolerant native or non-invasive plants.

6-A.43: Ensure that post-development peak stormwater runoff discharge rates do not exceed the estimated pre-development rate. Dry weather runoff from new development must not exceed the pre-development baseline flow rate to receiving waterbodies.

ANALYSIS OF PROJECT EFFECTS

The significance of impacts to biological resources present or those with the potential to occur was determined based on the sensitivity of the resource and the extent of the anticipated impacts. For certain highly sensitive resources (e.g., a federally listed species), any impact would be significant. Conversely, other resources that are of low sensitivity (e.g., species with a large, locally stable population in the County but declining elsewhere) could sustain some impact with a less than significant effect.

According to Appendix G of the CEQA Guidelines, project impacts on biological resources would be considered significant if they would:

(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFW or USFWS.

(b) Have a substantial adverse effect on any riparian habitat or sensitive natural community identified by local or regional plans, policies, regulations, or by CDFW or USFWS.

(c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling hydrological interruption, or other means.

(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

(e) Conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Issue 1-Special-Status Species

Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the USFWS or CDFW?

No Impact

The project would not result in significant impacts under the following guidelines:

A. Special-Status Plant Species

No Impact. The project would have no impact on special-status plant species. No special-status plant species or suitable conditions for such species were observed within the project site. The project site is characterized predominately by ruderal (weedy) vegetation and disturbances related to previous routine discing.

B. Special-Status Animal Species

No Impact. The project would have no impact on special-status animal species. No special-status animal species or suitable conditions for such species were observed within the project site. However, the project would require the removal of non-sensitive vegetation and other potential nesting habitat for common birds and raptors protected under the MBTA and CFG CodeProject Design Feature (FDF)-BIO-1 would ensure that the appropriate pre-construction survey and avoidance measures are implemented before and during construction to avoid any impacts on nesting birds and raptor species.

Proposed Project Design Feature

The following PDF is intended to minimize or avoid project impacts to biological resources.

PDF-BIO1 To avoid or minimize impacts to birds in compliance with the MBTA and CFG Code, the following will be implemented:

- Clearing and grubbing of vegetation within areas identified as nesting bird habitat subject to these acts should be conducted outside the March 15 through August 15 nesting season if feasible.

- If clearing and grubbing must occur within nesting bird habitat during the breeding season, pre-construction nest surveys shall be conducted by a qualified biologist no more than one week before initiation of construction. The biologist shall identify those areas where clearing and grubbing are to be avoided to avoid the destruction of active nests.

- Provide contractor education and erect fencing or barriers to ensure that contractors do not enter areas that could result in adverse effects to nesting birds.

Conclusion

Implementation of **PDF-BIO-1** will minimize or avoid project impact to nesting birds and raptor species.

Issue 2-Riparian Habitat and Sensitive Natural Communities

Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the USFWS or CDFW?

No Impact. The project site consists entirely of disturbed ruderal (weedy) habitat, which is not considered a sensitive natural community (Figure 6 *Vegetation Communities/Impacts*). No jurisdictional waterways, wetlands, or riparian habitat types defined by the USACE, CDFW, or RWQCB occur. Impacts to this vegetation community are not considered significant and, therefore, do not require mitigation.

Project impacts are depicted in Figure 6 and summarized below within Table 3, *Impacts to Vegetation Communities*.

Table 3
IMPACTS TO VEGETATION COMMUNITIES

Vegetation Community	Rarity[1]	Permanent Impact (Acres)	TOTAL
Disturbed	--	5.08	**5.08**
	TOTAL:		**5.08**

[1] Rarity Ranking from CDFW's Natural Communities List (2024c).

Conclusion

The project would not result in impacts to sensitive natural communities.

Issue 3-Jurisdictional Wetlands and Waterways

Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The proposed project would not result in impacts on jurisdictional wetlands or waterways. The project site is comprised entirely of disturbed habitat that lacks drainage features, ditches, depressions, riparian habitat, potential wetlands, and other aquatic resources.

Conclusion

Project implementation would not result in impacts to federally protected wetlands or waterways. No mitigation is required.

Issue 4-Wildlife Movement and Nursery Sites

Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. The project site does not by itself represent, nor does it contribute to, any known wildlife corridors, linkages, or wildlife nursery sites. The proposed project occurs within an existing disturbed habitat surrounded by transportation corridors and development. As the project developments have been sited within existing disturbed areas, impacts to wildlife movement are not expected, and no mitigation is required.

Conclusion

Project implementation would not result in impacts to wildlife movement and nursery sites. No mitigation is required.

Issue 5-Local Policies, Ordinances, and Adopted Plans

Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? Would the project conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional or state habitat conservation plan?

Less than significant. If standard design features and construction practices are not implemented, the project could conflict with local policies and ordinances regarding biological resources. The City of Redlands General Plan 2035 requires that new development take action to protect biological resources. As described, the project site is characterized by low-quality disturbed land that generally lacks biological resources of value. **PDF-Bio-1** would ensure that the appropriate pre-construction survey and avoidance measures are implemented before and during construction to avoid any impacts on nesting birds and raptor species.

In addition, as a regulatory requirement, the project would be required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) that would include standard construction BMPs and other measures to ensure appropriate site protections are in place during construction to prevent potential adverse effects on water quality and related resources. Furthermore, as a regulatory requirement, the project would also be required to implement Low Impact Development strategies, operation BMPs, pervious paving materials, on-site infiltration, project landscaping, and/or other design features compatible with the City's General Plan policies.

With the implementation of **PDF-BIO-1**, and the regulatory requirements for a project SWPPP, construction and operation BMPs, and design features, the project would not conflict with the City's General Plan.

Conclusion

If certain avoidance measures, standard construction practices, and project design features aren't in place, the project could result in conflicts with the City's General Plan policies for biological resources. Implementation of **PDF-BIO-1**, the project's SWPPP, construction, and operation BMPs, and the incorporated project design features would ensure that the project would not conflict with the City's General Plan policies for biological resources.

CLOSING

The proposed project does not support any sensitive vegetation communities, jurisdictional resources, or special-status plant or animal species. The project site does not have value as a habitat for endangered, rare, or threatened species. Therefore, the implementation of the proposed project will not result in any potentially significant impacts on biological resources.

Please do not hesitate to call Matthew Dimson or me at (619) 462-1515 if you have any questions.

Sincerely,

Amy J. Lee
Senior Biology Project Manager

Matthew Dimson
Biologist

Attachments:
Figure 1: Regional Location
Figure 2: Aerial Photograph
Figure 3: USGS Topography
Figure 4: Site Plan
Figure 5: Vegetation
Figure 6: Vegetation Communities/Impacts

Attachment A: Plant Species Observed
Attachment B: Animal Species Observed
Attachment C: Representative Site Photos
Attachment D: Special-Status Plant Species with Potential to Occur
Attachment E: Special-Status Animal Species with Potential to Occur

