Biological Resources Assessment

163-Lot Single-Family Subdivision W. Avenue I, NW of W. 40th Street

CITY OF LANCASTER

APNs 3105-018-014, -44, -45, and -46

Prepared for:

American Premiere Homes

7116 Valjean Avenue
Van Nuys, CA 91406
Attn: Mr. Hagai Rapaport

Prepared by:

ENVICOM CORPORATION

4165 E. Thousand Oaks Blvd., Suite 290
Westlake Village, California 91362
Contact: Mr. Jim Anderson, Senior Biologist
(818) 879-4700

August 2021

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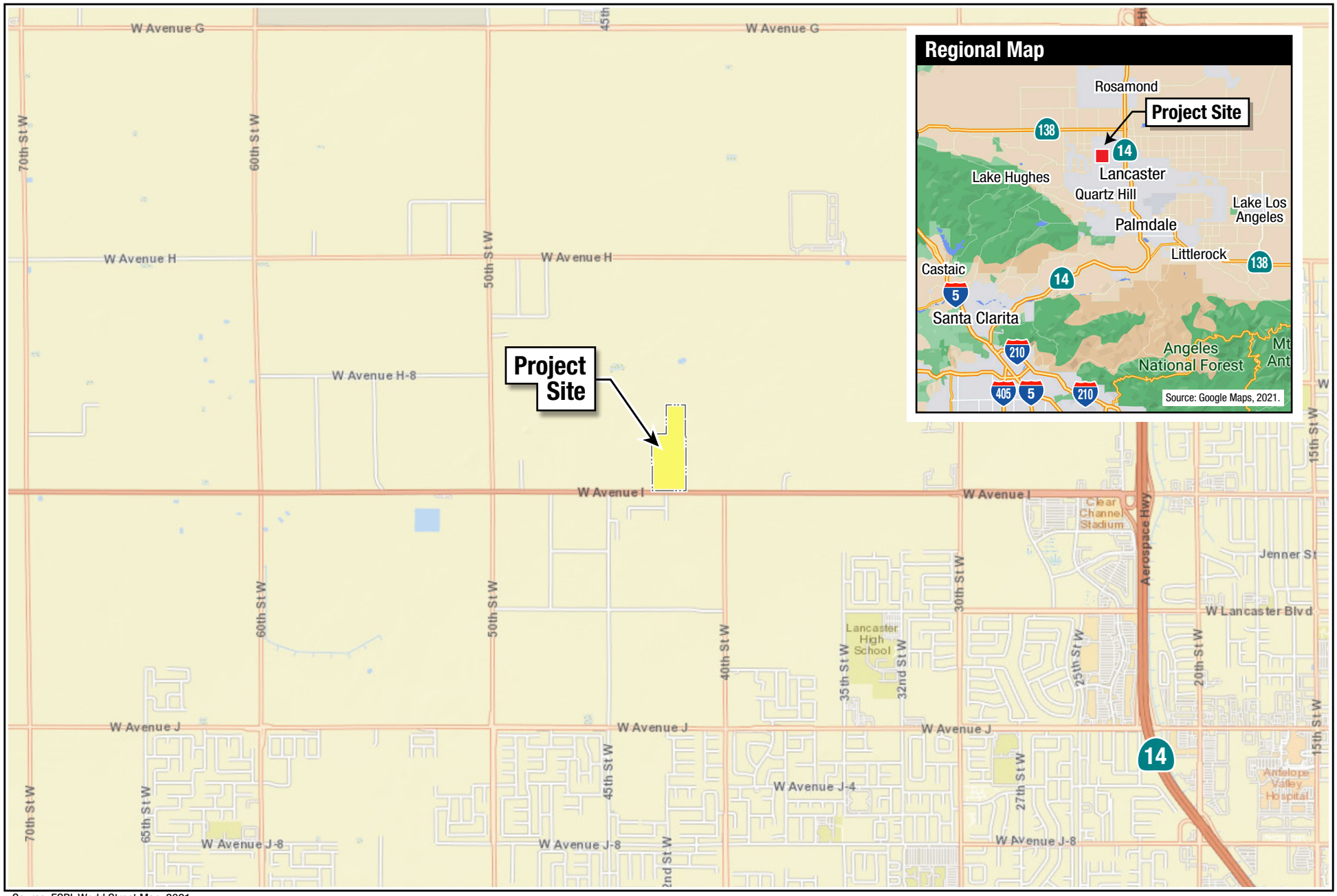
1.0 INTRODUCTION

Envicom Corporation has prepared this Biological Resources Assessment for a proposed 163-lot subdivision (Project) located north of West Avenue I and northwest of West 40th Street in the City of Lancaster (see **Figure 1, Project Location Map**). The Project site (site) includes Assessor Parcel Numbers (APNs) 3105-018-014, -44, -45, and -46, which total approximately 29.5 acres. The site is located within the United States Geological Survey (USGS) 7.5-minute Lancaster West topographical quadrangle within the SE ¼ of Section 12 of Township 7N, Range 13W. The biological study area encompassed the site as well as a 200-foot buffer (see **Figure 2, Aerial Image of the Study Area with Photo Locations**). The biological study area totals approximately 54 acres.

