

Mark Hagan  
44715 17th Street East  
Lancaster, CA 93535  
(661) 723-0086  
(661) 433-9956 (m)

July 21, 2021

Royal Investors Group, LLC  
Attn: Ms. Kris Pinero  
15821 Ventura Blvd, Suite 460  
Encino, CA 91436

Dear Ms. Pinero

Re: Update to the 2005 “Results of Biological Site Assessments Conducted for the 68.9-Acre West Palm Development Corporation Project Area, Situated Southeast of Avenue L at 80<sup>th</sup> Street West, City of Lancaster, Los Angeles County, California”

Development has been proposed for APNs 3204-003-046, 047, 048, 049, Lancaster, California. The 68.9 acre (27.8 ha) study site was located east of 80<sup>th</sup> Street West and south Avenue L. The purpose of this update was to determine whether or not the original 2005 report of the area was still adequate in its biological assessment and recommendations (Dudek 2005).

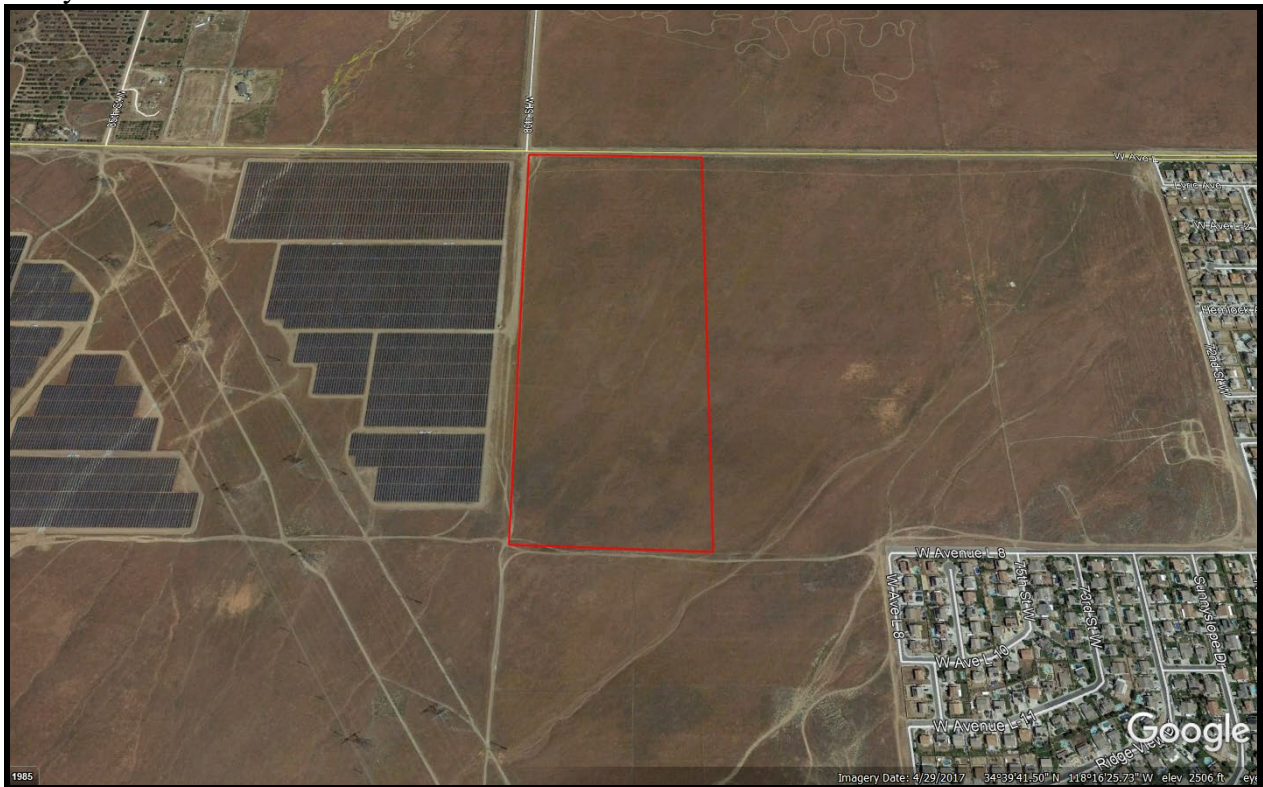
The original report noted the area was characteristic of a disturbed desert scrub dominated by non-native annual grasses and herbs. In 2005 it was noted that the site appeared to have been extensively disced and intensively grazed (Dudek 2005). Based on results of the survey no sensitive plant or wildlife species were observed or expected. No additional measures or surveys were recommended.

The 2005 report and current aerial photography were reviewed. On 15 July 2021, random transects were conducted throughout the study site. Little has changed within the study site based on both aerial photography and the field survey. The area still appears to have been recently disced. An asphalt bike trail was present along Avenue L. Large solar farms are present adjacent to the west boundary and further west. These solar farms appear for the first time in 2017 aerial photography (Figure 1). Evidence of domestic dog and horse use was present within the study site. These species would be expected to limit the use by sensitive species. A housing area was present in 2005 to the southeast and has been further developed. A new housing area that was just beginning construction in 2005 to the east is now developed. An off highway vehicle track is now present to the north of the study site. The study site is dominated by non-native species although there were more native annuals observed during this survey. California ground squirrels and their burrows were observed within the study site as they were in 2005.

No desert tortoises, Mohave ground squirrels, or suitable habitat were observed. No burrowing owls or their sign were observed during the survey. A full survey was not accomplished but given the original report results and what is known as to the current presence



Study site condition and land use in 2005.



Study site condition and land use in 2017.

Figure 1. Aerial photography (Google Earth) of study site and surrounding area.



Figure 2. Photograph of the study area taken 15 July 2021.

of desert tortoises and Mohave ground squirrels there is no reason to expect there was a change in presence of these species. No Swainson's hawk have been observed nesting within 5 miles of the study site within the last 5 years (eBird 2021).

A burrowing owl survey should be accomplished within 30 days prior to construction activities to ensure burrowing owls have not moved into the study area. If burrowing owls are discovered the guidance outlined in the California Department of Fish and Wildlife titled "Staff Report on Burrowing Owl Mitigation" will be used for addressing burrowing owl issues on the study site (California Department of Fish and Game 2012).

The study site is in essentially the same state as it was when originally surveyed in 2005. With incorporation of a burrowing owl preconstruction survey, the report is still considered valid.

### **Literature Cited**

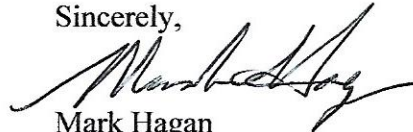
California Department of Fish and Game. 2012. Staff report on burrowing owl mitigation. Calif. Dept. of Fish and Wildlife, Wildlife Branch, Sacramento, CA. 36pp.

Dudek and Associates, 2005. Results of Biological Site Assessments Conducted for the 68.9-Acre West Palm Development Corporation Project Area, Situated Southeast of Avenue L at 80<sup>th</sup> Street West, City of Lancaster, Los Angeles County, California. Dudek & Associates, Inc., 605 Third Street, Encinitas, California 92024. 13 pp.

eBird. 2021. eBird: An online database of bird distribution and abundance [web application]. eBird, Cornell Lab of Ornithology, Ithaca, New York. Available: <http://www.ebird.org>. (Accessed: July 2021).

Please let me know if you have any questions or need further assistance with this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Hagan", written in a cursive style.

Mark Hagan  
Wildlife Biologist