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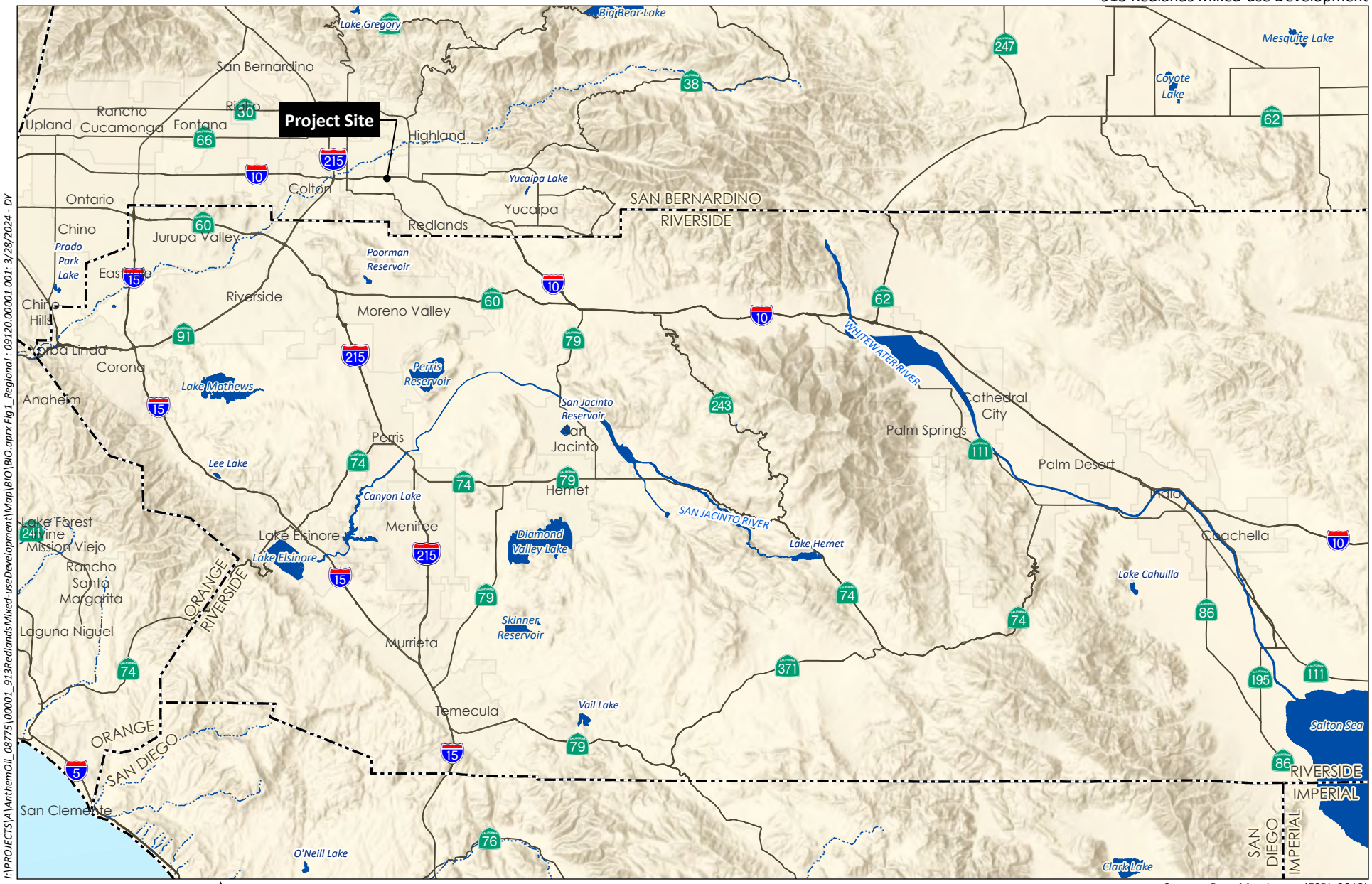
Figures



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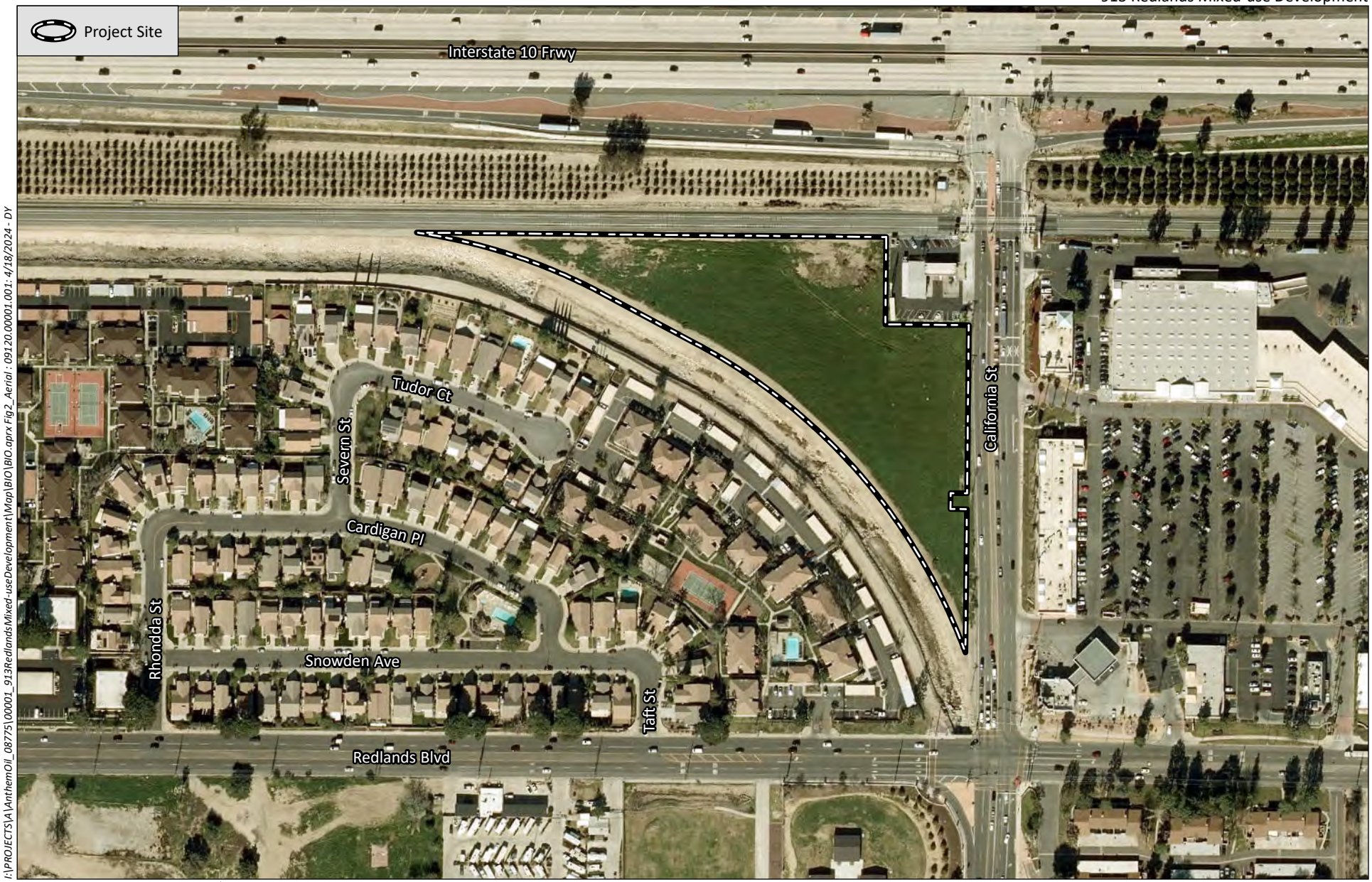
0 10 Miles

Source: Base Map Layers (ESRI, 2013)

HELIX Environmental Planning

Regional Location

Figure 1



I:\PROJECTS\A\AnthemOil_08775\00001_913RedlandsMixed-useDevelopment\Map\BIO\BIO aprx Fig2_Aerial : 09120.00001.001: 4/18/2024 - DY

0 250 Feet

Source: Aerial (SB County, 2023)

HELIX Environmental Planning

Aerial Photograph

Figure 2

I:\PROJECTS\A\AnthemOil_08775\00001_913RedlandsMixed-useDevelopment\Map\BIO\BIO.aprx Fig3_USGS : 09120.00001.001: 4/18/2024 - DY