This report provides an inventory of the biological resources at the site and an analysis of potential Project impacts to biological resources. The report first covers the literature review and field surveys, which is followed by existing biological conditions including vegetation, natural communities, plant species, wildlife species, wildlife movement, and jurisdictional areas. A vegetation map as well as representative photographs of habitat conditions at the site are provided. The existing conditions discussion is followed by Project impacts and recommended measures to offset the impacts. Lists of plant and wildlife species observed, as well as an assessment of the potential for occurrence of special-status plant and wildlife species at the site are provided as appendices to the report.



Source: ESRI, World Street Map, 2021.

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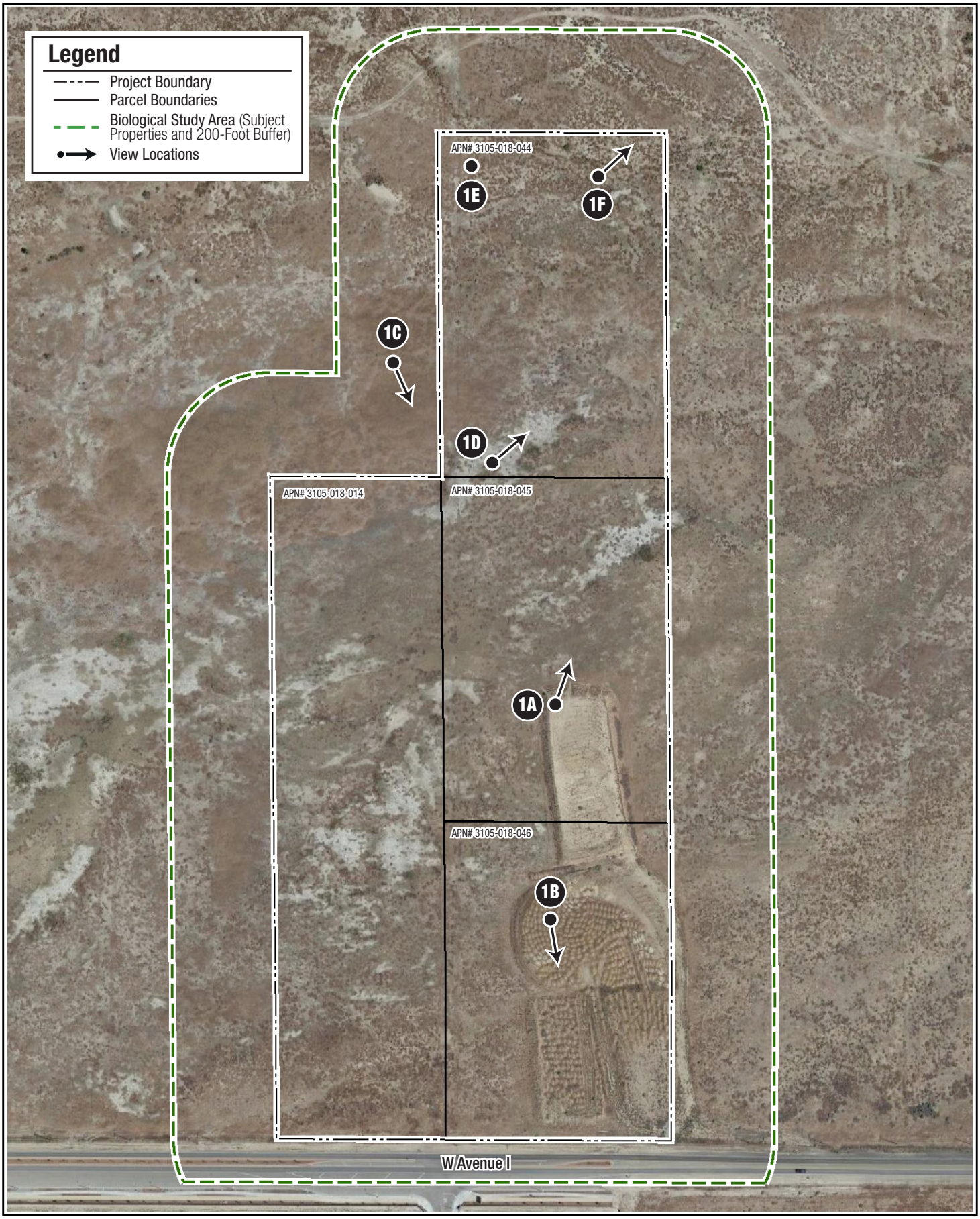
Regional Location Map

FEET 0 1,500 3,000

FIGURE 1



Aerial Source: Google Earth Pro, April 2017.