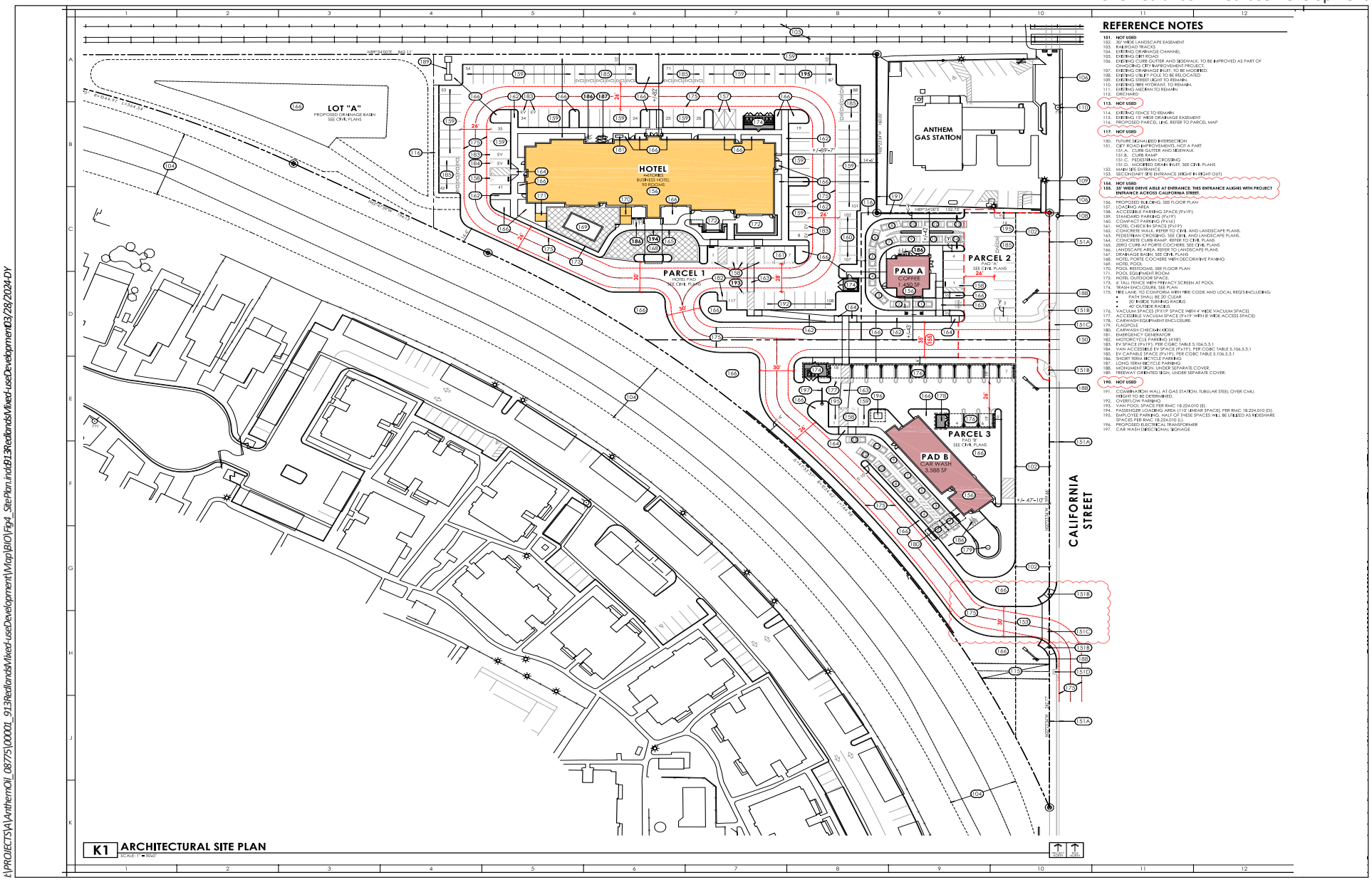
0 2,000 Feet

Source: REDLANDS 7.5' Quad (USGS)

HELIX Environmental Planning

USGS Topography

Figure 3



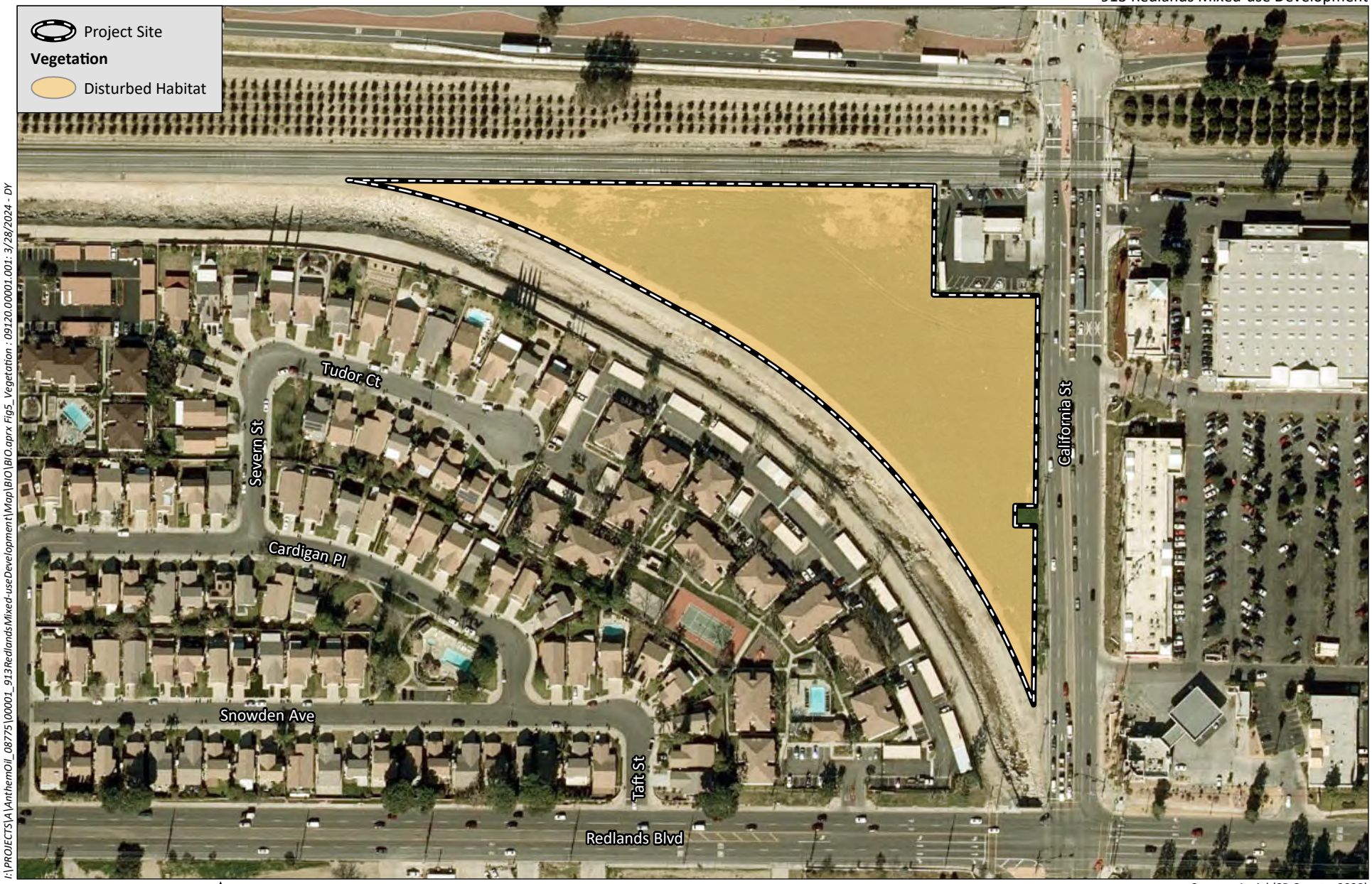
A:\PROJECTS\A\AnthemOil_08775\00001_913RedlandsMixed-useDevelopment\Map\BIO\Fig4_SitePlan.indd913RedlandsMixed-useDevelopment03/28/2024DY

Source: STE VE RIGOR DESIGN, 2025

HELIX Environmental Planning

Site Plan

Figure 4



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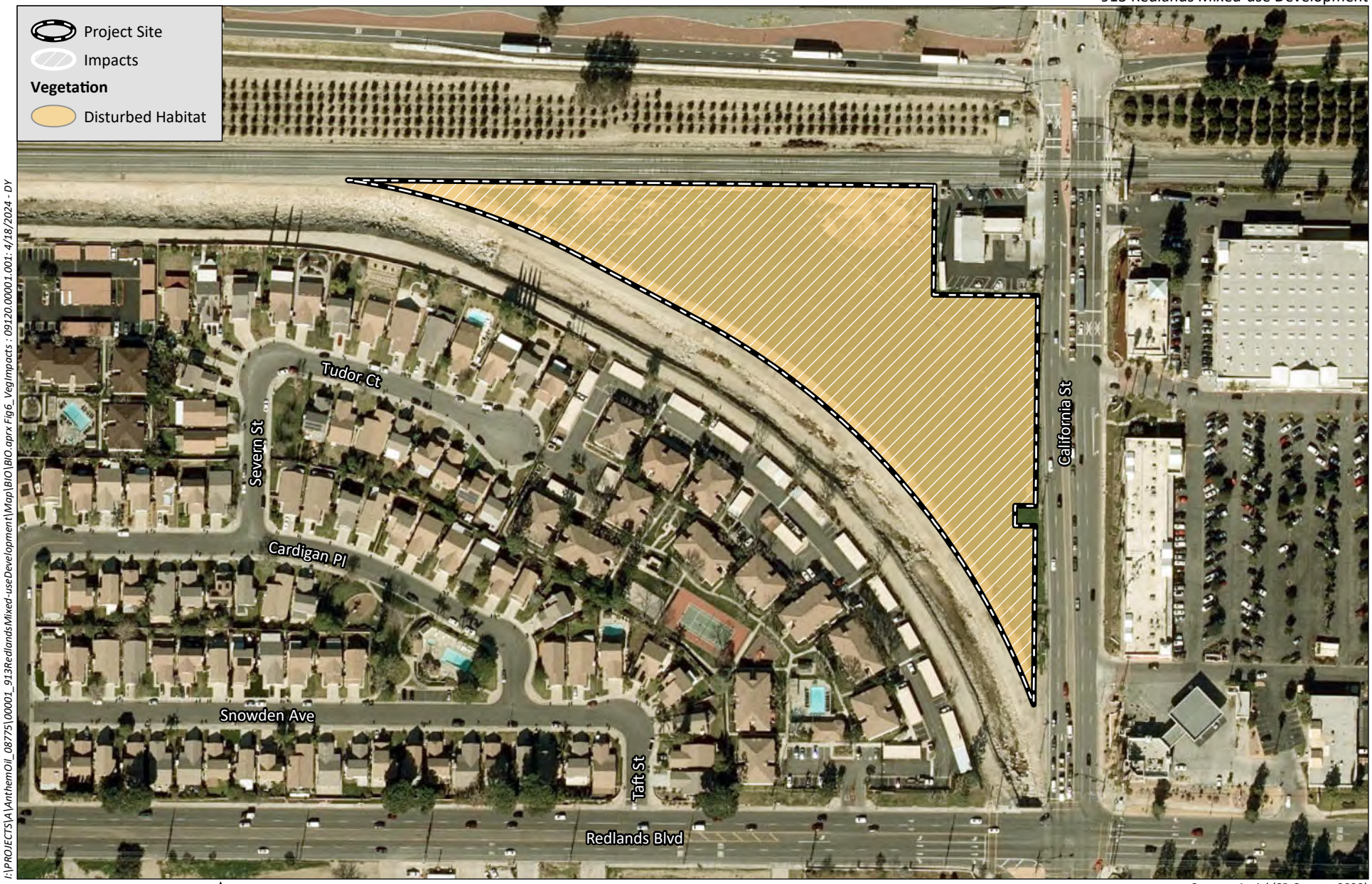
0 200 Feet

Source: Aerial (SB County, 2023)

HELIX Environmental Planning

Vegetation

Figure 5



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0 200 Feet

Source: Aerial (SB County, 2023)

HELIX Environmental Planning

Vegetation Communities/Impacts

Figure 6

Attachment A

Plant Species Observed

Family	Scientific Name	Common Name
ANGIOSPERMS – EUDICOTS		
Adoxaceae	*Sambucus mexicana*	blue elderberry
Boraginaceae	*Amsinckia menziesii* var. *intermedia*	common fiddleneck
Brassicaceae	*Hirschfeldia incana**	short-pod mustard
	*Sisymbrium irio**	London rocket
Geraniaceae	*Erodium cicutarium**	redstem filaree
Malvaceae	*Malva parviflora**	cheeseweed
ANGIOSPERMS – MONOCOTS		
Poaceae	*Avena fatua**	wild oat
	*Bromus diandrus**	bromegrass
	*Hordeum murinum**	foxtail barley

* Non-native species

Attachment B

Animal Species Observed

Order	Family	Scientific Name	Common Name
INSECTS			
Hymenoptera	Formicidae	*Solenopsis invicta*	red imported fire ant
Coleoptera	Coccinellidae	*Hippodamia convergens*	convergent lady beetle
	Tenebrionidae	*Coelocnemis magna*	stink beetle
BIRDS			
Charadriiformes	Charadriidae	*Charadrius vociferus*	killdeer
Falconiformes	Falconidae	*Falco sparverius*	American kestrel
Passeriformes	Corvidae	*Corvus corax*	common raven
	Fringillidae	*Haemorhous mexicanus*	house finch
	Hirundinidae	*Stelgidopteryx serripennis*	northern rough-winged swallow
	Passeridae	*Passer domesticus*	European sparrow
	Sturnidae	*Sturnus vulgaris*	European starling

Attachment C

Representative Site Photos

Photograph 1. Northern portion of the project site facing east. Photograph taken on March 13, 2024.

Photograph 2. Southern portion of the project site facing north. Photograph taken on March 13, 2024.

Photograph 3. Northern portion of the project site facing west. Photograph taken on March 13, 2024.

Photograph 4. Western portion of the project site facing east. Photograph taken on March 13, 2024.