BIOLOGICAL RESOURCES ASSESSMENT FOR 163 LOT SINGLE-FAMILY SUBDIVISION AT W. AVENUE I, WEST OF W. 40TH STREET

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Aerial Image of the Study Area / View Location Map

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FIGURE 2

2.0 METHODS

A literature review included information available in standard biological references (e.g., Baldwin et al. 2012; Sawyer, Keeler-Wolf, and Evens 2009; Reid 2006; Stebbins 2003; and Sibley 2016) and relevant lists and databases pertaining to the status and known occurrences of sensitive and special-status resources. Other sources of information included aerial photographs, topographic maps, soil survey maps, climatic data, and relevant policy and planning documents. The following sources were among those reviewed in preparation for field surveys, or that were consulted during preparation of this report (for a complete list see the references section):

- *Biogeographic Information and Observation System (BIOS)*, California Department of Fish and Wildlife (CDFW), data as of April 13, 2021;
- *California Natural Diversity Database (CNDDB) Rarefind 5* report for the 7.5' USGS Lancaster West quadrangle and all adjacent quadrangles, CDFW, data as of April 13, 2021;
- *California Native Plant Society (CNPS) Inventory of Rare and Endangered Vascular Plants of California* report for the 7.5' USGS Lancaster West quadrangle and all adjacent quadrangles, CNPS, data as of April 13, 2021;
- *FWS Critical Habitat Mapper for Threatened and Endangered Species*, U.S. Fish and Wildlife Service (USFWS), data as of April 13, 2021;
- *List of Special Vascular Plants, Bryophytes, and Lichens*, CDFW, July 2021;
- *California Natural Communities List, CDFW*, August 18, 2021; and,
- *Special Animals*, CDFW, July 2021.

The *CNDDB, BIOS,* and CNPS database search results are provided in **Appendix 1**.

Envicom Corporation Senior Biologist Mr. Jim Anderson conducted a biological survey and habitat mapping of the study area on April 16, 2021. The survey was conducted between the hours of 11:00 a.m. and 5:10 p.m. in warm and clear conditions (high-70s °F) with winds of approximately 5 to 20 m.p.h. The survey involved a search for protected and regulated biological resources, including rare, threatened, and endangered plant and wildlife species, special habitats, sensitive natural communities, and an evaluation of the importance of the study area for wildlife movement. The survey was performed by slowly walking several transects across the study area. An inventory of vascular plants and wildlife observed was recorded during the survey. Vascular plant species determinations were made using *The Jepson Manual: Vascular Plants of California, 2nd edition*. Vertebrate wildlife species observed at and in the vicinity of the Project study area were identified by direct observation, sign (e.g., tracks, scat, or burrows), or vocalization. Wildlife species identification relied upon Reid (2006), Sibley (2016), and Stebbins (2003). Several photographs were taken as a record of conditions at the time of the survey. As discussed under the Plant Species heading, later in this document, the botanical survey was limited by poor growing conditions due to the very low precipitation of the 2020/2021 season.

3.0 ENVIRONMENTAL SETTING

The site is located on a basin floor of the western Mojave Desert. The topography of the site is essentially flat with elevations range from approximately 2,325 to 2,330 feet above mean sea level. The soils at the site consist of silt loams, clay loams, and loams derived from granitic alluvium. U.S. Geological Survey soil maps indicate the soils are strongly saline. There is a patchwork of small alkali flats at the site, which are shallow depressional features in which water pools ephemerally. There are evaporated salts in these depressions, and therefore they are predominately barren of vegetation. The climate in the area is typified by low humidity and hot, arid summers and cold winters. The average summer high temperature is 98°F and the average winter low temperature is 32°F. The rainy season occurs from October to April, though most precipitation falls in winter with an average of 8 inches annually. The site is within the Antelope Valley Watershed, which is a large, closed basin with no regional outflow of surface water. There are no jurisdictional streams or other waterbodies at the site. There are two natural swales that flow through the northern portion of the study area, and the southernmost of these is within the Project site. The vegetation at the site consists generally of annual grassland and saltbush scrub as well as ruderal vegetation at the stockpile and along roadsides. Representative photographs of the site are provided on **Plate 1, Representative Photographs of Site Conditions – April 16, 2021.**

The site is currently undeveloped vacant land that is surrounded by additional undeveloped vacant land to the north, east, and west, and residential development to the south. There is a large stockpile of imported soil and debris in the southeastern portion of the site. There are several off-road vehicle tracks at the site.

Photo 1A: This photo provides an overview of habitats in the central and northern part of the site and surrounding area. View faces northeast.

Photo 1B: The southern portion of the large stockpile at the site is shown in this photo. View faces south.

Photo 1C: The annual grassland habitats in the northern and central portion of the site are shown. The stockpile is visible in the background. View faces southeast.

Photo 1D: The photo is representative of the alkali flats at the site, which are shallow depressional features with salt deposits in which water pools ephemerally. The flats are mostly barren of vegetation.

Photo 1E: Biological soil crusts such as those shown in this photo were observed in some areas in the northern portion of the site.

Photo 1F: The saltbush scrub (Atriplex) community in the northern part of the study area is shown.

Representative Photographs of Site Conditions – April 16, 2021

4.0 BIOLOGICAL RESOURCES

4.1 VEGETATION AND NATURAL COMMUNITIES

The vegetation within the study area consists primarily of annual grassland and shadscale saltbush scrub as well as ruderal vegetation at the stockpile and along roadsides. There are no protected trees, including California junipers or Joshua trees. Biological soil crusts were observed at some locations in the northern portion of the site. The natural communities within the study area are shown on **Figure 3, Vegetation and Landcover Map.**

Herbaceous

Herb dominated habitats occur throughout most of the site and consist predominately of non-native species, but also contain some native species. Herb dominated habitats are mapped on Figure 3 as undifferentiated non-native and native grasses and forbs. Non-native herbs common in these areas include cheatgrass (*Bromus tectorum*), foxtail barley (*Hordeum murinum*), and tumble mustard (*Sisymbrium altissimum*). Native herbs common in these areas include tessellate fiddleneck (*Amsinckia tessellata*) and tansy mustard (*Descurainia*). The stockpile and roadside areas are dominated by ruderal vegetation, including non-native herbs typical of highly disturbed habitats in the region. Some of the non-native and native herbs common in these areas include cheatgrass, tumble mustard, tessellate fiddleneck, annual bursage (*Ambrosia acanthacarpa*), and turkey mullein (*Croton setigerus*).