Attachment D

Special-Status Plant Species with Potential to Occur

Species	Status[1]	Habit, Ecology and Life History	Potential to Occur[2]
Chapparal sand-verbena (*Abronia villosa var. aurita*)	--/-- CRPR 1B.1	Annual herb. Occurs in sandy areas in chaparral, coastal scrub, and desert dunes. Flowering period: March to September. Elevation: 1,600 to 5,250 feet (488 to 1600 meters).	**None.** The project site does not support chaparral, coastal scrub, or desert dune habitat. The nearest occurrence, recorded in 2009, is approximately 20 miles to the southeast of the project site.
Marsh sandwort (*Arenaria paludicola*)	FE/SE CRPR 1B.1	Perennial herb. Occurs in wet areas such as marshes and bogs. Found in two locations in San Luis Obispo County. Flowering period: May through August. Elevation: 0 to 65 feet (0 to 20 meters).	**None.** The project site lacks suitable wet areas to support this species. This species only has one historical report in the project site vicinity, recorded in 1899 in the general Santa Ana River area (exact location unknown).
Nevin's barberry (*Berberis nevinii*)	FE/SE CRPR 1B.1	Perennial evergreen shrub. Occurs in chaparral, cismontane woodland, coastal scrub, and riparian scrub on sandy or gravelly soils. Found in Los Angeles, San Bernardino, Riverside, and San Diego Counties. Flowering period: March to June. Elevation: 225 to 2,705 feet (70 to 825 meters).	**None.** The project site lacks suitable chaparral, cismontane woodland, coastal scrub, or riparian scrub to support his species. This species was last recorded in 2009 in San Timoteo Canyon, approximately four miles southwest of the project site.
Smooth tarplant (*Centromadia pungens* ssp. *laevis*)	--/-- CRPR 1B.1	Annual herb. Occurs on alkaline soils in chenopod scrub, meadows and seeps, playas, riparian woodland, and valley and foothill grassland. Found in San Bernardino, Los Angeles, Riverside, and San Diego Counties. Flowering Period: April to September. Elevation: below 2,100 feet (640 meters).	**None.** The project site lacks suitable alkaline soils and preferred vegetation communities to support this species. This species was last recorded in 2016 along the Santa Ana River east of Waterman Avenue, approximately six miles west of the project site.
Salt marsh bird's-beak (*Chloropyron maritimum* ssp. *maritimum*)	FE/SE CRPR 1B.2	Annual herb. Found in coastal salt marshes and swamps, particularly on slightly raised hummocks, and on coastal dunes. Found along the coastal regions from San Luis Obispo south to San Diego County and east to San Bernardino County. Flowering Period: May to October. Elevation: below 100 feet (30 meters).	**None.** The project site lacks suitable coastal salt marshes or swamp habitat to support this species. This species only has one historical report in the project site vicinity, recorded in 1888 in the vicinity of San Bernardino Valley (exact location unknown).

Species	Status[1]	Habit, Ecology and Life History	Potential to Occur[2]
Parry's spineflower (*Chorizanthe parryi* var. *parryi*)	--/-- CRPR 1B.1	Annual herb. Occurs in sandy soil on flats and foothills in mixed grassland, coastal sage scrub, and chaparral communities. Found in the San Gabriel and San Bernardino Mountains and western Transverse Ranges within Los Angeles, San Bernardino, and Riverside County. Flowering Period: April to June. Elevation: 900 to 4,005 feet (275 to 1,220 meters).	**None.** The project site lacks mixed grassland, coastal sage scrub, and chaparral habitat to support this species. This species was last recorded in 2018 near Opal Avenue, approximately two miles northeast of the project site.
White-bracted spineflower *(Chorizanthe xanti* var. *leucotheca)*	--/-- CRPR 1B.2	Annual herb. Occurs within coastal scrub, Mojave desert scrub, and pinyon-juniper woodland, especially on alluvial fans and sandy or gravelly soils. Found within Los Angeles, Riverside, San Bernardino, and San Diego Counties. Flowering period: April to June. Elevation: 980 to 3,935 feet (300 to 1,200 meters).	**None.** The project site lacks suitable coastal scrub, desert scrub, or pinyon-juniper woodland to support this species. This species was last recorded in 2011 near Mentone, approximately seven miles east of the project site.
Peruvian dodder (*Cuscuta obtusiflora var. glandulosa*)	--/-- CRPR 2B.2	Annual vine. Found in freshwater marshes and swamps. Flowering period: July to October. Elevation 5,905 to 7,595 feet (1,800 to 2,315 meters).	**None.** The project site lacks freshwater habitat and is well below the elevation range to support this species. This species only has one historical report in the project site vicinity, recorded in 1890 within Warm Creek which has since been channelized.
Slenderhorn spineflower (*Dodecahema leptoceras*)	FE/CE CRPR 1B.1	Annual herb. Found in sandy and gravelly soils or alluvial fans in coastal sage scrub, chaparral, and woodlands. Found in the San Gabriel, San Bernardino, and San Jacinto Mountains and the western Transverse and Peninsular Ranges of Los Angeles, San Bernardino, and Riverside Counties. Flowering Period: April to June. Elevation: 655 to 2,500 feet (200 to 760 meters).	**None.** The project site lacks suitable vegetation communities to support this species. This species was last recorded in 2010 near East Highlands, approximately three miles northwest of the project site.

Species	Status[1]	Habit, Ecology and Life History	Potential to Occur[2]
Santa Ana River woolly-star (*Eriastrum densifolium ssp. sanctorum*)	FE/SE CRPR 1B.1	Perennial herb. Occurs in coastal sage scrub or chaparral. Found in Santa Ana River, Lytle Creek, and Cajon Creek flood plains. Usually in areas with less than 50 percent cover. Flowering period: May to September. Elevation: 755 to 7,515 feet (230 to 2,290 meters).	**None.** The project site lacks suitable coastal sage scrub or chaparral habitat to support this species. This species was last recorded in a wash in the Santa Ana River, approximately two miles northeast of the project site.
California satintail (*Imperata brevifolia*)	--/-- CRPR 2B.1	Large perennial grass. Occurs in wet streams, meadows, streambanks, and floodplains. Found throughout California. Flowering period Sep-May. Elevation range: below 1640 feet (500 m).	**None.** The project site lacks suitable wet habitat to support this species. This species was last recorded in 2010 along City Creek, approximately six miles west of the project site.
Parish's bush-mallow (*Malacothamnus parishii*)	--/-- CRPR 1A	Perennial deciduous shrub. Occurs within chaparral and coastal scrub. Found in San Bernardino and Riverside Counties. Flowering period: June to July. Elevation: 1,000 to 1,495 feet (305 to 455 meters).	**None.** The project site lacks suitable coastal scrub or chaparral habitat to support this species. This species only has one historical report in the project site vicinity, recorded in 1895 near the mesas north of San Bernardino (exact location unknown).

[1] Listing codes as follows: F = Federal; S = State of California; E = Endangered; T = Threatened; CE = Candidate Endangered; R = Rare

CRPR = California Native Plant Society Rare Plant Rank: 1A – presumed extirpated in California and either rare or extinct elsewhere; 1B – rare, threatened, or endangered in California and elsewhere; 2A – presumed extirpated in California, but more common elsewhere; 2B – rare, threatened, or endangered in California, but more common elsewhere; 3 – more information needed; 4 – watch list for species of limited distribution. Extension codes: .1 – seriously endangered; .2 – moderately endangered; .3 – not very endangered.

[2] Potential to Occur is assessed as follows: **None**: There are no present or historical records of the species occurring on or in the immediate vicinity of the project site and the diagnostic habitats and soils associated with the species do not occur on or in the immediate vicinity of the project; **Low**: Suitable habitat is present in the project site and a historical record of the species occurs in the immediate vicinity but existing conditions such as elevation, soils, density of cover, prevalence of non-native species, evidence of disturbance, limited habitat area, and/or isolation substantially reduce the possibility that the species may occur; **Moderate**: The diagnostic habitats associated with the species occur on or in the immediate vicinity of the project site, but there is not a recorded occurrence of the species within the immediate vicinity. Some species that contain extremely limited distributions may be considered moderate, even if there is a recorded occurrence in the immediate vicinity; **High**: Suitable habitat occurs in the project site and the species has been recorded recently on or in the immediate vicinity but the species was not observed during project surveys; **Present**: The species was observed within the project site during biological surveys for the project; **Presumed Absent**: Species would be visible all year and would have been observed if present.