Shrublands

Shrubland habitats occur only in the northern portion of the site and are dominated by shadscale saltbush (*Atriplex confertifolia*). The saltbush scrub is open in structure and contains few other native shrubs. The herbaceous layer contains a mixture of native and non-native species. Tessellate fiddleneck, tansy mustard, and an annual buckwheat (*Erigonum*) were the most common native herbs. Common non-native species in the saltbush stands include cheatgrass, tumbling mustard, and Mediterranean grass (*Schimus barbatus*).

Alkali Flats

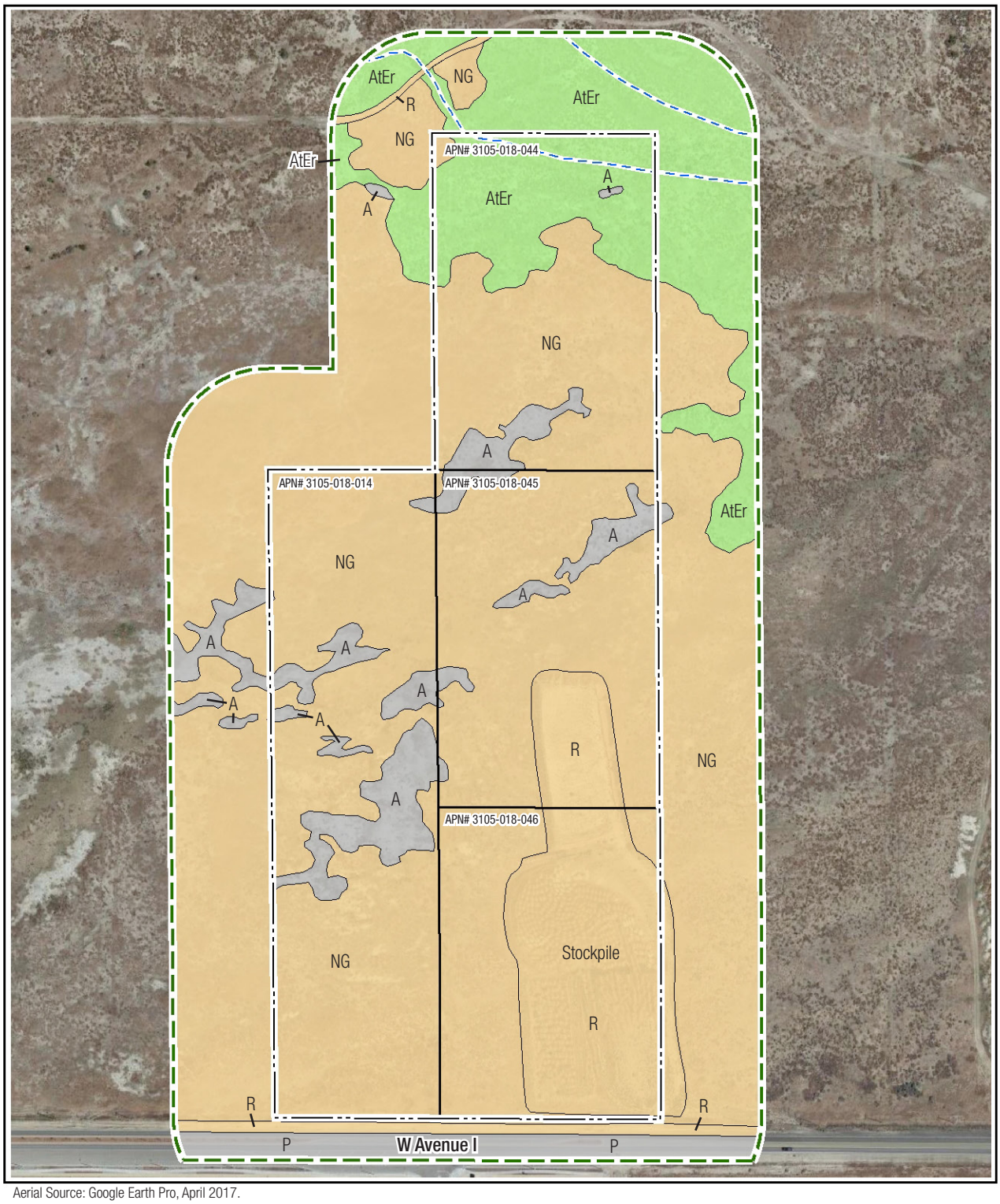
There is a mosaic of annual grassland and alkali flats throughout much of the central portion of the site. The alkali flats are generally barren of vegetation and are bordered by the same plant species common to the herb-dominated habitats found throughout the site. Alkali heath (*Frankenia salina*) occurs sporadically along the margins and in vicinity of the flats.

Other Landcover

Other landcover at the site mapped on Figure 3 include paved roads.

Natural Communities of Special Concern

Natural Communities of Special Concern are communities that are of limited distribution statewide or within a county or region and are often vulnerable to environmental effects of projects. They are also referred to as rare or sensitive plant communities. The most current version of CDFW's *California Natural Communities List* (CDFW, August 18, 2021) indicates which natural communities are Natural Communities of Special Concern. Natural communities are assigned a conservation status rank (also known as "rarity rank"). Natural communities with global or state conservation status ranks of G1 through G3, or S1 through S3, respectively, are rare. The list also indicates which communities are considered sensitive. Natural



Aerial Source: Google Earth Pro, April 2017.

Legend

- Project Boundary
- Parcel Boundaries
- Biological Study Area (Subject Properties and 200-Foot Buffer)

Shrubland

- AtEr — Shadscale Saltbush w/ Annual Buckwheat (*Atriplex confertifolia* w/ *Eriogonum* sp.)

Herbaceous

- NG — Non-Native and Native Grasses and Forbs
- R — Ruderal (Large Stockpile, Roadside Areas, Unimproved Dirt Road)

Other

- A — Alkali Flats (Shallow Depressional Features with Salt Deposits)
- P — Paved Road
- --S-- Natural Swales

Vegetation and Landcover Map

FEET 0 150 300

FIGURE 3

Communities of Special Concern require special consideration and protection pursuant to the California Environmental Quality Act (CEQA).

The natural communities within the study area were mapped and then correlated with the *California Natural Communities List* following the membership rules provided in *A Manual of California Vegetation, 2nd Edition* (see Figure 3). None of the natural communities within the Project site or study area are considered rare or sensitive. The acreages and conservation status ranks of the natural communities are provided in **Table 1**, **Natural Communities and Other Land Cover Within the Study Area**.

Table 1
Natural Communities and Other Land Cover Within the Study Area

Habitat Class	Natural Community / Other Land Cover	Conservation Status Rank	Total Cover (acres)
Shrublands	Shadscale Saltbush Shrubland Alliance w/ Annual Buckwheat (*Atriplex confertifolia w/ Eriogonum* sp.)	G5S4	8.20
Herbaceous	Undifferentiated Non-Native and Native Grasses and Forbs	Not Ranked	36.21
	Ruderal (Stockpile, Roadsides, Unimproved Dirt Road)	Not Ranked	5.74
Other	Alkali Flats	Not Ranked	2.88
	Paved Road	N/A	1.37
	Total Acreage		**54.40**

GLOBAL RANKING
The global rank (G-rank) reflects the overall status of a natural community throughout its global range. Both Global and State ranks represent a letter+number score that reflects a combination of Rarity, Threat and Trend factors, with weighting being heavier on Rarity than the other two.

G1 - Critically Imperiled—At very high risk of extinction due to extreme rarity (often 5 or fewer occurrences), very steep declines, or other factors.
G2 - Imperiled—At high risk of extinction due to very restricted range, very few occurrences (often 20 or fewer), steep declines, or other factors.
G3 - Vulnerable—At moderate risk of extinction due to a restricted range, relatively few occurrences (often 80 or fewer), recent and widespread declines, or other factors.
G4 - Apparently Secure—Uncommon but not rare; some cause for long-term concern due to declines or other factors.
G5 - Secure—Common; widespread and abundant.

STATE RANKING
The state rank (S-rank) is assigned much the same way as the global rank, but state ranks refer to the imperilment status only within California's state boundaries.

S1 - Critically Imperiled—Critically imperiled in the state because of extreme rarity (often 5 or fewer occurrences) or because of factor(s) such as very steep declines making it especially vulnerable to extirpation from the state.
S2 - Imperiled—Imperiled in the state because of rarity due to very restricted range, very few occurrences (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the state.
S3 - Vulnerable—Vulnerable in the state due to a restricted range, relatively few occurrences (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation from the state.
S4 - Apparently Secure—Uncommon but not rare in the state; some cause for long-term concern due to declines or other factors.
S5 - Secure—Common, widespread, and abundant in the state.

Natural Communities/Habitats Listed in CNDDB

A review of the CDFW CNDDB Rarefind 5 application reveals six (6) Sensitive Natural Communities/Habitats have been reported by other observers in the Lancaster West Quadrangle area, or within adjacent quadrangles. These reported Sensitive Communities/Habitats include the following:

- Southern Coast Live Oak Riparian Forest
- Southern Cottonwood Willow Riparian Forest
- Southern Riparian Scrub
- Southern Willow Scrub
- Valley Needlegrass Grassland
- Wildflower Field

None of these or any other CNDDB-listed natural communities and habitats occur at the site.

4.2 PLANT SPECIES

Plant Species Observed

A total of 22 vascular plant taxa were identified during the April 16, 2021 survey, including 16 dicots and six (6) monocots. Nine (9) of the plants observed were non-native and 13 were native, indicating low native species diversity and a high proportion of non-native species. A complete list of the vascular plant species observed is provided in **Appendix 2**. Conditions were very dry at the time of the April 2021 survey, as precipitation was well below average for the season. Consequently, additional annual species are expected to occur as well as possibly some bulberiferous species, which did not germinate or emerge during the 2020/2021 season. An additional botanical survey conducted during more suitable climatic conditions will be necessary to adequately characterize the floristic diversity of the site.