Attachment E

Special-Status Animal Species with Potential to Occur

Species	Status[1]	Habitat Associations	Potential to Occur[2]
INVERTEBRATES			
Crotch bumble bee (*Bombus crotchii*)	--/SCE	Found throughout southwestern California from the Central Valley south to the U.S./Mexico border. Inhabits open grasslands and scrub habitats. Primarily nests underground and forages on a wide variety of flowers, but a short tongue renders it best suited to open flowers with short corollas. Most commonly observed on flowering species in the Fabaceae, Asteraceae, and Lamiaceae families. Occurrence has also been linked to habitats containing *Asclepias, Chaenactis, Lupinus, Medicago, Phacelia,* and *Salvia* genera.	**None.** The project site lacks suitable grassland or scrub habitat with preferred nectar plant species. This species was last recorded in 2020 along Country Gate Road, approximately four miles southeast of the project site.
VERTEBRATES			
Fish			
Santa Ana speckled dace (*Rhinichthys osculus*)	--/SSC	Occurs within the Santa Ana, San Gabriel, and Los Angeles River systems. Requires streams with perennial flow fed by cool springs that maintain summer water temperatures below 20°C. They most often occupy shallow riffles dominated by gravel and cobble.	**None.** The project site lacks streams or other bodies of water to support this species. This species was last recorded in 2000 in City Creek, approximately six miles northwest of the project site.
Amphibians			
Southern mountain yellow-legged frog (*Rana muscosa*)	FE/SE, WL	Historically found within creeks and drainages in the San Gabriel, San Bernardino, San Jacinto, and Palomar Mountains of Los Angeles, San Bernardino, Riverside, and San Diego counties at elevations between 1,200 and 7,500 feet. Extirpated from much of its former range and is currently known to occupy only nine locations within the San Gabriel, San Bernardino, and San Jacinto Mountains. Inhabits rocky and shaded streams with an open to semi-open riparian canopy. Individuals most often found in drainages with permanent (perennial) water in at least some portion of the reach. Occupied streams vary from having steep gradients with numerous pools, rapids, and small waterfalls, to low gradients with slow flows, marshy edges, and sod banks. Favors large clear pools up to three feet deep.	**None.** The project site lacks suitable aquatic habitats to support this species. This species was last recorded in 1905 in the Santa Ana River, approximately seven miles northwest of the project site.

Species	Status[1]	Habitat Associations	Potential to Occur[2]
Western spadefoot toad (*Spea hammondii*)	--/SSC	Occurs from northern California southward to San Diego County, west of the Sierra Nevada at elevations below 4,500 feet. Terrestrial species requiring temporary pools for breeding. Suitable upland habitats include coastal sage scrub, chaparral, and grasslands. Most common in grasslands with vernal pools or mixed grassland-coastal sage scrub areas. Breeds in temporary pools formed by heavy rains but may also be found in riparian habitats with suitable water resources. Breeding pools must lack exotic predators such fish, bullfrogs, and crayfish for the species to successfully reproduce. Estivates in burrows within upland habitats adjacent to potential breeding sites.	**None.** The project site lacks temporary pools and vegetation communities required by this species for breeding. This species was last recorded in 2015 near Live Oak Canyon Road approximately six miles southeast of the project site.
Reptiles			
Southern California legless lizard (*Anniella stebbinsi*)	--/SSC	Found throughout southern California from the Transverse Ranges south to the U.S./Mexico border. Occurs in sparsely vegetated areas with moist warm, loose soil with plant cover; moisture is essential. Common in several habitats but especially in beach dunes, coastal scrub, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces. Found primarily in areas with sandy or loose organic soils or where there is plenty of leaf litter. Sometimes found in suburban gardens.	**None.** The project site lacks suitable moist areas and vegetation communities to support this species. This species was last recorded in 2016 approximately two miles northeast of the project site.
California glossy snake (*Arizona elegans occidentalis*)	--/SSC	Occurs along the coastal regions of California from San Francisco south to San Diego County; though it is absent along the central coast. Inhabits arid scrub, rocky washes, grasslands, and chaparral. Prefers open areas and areas with soils loose enough for easy burrowing.	**None.** The project site lacks suitable vegetation communities to support this species. This species was last recorded in 2015 near Greenspot Road, approximately five miles northeast of the project site.

Species	Status[1]	Habitat Associations	Potential to Occur[2]
Belding's orange-throated whiptail (*Aspidoscelis hyperythra beldingi*)	--/WL	Found within the southwestern portion of California in southern San Bernardino, western Riverside, Orange, and San Diego Counties on the western slopes of the Peninsular Ranges at elevations below 3,500 feet. Suitable habitat includes coastal sage scrub, chaparral, juniper woodland, oak woodland, and grasslands along with alluvial fan scrub and riparian areas. Occurrence of the species correlated with the presence perennial plants which provides a food base for its major food source, termites.	**None.** The project site lacks suitable vegetation communities to support this species. This species was last recorded in approximately four miles southeast of the project site.
San Diego tiger whiptail (*Aspidoscelis tigris stejnegeri*)	--/SSC	Occurs along the coastal region of southern California from San Luis Obispo south to San Diego County. Inhabits a wide variety of habitats, primarily in hot and dry open areas with sparse vegetation, from sea level up to 4,900 feet. Suitable habitats include coastal sage scrub, chaparral, riparian areas, woodlands, and rocky areas with sandy or gravelly substrates.	**None.** The project site does not have suitable habitat. This species was last recorded in 2016 in Loma Linda, approximately two miles southwest of the project site.
Red diamond rattlesnake (*Crotalus ruber*)	--/SSC	Occurs in the southwestern California from San Bernardino County south to San Diego County at elevations below 5,000 feet. Has a wide tolerance for varying environments including the desert, dense foothill chaparral, warm inland mesas and valleys, and cool coastal zones. Most commonly found near heavy brush with large rocky microhabitats. Chamise and red shank chaparral associations may offer better structural habitat for refuges and food resources.	**None.** The project site and immediate vicinity lack suitable vegetation communities and brushy, rocky microhabitats preferred by this species. This species was last recorded in 2017 near Orange Street in Redlands, approximately three miles northeast of the project site.
Blainville's horned lizard (*Phrynosoma blainvillii*)	--/SSC	In California, predominately occurs from Kern County south to San Diego County, west of the desert at elevations below 8,000 feet. Inhabits a wide variety of vegetation types including sagebrush scrub, chaparral, grasslands, forests, and woodlands but is restricted to areas with suitable sandy, loose soils with open areas for basking. Diet primarily composed of native harvester ants (*Pogonmyrmex* spp.) and are generally excluded from areas invaded by Argentine ants (*Linepithema humile*).	**None.** The project site lacks suitable habitat with loose soils and native harvester ants were not observed on-site. This species was last recorded in 1991 in Cajon Wash, approximately 4 miles northeast of the project site.