Special-Status Plant Species

Special-status plant species either have unique biological significance, limited distribution, restricted habitat requirements, particular susceptibility to human disturbance, or a combination of these factors. For the purposes of this report, special-status plant species are those plants listed, proposed for listing, or candidates for listing as Threatened or Endangered by the USFWS under the Federal Endangered Species Act (FESA); those listed or proposed for listing as Rare, Threatened, or Endangered by the CDFW under the California Endangered Species Act (CESA); and plants on the CNPS Inventory of Rare and Endangered Vascular Plants with a California Rare Plant Rank (CRPR) of 1A (plants presumed extirpated in California and either rare or extinct elsewhere), 1B (plants considered to be rare, threatened, or endangered species in California and elsewhere), 2A (plants presumed extirpated in California, but more common elsewhere), 2B (plants considered rare, threatened, or endangered in California, but more common elsewhere), and 3 (review list: plants about which more information is needed). CRPR 3 plants are evaluated on a case-by-case basis. Special-status plant species also include CRPR 4 species that meet criteria to be considered locally significant.

Plants with a CRPR of 4 are not rare, but rather are included on a "watch list" of species with limited distribution. While plants in this category cannot be called "rare" from a statewide perspective, and very few, if any, are eligible for state listing, many of them are significant locally. For this reason, CNPS strongly recommends that CRPR 4 plants be evaluated for consideration during preparation of environmental documents, which may be particularly appropriate for: the type locality of a CRPR 4 plant; populations at

the periphery of a species' range; areas where the taxon is especially uncommon; areas where the taxon has sustained heavy losses; or, populations exhibiting unusual morphology or occurring on unusual substrates.

The status codes for special-status plants are described in **Table 2, Status Codes for Special-Status Plants**.

Table 2
Status Codes for Special-Status Plants

FEDERALLY PROTECTED SPECIES	
FE (Federal Endangered)	A species that is in danger of extinction throughout all or a significant portion of its range.
FT (Federal Threatened)	A species that is likely to become Endangered in the foreseeable future.
FC (Federal Candidate)	A species for which USFWS has sufficient information on its biological status and threats to propose it as Endangered or Threatened under the Endangered Species Act (ESA), but for which development of a proposed listing regulation is precluded by other higher priority listing activities.
STATE PROTECTED SPECIES	
CE (California Endangered)	A native species or subspecies which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.
CT (California Threatened)	A native species or subspecies that, although not presently threatened with extinction, is likely to become an Endangered species in the foreseeable future in the absence of the special protection and management efforts required by CESA. Any animal determined by the commission as "Rare" on or before January 1, 1985, is a "Threatened species."
CR (California Rare)	A species, subspecies, or variety of plant is rare under the Native Plant Protection Act when, although not presently threatened with extinction, it is in such small numbers throughout its range that it may become Endangered if its present environment worsens. Animals are no longer listed as Rare; all animals listed as Rare before 1985 have been listed as threatened.
CALIFORNIA RARE PLANT RANK (CRPR) (formerly CNPS Lists)	
CRPR 1A	Plants presumed extirpated in California and either rare or extinct elsewhere.
CRPR 1B	Plants rare, threatened, or endangered in California and elsewhere.
CRPR 2A	Plants presumed extirpated in California, but more common elsewhere.
CRPR 2B	Plants rare, threatened, or endangered in California, but more common elsewhere.
CRPR 3	A review list for plants for which there is inadequate information to assign them to one of the other lists or to reject them.
CRPR 4	A watch list for plants that are of limited distribution in California.
CALIFORNIA NATIVE PLANT SOCIETY (CNPS) THREAT RANK	
The CNPS Threat Rank is an extension added onto the California Rare Plant Rank and designates the level of endangerment, as follows: • 0.1-Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat) • 0.2-Fairly threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat) • 0.3-Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known)	

Special-Status Species Observed

No special-status plant species were observed within the study area during the April 16, 2021 survey. Also, based on a literature review no special-status plant species are known to occur at the site.

Potential for Occurrence Analysis

An evaluation of the potential for occurrence at the site of special-status plant species known to occur in the region was undertaken through a search of the *CNPS Online Inventory of Rare and Endangered Plants*, *8th ed.* (CNPS 2021) and CDFW *CNDDB Rarefind 5* application (CDFW 2021) for sensitive "elements" reported within the Lancaster West USGS quadrangle, and all adjacent quadrangles. Additional special-status species not reported by the *CNDDB* that are anticipated to occur in the region were also considered. Based upon a review of the resources and databases listed above, 13 special-status vascular plant species have been documented within these nine (9) USGS quadrangles. The analysis of the potential for occurrence of special-status plants is presented in **Appendix 3**, which includes their growth form, blooming period, protection status, primary habitat associations, and an assessment of their potential for occurrence as observed, potentially present, presumed absent, or absent. CRPR 4 species were not included in the analysis.

As discussed in Appendix 3, some of the special-status plant species known to occur in the region could not occur at the site due to lack of suitable habitat or because the site is outside of the known range of the species. Other species, particularly shrubs and perennial herbs could be confirmed as absent as they were not found during the survey. However, due to the very dry conditions of the 2020/2021 season, special-status annual species and bulbs even if present may not have germinated or emerged and therefore may not have been detected during the April 16, 2021 survey.

After reviewing the habitat requirements, range, and distribution of the special-status plants that have been reported within the Lancaster West quadrangle and all adjacent quadrangles, six (6) rare, threatened, or endangered plant species have potential to occur at the site. These species include five (5) annual herbs and one (1) bulb:

- alkali mariposa lily (*Calochortus striatus*) [CRPR 1B.2]. Blooming period is April to June.
- Barstow woolly sunflower (*Eriophyllum mohavense*) [CRPR 1B.2]. Blooming period Mar. to May.
- California alkali grass (*Puccinellia simplex*) [CRPR 1B.2]. Blooming period March to May.
- Clokey's cryptantha (*Cryptantha clokeyi*) [CRPR 1B.2]. Blooming period is April.
- Horn's milk-vetch (*Astragalus hornii* var. *hornii*) [CRPR 1B.1]. Blooming period May to October.
- Rosamond eriastrum (*Eriastrum rosamondense*) [CRPR 1B.1]. Blooming period April to May.

An additional botanical survey conducted during more suitable climatic conditions will be necessary to confirm the presence/absence of these special-status plant species.

4.3 WILDLIFE SPECIES

Wildlife Observed

Wildlife species observed during the survey of the site were species common or relatively common to the region, including year-round residents, summer residents, and potential migrants. A list of these species is included as **Appendix 4**. Other non-special-status wildlife species may also be expected to utilize habitats at the site for cover, foraging, and reproduction. Furthermore, in general, this list includes species that are

more easily detected during daytime surveys. A few species (e.g., reptiles, birds, small mammals) can be expected to reproduce at the site, and several larger or mobile species can be expected to utilize the site's resources routinely, such as foraging raptors, and some small to medium-sized mammals (e.g., black-tailed jackrabbit and coyote). Several bird species may nest at the site in any given year.

Special-Status Wildlife

For the purposes of this assessment, special-status wildlife species are those species listed, proposed for listing, or that meet the criteria for listing as endangered, threatened, or rare under the FESA or CESA; and those listed on the CDFW Special Animals list with a designation of SSC (California Species of Special Concern) or CFP (California Fully Protected). The status codes for special-status wildlife are described in **Table 3, Status Codes for Special-Status Wildlife**.

Table 3
Status Codes for Special-Status Wildlife

FEDERALLY PROTECTED SPECIES	
FE (Federal Endangered)	A species that is in danger of extinction throughout all or a significant portion of its range.
FT (Federal Threatened)	A species that is likely to become endangered in the foreseeable future.
FC (Federal Candidate)	A species for which USFWS has sufficient information on its biological status and threats to propose it as endangered or threatened under the ESA, but for which development of a proposed listing regulation is precluded by other higher priority listing activities.
FSC (Federal Species of Concern)	A species under consideration for listing, for which there is insufficient information to support listing at this time. These species may or may not be listed in the future, and many of these species were formerly recognized as "Category-2 Candidate" species.
STATE PROTECTED SPECIES	
CE (California Endangered)	A native species or subspecies which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.
CT (California Threatened)	A native species or subspecies that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by CESA. Any animal determined by the commission as "rare" on or before January 1, 1985, is a "threatened species."
SSC (California Species of Special Concern)	Animals that are not listed under the CESA, but which nonetheless 1) are declining at a rate that could result in listing, or 2) historically occurred in low numbers and known threats to their persistence currently exist.
CFP (California Fully Protected)	This designation originated from the State's initial effort in the 1960s to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, mammals, amphibians, reptiles, and birds. Most fully protected species have also been listed as threatened or endangered species under the more recent endangered species laws and regulations. California Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.
SA (Special Animal)	"SA" is used herein if the animal is included on the CDFW Special Animals list but does not fall under any of the categories listed above. In general, special protection of these species is not mandatory under CEQA, although CDFW considers these species to be among those of greatest conservation need.

Special-Status Species Observed

No wildlife species that are designated or are candidates for listing as Threatened or Endangered under State or Federal law, or species that are designated as California Fully Protected or Species of Special Concern under State law or regulations were observed during the surveys. The *CNDDB* was also searched prior to the surveys and there were no records for a special-status wildlife species at the site. Nonetheless, reliable determination of the presence/absence of a listed or special-status wildlife species typically requires multiple focused surveys using a methodology designed to detect the particular species. Therefore, with regard to the presence of special-status wildlife, the biological surveys may be inconclusive. To determine whether the habitats at the site potentially support or are important to the viability of a special-status wildlife species, biological assessments typically rely on a potential for occurrence analysis, which can be followed by focused surveys for potentially occurring species, if necessary. A potential for occurrence analysis provides a speculative assessment of the potential for the occurrence of special-status animals at a site based on their known distribution and habitat requirements.

A potential for occurrence analysis for special-status wildlife is presented in **Appendix 5**, which includes the species' protected status, primary habitat associations, and an assessment of their potential for occurrence (observed, potentially present, presumed absent, or absent). As for special-status plants, the potential for occurrence for special-status wildlife was undertaken through research of the *CNDDB* using the Rarefind 5 application for special-status "elements" on the USGS 7.5' Lancaster West quadrangle and all adjacent quadrangles. Additional special-status species were also considered which are known to occur in the region based on the author's research and experience. The potential for occurrence analysis considers the potential for special-status wildlife to occur within the study area.