Species	Status[1]	Habitat Associations	Potential to Occur[2]
Two-striped garter snake (*Thamnophis hammondii*)	--/SSC	Found in California from Monterey County south along the coast to San Diego County at elevations below 7,000 feet. Commonly inhabits perennial and intermittent streams with rocky beds bordered by riparian habitats dominated by willows and other dense vegetation. Has also been found in stock ponds, and other artificially created aquatic habitats, if bordered by dense vegetation and potential prey, such as amphibians and fish, are present.	**None.** The project site lacks suitable aquatic habitats with rocky areas or dense vegetation preferred by this species. This species was last recorded in 2016 in San Bernardino, approximately nine miles northwest of the project site.
Birds			
Cooper's Hawk (*Accipiter cooperii*)	--/WL	In California, breeds from Siskiyou County south to San Diego County and eastwards to Owens Valley at elevations below 9,000 feet. Inhabits forests, riparian areas, and more recently suburban and urban areas. Nests within dense woodlands and forests and isolated trees in open areas.	**Low.** Although the project site lacks suitable nesting habitat; however, this species may forage within the project site. This species was last recorded in 1999, approximately 4.8 miles southeast of the project site.
Southern California Rufous-crowned Sparrow (*Aimophila ruficeps canescens*)	--/WL	Year-round resident of southwestern California occurring from Santa Barbara County south to San Diego County at elevations below 5,000 feet. Generally found on moderate to steep slopes vegetated with grassland, coastal sage scrub, and chaparral. Prefer areas with California sagebrush (*Artemisia californica*). Generally absent from areas with dense stands of coastal sage scrub or chaparral. May occur on steep grassy slopes without shrubs if rock outcrops are present.	**None.** The project site lacks suitable grassland, sage scrub, or chaparral habitats preferred by this species. This species was last recorded in 2021 at San Timoteo Creek, approximately five miles southwest of the project site.
Burrowing Owl (*Athene cunicularia*)	BCC/SSC	Found from central California east to the Mojave Desert and south to coastal San Diego County. Primarily a grassland species that prefers areas with level to gentle topography and well-drained soils. Also occupies agricultural areas, vacant lots, and pastures. Requires underground burrows for nesting and roosting that are typically dug by other species such as the California ground squirrel (*Spermophilus beecheyi*). Will also utilize natural rock cavities, debris piles, culverts, and pipes for nesting and roosting.	**None.** The project site lacks suitable habitat and suitable California ground squirrel burrows within the project site. This species was recorded in February 2021 at San Timoteo Creek, approximately five miles southwest of the project site.

Species	Status[1]	Habitat Associations	Potential to Occur[2]
Western Yellow-billed Cuckoo (*Coccyzus americanus occidentalis*)	FT/SE	Uncommon summer resident of California. Current breeding range is restricted to isolated sites in Sacramento, Amargosa, Kern, Santa Ana, and Colorado River Valleys. Riparian obligates that nest in riparian woodlands with native broadleaf trees and shrubs, such as cottonwoods (*Populus* ssp.) and willows at least 50 acres or more in size within arid to semiarid landscapes. Most likely found in patches of riparian habitat greater than 200 acres.	**None.** The project site lacks suitable riparian habitat. This species was last recorded in 2001 at Poorman Reservoir, approximately 10 miles southwest of the project site.
Southwestern Willow Flycatcher (*Empidonax traillii extimus*)	FE/SE	In California, breeds from the central portion of the state in Owens Valley (Inyo County) south to San Diego County. Riparian obligates that breed in relatively dense riparian habitats along rivers, streams, or other wetlands where surface water is present, or soils are very saturated. Breeding habitat can consist of monotypic stands of willows, a mixture of native broadleaf trees and shrubs, monotypic stands of exotics such as tamarisk (*Tamarix* spp.) or Russian olive (*Elaeagnus angustifolia*), or mixture of native broadleaf trees and shrubs with exotics. Restricted in San Diego County to two modest colonies at San Luis Rey River and Santa Margarita River, with a few scattered pairs.	**None.** The project site lacks suitable dense riparian habitat to support this species. This species was last recorded in 2016 in San Timoteo Canyon, approximately five miles southwest of the project site.
California Horned Lark (*Eremophila alpestris actia*)	--/WL	In California occurs along the coastal ranges of from San Joaquin Valley south to U.S./Mexico border. Inhabits a wide variety of open habitats with low, sparse vegetation where trees and large shrubs are generally absent. Suitable habitats include grasslands along the coast, deserts within the inland regions, shrub habitat at higher elevations, and agricultural areas.	**Low.** Although habitat within the project site is only marginally suitable for this species, this species is regularly and frequently reported at Redlands Sports Park, which is approximately five miles northeast of the project site. This species was last recorded at that location in September 2021.

Species	Status[1]	Habitat Associations	Potential to Occur[2]
Yellow-breasted Chat (*Icteria virens*)	--/SSC	In California, occurs as a migrant and summer resident breeding from the coastal regions in northern California, east of the Cascades, and throughout the central and southern portions of the state. Breeds in early successional riparian habitats with well-developed shrub layer and an open canopy nesting on the borders of streams, creeks, rivers, and marshes.	**None.** The project site lacks suitable riparian habitat to support this species. This species was last recorded in spring 2021 along the Santa Ana River near Greenspot Road, approximately two miles northeast of the project site.
Loggerhead Shrike (*Lanius ludovicianus*)	BCC/SSC	Found year-round within California throughout the foothills and lowlands with winter migrants found coastally north of Mendocino County. Inhabits a variety of habitats and forages over open ground within areas of short vegetation, pastures with fence rows, old orchards, mowed roadsides, cemeteries, golf courses, riparian areas, open woodland, agricultural fields, desert washes, desert scrub, grassland, broken chaparral and beach with scattered shrubs. Forages by perching to search for prey (such as large insects, small mammals, amphibians, reptiles, and fish) and using impaling as a means of handling prey.	**Low.** Although habitat within the project site is only marginally suitable for this species, this species is regularly and frequently reported at Redlands Sports Park, which is approximately five miles northeast of the project site. This species was last recorded at that location in September 2021.
Coastal California Gnatcatcher (*Polioptila californica californica*)	FT/SSC	Year-round resident of California occurring from Ventura County south to San Diego County, and east to the western portions of San Bernardino and Riverside Counties. Typically occurs in arid, open sage scrub habitats on gently slopes hillsides to relatively flat areas at elevations below 3,000 feet. Composition of sage scrub in which gnatcatchers are found varies though California sagebrush present as dominant or co-dominant species. Mostly absent from areas dominated by black sage (*Salvia mellifera*), white sage (*Salvia apiana*), or lemonade berry (*Rhus integrifolia*), though may occur more regularly in inland regions dominated by black sage.	**None.** The project site lacks suitable sager scrub vegetation communities preferred by this species. This species was last recorded in 2021 at the Redlands Municipal Airport, approximately five miles northeast of the project site.

Species	Status[1]	Habitat Associations	Potential to Occur[2]
Yellow Warbler (*Setophaga petechia*)	BCC/SSC	Common to locally abundant species breeding throughout California at elevations below 8,500 feet; excluding most of the Mojave Desert and all of the Colorado Desert. Breeds in riparian areas dominated by willows and cottonwoods, near rivers, streams, lakes, and wet meadows. Also breeds in montane shrub and conifer forests in higher elevation areas.	**None.** The project site lacks suitable riparian habitat preferred by this species. This species was last recorded in spring 2021 along the Santa Ana River near Greenspot Road, approximately two miles northeast of the project site.
Least Bell's Vireo (*Vireo bellii pusillus*)	FE/SE	In California, breeds along the coast and western edge of the Mojave Desert from Santa Barbara County south to San Diego County, and east to Inyo, San Bernardino, and Riverside Counties. Breeding habitat consists of early to mid-successional riparian habitat, often where flowing water is present, but also found in dry watercourses within the desert. A structurally diverse canopy and dense shrub cover is required for nesting and foraging. Dominant species within breeding habitat includes cottonwood and willows with mule fat (*Baccharis salicifolia*), oaks (*Quercus* ssp.), and sycamore (*Platanus racemosa*), and mesquite and arrowweed (*Pluchea sericea*) within desert habitats. Can be tolerant of the presence of non-native species such as tamarisk.	**None.** The project site lacks suitable riparian habitat to support this species. This species was last recorded in spring 2021 along the Santa Ana River near Greenspot Road, approximately two miles northeast of the project site.

Species	Status[1]	Habitat Associations	Potential to Occur[2]
Mammals			
Pallid bat (*Antrozous pallidus*)	--/SSC	Locally common species found at low elevations in California. Associated with arid and open habitats including grasslands, shrublands, woodlands, and forests, often with open water nearby. Prefers rocky outcrops, cliffs, and crevices with access to open habitats for foraging. Day roosts in caves, crevices, mines, and occasionally hollow trees and buildings. Appears to be intolerant of most human disturbances, being mostly absent from urban and suburban areas.	**None.** The project site lacks suitable roosting habitat and occurs within a developed area, which would preclude this species. This species was last recorded in 1928 in the general area of Redlands (exact location unknown).
San Bernardino kangaroo rat (*Dipodomys merriami parvus*)	FE/SE	Occurs in southwestern San Bernardino and western Riverside Counties primarily within the San Bernardino, Menifee, and San Jacinto valleys. Inhabits alluvial fan sage scrub and coastal sage scrub habitats with gravelly and sandy soils. Occupies alluvial floodplains and adjacent upland habitats. Rarely found in dense vegetation or rocky washes.	**None.** The project site lacks suitable alluvial fan sage scrub and coastal sage scrub habitats with gravelly and sandy soils. This species was last recorded in 2016 near San Timoteo Canyon, approximately five miles southwest of the project site.
Stephens' kangaroo rat (*Dipodomys stephensi*)	FT/ST	Occurs in southern California within the San Jacinto Valley, western Riverside County, and southwestern San Bernardino County, and northwestern San Diego county at elevations between 180 to 4,100 feet. Inhabits native to open grasslands and sparse coastal sage scrub (less than 30 percent cover) on relatively flat or gently sloping ground. Dominant species include native and non-native herbaceous species such as filaree (*Erodium* spp.), non-native grasses (*Bromus* ssp.), California sagebrush, and California buckwheat.	**None.** The project site lacks suitable grasslands and sparse coastal sage scrub (less than 30 percent cover) on relatively flat or gently sloping ground. This species was last recorded in 2016 near San Timoteo Canyon, approximately five miles southwest of the project site.
Western mastiff bat (*Eumops perotis californicus*)	--/SSC	In California, occurs from Monterey County to San Diego County from the coast eastward to the Colorado Desert. Found in open, semi-arid to arid habitats including coastal and desert scrub, grasslands, woodlands, and palm oases. Prefers to roost in high situations above the ground on vertical cliffs, rock quarries, outcrops of fractured boulders, and occasionally tall buildings.	**None.** The project site lacks suitable vegetation communities and vertical structures preferred by this species for foraging and roosting. This species was last recorded in 1992 along Little Mill Creek, approximately seven miles north of the project site.

Species	Status[1]	Habitat Associations	Potential to Occur[2]
Western yellow bat (*Lasiurus xanthinus*)	--/SSC	Occurs from southern California from in Los Angeles, San Bernardino, and San Diego Counties. In San Diego, commonly found in Anza-Borrego Desert but is also established west of the desert within rural to suburban areas including Escondido, Vista, Ramona, Lakeside, El Cajon, and La Mesa. Roosts primarily on dead palm frond skirts of native and non-native fan palms but has also been observed in cottonwoods and yuccas. Occurs within a variety of habitats where palms are present including desert riparian, desert washes, palm oasis, cottonwood-willow riparian forest, and developed areas.	**None.** The project lacks suitable habitat and occurs adjacent to a developed area that may support roosting for this species. This species was last recorded in 1996 in the general Redlands area (exact location unknown).
San Diego Bryant's (formerly desert) woodrat (*Neotoma bryanti [formerly lepida] intermedia*)	--/SSC	Occurs along the coastal regions of California from San Luis Obispo County south to San Diego County, and in the western portions of San Bernardino and Riverside Counties. Inhabits a variety of shrub and desert habitats such as coastal sagebrush scrub, chaparral, pinyon-juniper woodland, and Joshua tree woodland among others. Often associated with rock outcroppings, boulders, cacti patches, and areas with dense understories. Construct dens used for shelter, food storage, and nesting around rock outcroppings and cacti using various materials such as twigs, sticks, and other debris.	**None.** The project site lacks suitable habitat and vegetation complexity preferred by this species. This species was last recorded in 2007 near Redlands Municipal Airport, approximately five miles northeast of the project site.
Pocketed free-tailed bat (*Nyctinomops femorosaccus*)	--/SSC	Rare in California occurring from Los Angeles County east to San Bernardino County and south to San Diego County. Closely associated with their preferred roosting habitats consisting of vertical cliffs, quarries, and rocky outcrops. Sometimes roosts under tiled roofs and observed utilizing bat boxes. Habitat generalists foraging in grasslands, shrublands, riparian areas, oak woodlands, forests, meadows, and ponds favoring larger water bodies for drinking.	**None.** The project site lacks suitable vertical structures preferred by this species for roosting, as well as large bodies of water for drinking. This species was last recorded in 1985 at March Air Reserve Base, approximately 15 miles southwest of the project site.

Species	Status[1]	Habitat Associations	Potential to Occur[2]
Los Angeles pocket mouse (*Perognathus longimembris brevinasus*)	--/SSC	Historically occurred from the San Fernando Valley of Los Angeles County east to Cabazon in the San Gorgonio Pass and southeast to north-central San Diego County. Possibly intergrades with the Palm Springs pocket mouse in San Felipe Valley. Found in sandy washes, grasslands, disturbed sage scrub, and oak woodland habitats.	**None.** The project site lacks suitable grassland, sage scrub, or oak woodland habitat to support this species. This species was last recorded in 2020 in Colton, approximately 10 miles west of the project site.
American badger (*Taxidea taxus*)	--/SSC	Uncommon, permanent resident found through California, except for the extreme north coast areas. Associated with large blocks of undeveloped land composed of open valleys, alluvial fans, meadows, grasslands, and sandy desert. Dens function as sites for resting and parturition. Friable, easily crumbled soils are important for denning.	**None.** The project site lacks suitable meadow, grassland, or sandy desert habitat preferred by this species. This species was last recorded in 2019 in Live Oak Canyon, approximately four miles south of the project site.

[1] Listing codes are as follows: F = Federal; S = State of California; E = Endangered; T = Threatened; CE = Candidate Endangered; R = Rare; BCC = Federal Bird of Conservation Concern; SSC = State Species of Special Concern; FP = State Fully Protected; WL = Watch List

[2] Potential to Occur is assessed as follows: **None**: Species is so limited to a particular habitat that it cannot disperse on its own, and habitat suitable for its establishment and survival does not occur in the project site; **Not Expected**: There are no present or historical records of the species occurring on or in the immediate vicinity of the project site. The species moves freely and might disperse through or across the project site, but suitable habitat for residence or breeding does not occur; **Low**: Suitable habitat is present in the project site and there is a historical record of the species in the project vicinity, but no sign of the species was observed during surveys. Existing conditions such as elevation, species composition, density of cover, prevalence of non-native species, evidence of disturbance, limited habitat area, and/or isolation may substantially reduce the possibility that the species may occur; **Moderate:** Diagnostic habitats associated with the species occur on or adjacent to the project site, but there is no recent documented occurrence of the species within the immediate vicinity. Some species that contain extremely limited distributions may be considered moderate, even if there is a recorded occurrence in the immediate vicinity; **High**: Suitable habitat associated with the species occurs in the project site and the species has been recorded recently on or near the project, but was not observed during biological surveys; **Present**: The species was observed during biological surveys for the project and is assumed to occupy the project site.