Based on the potential for occurrence analysis, one (1) species of invertebrate, three (3) species of reptile, six (6) species of birds, and one (1) species of mammal have potential to inhabit or to forage at or over the site with varying probabilities ranging from moderate to low. These species are as follows:

Invertebrates

- Crotch bumble bee (*Bombus crotchii*) [Candidate CE]

Reptiles

- California legless lizard (*Anniella* spp.) [SSC]
- coast horned lizard (*Phrynosoma blainvillii*) [SSC]
- northern California legless lizard (*Anniella pulchra*) [SSC]

Birds

- Burrowing owl (*Athene cunicularia*) [SSC]
- Golden eagle (*Aquila chrysaetos*) [CFP]
- Le Conte's thrasher (*Toxostoma lecontei*) [SSC]
- Loggerhead shrike (*Lanius ludovicianus*) [SSC]
- Mountain plover (*Charadrius montanus*) [SSC]
- Swainson's hawk (*Buteo swainsoni*) [CT]

Mammals

- American badger (*Taxidea taxus*) [SSC]

For additional information, see Appendix 5.

4.4 HABITAT LINKAGES AND WILDLIFE MOVEMENT

Habitat linkages are physical connections that allow wildlife to move between areas of suitable habitat in both undisturbed and fragmented landscapes. These can be critical at both the local and regional level. Habitat linkages are necessary not only to access essential resources, such as water sources or habitat for foraging, breeding, or cover, but also for dispersal and migration, to ensure the mixing of genes between populations, and so wildlife can respond and adapt to environmental stress, and thus are necessary to maintain healthy ecological and evolutionary processes. Wildlife corridors are areas of open space of sufficient width to permit the movement of larger, mobile species to move from one major open space region to another. Regional habitat linkages are larger wildlife corridors or regions of connectivity that are important for movement of multiple species and maintenance of ecological processes at a regional scale. Habitat loss and fragmentation are the leading threats to biodiversity, both globally and in southern California. Efforts to combat these threats include identifying and conserving large "core" areas of habitat and well as habitat linkages between them.

Wildlife crossings are generally small, narrow areas allowing wildlife to pass through an obstacle or barrier, such as a roadway to reach another patch of habitat. Examples of barriers or impediments to movement include housing and other urban development, roads, fencing, or open areas with little vegetative cover. Examples of wildlife crossings include culverts, drainage pipes, underpasses, and tunnels.

Based on a review of the following documents, the site is not within an area that has been identified as important to wildlife movement, such as a regional-scale habitat linkage or a wildlife movement corridor:

- *City of Lancaster Plan: Plan for the Natural Environment* (2009)
- *South Coast Missing Linkages Project* (Penrod, K. et. al., 2006)
- *California Essential Connectivity Project: A Strategy for Conserving a Connected California* (Spencer et al., February 2010)

Also, there are no wildlife crossings at the site.

The potential importance of the Project site to wildlife movement was also evaluated both in the field and by reviewing recent aerial photographs of the site and the surrounding area. The site contains natural habitats and therefore many species of wildlife may move through the site, but it is not of particular importance to wildlife for movement. The site does not contain resources of special importance such as for example a nursery site or a water source, and it does not contain resources that are not also available on other undeveloped lands in the surrounding area. Also, the site is not within a constriction, or bottleneck, of habitat. Furthermore, development of the proposed Project would not fragment natural habitats such that it would form a new habitat bottleneck. With development of the Project extensive undeveloped lands would remain in the surrounding area that could be used for movement.

4.5 JURISDICTIONAL WATERS AND HABITAT

The *USFWS National Wetlands Inventory* shows riverine habitat bisecting the central portion of the site, approximately 450 feet northwest and 550 feet north of the northern edge of the stockpile.[1] However, based on field inspection, there is no waterbody such as river, stream, riparian habitat, or dry wash in this area (the *National Wetlands Inventory* may contain errors as the data is reconnaissance level and largely based on aerial photointerpretation.)[2] Two natural swales in the northern portion of the study area convey concentrated runoff in a general west to east direction, and the southernmost swale is within the Project site. The swales are shallow, and they do not exhibit a clear bed or bank or an Ordinary High Water Mark (OHWM), and therefore are not expected to be subject to CDFW, US Army Corps of Engineers (USACE), or Regional Water Quality Control Board (RWQCB) jurisdiction.

[1] https://www.fws.gov/wetlands/

[2] https://www.fws.gov/wetlands/data/Limitations.html

5.0 PROJECT IMPACTS AND MITIGATION

The proposed Project would involve the planned construction of 163 single family homes and associated infrastructure. A proposed site plan prepared by Civil Design and Drafting, Inc. (August 5, 2020) is provided in **Appendix 6**. The Project impact area, which totals approximately 29.48 acres, is shown overlaid on the site's vegetation on **Figure 4, Vegetation Impact Map**. The grading for the proposed Project would encompass the entirety of APNs 3105-018-014, -44, -45, and -46. Fuel modification required by the Los Angeles County Fire Department would not extend beyond the subject property boundaries, and therefore there would be no additional fuel modification impact beyond the grading footprint. A summary of the impacted acreages is provided in **Table 4, Impacts to Natural Communities and Other Land Cover**, below.

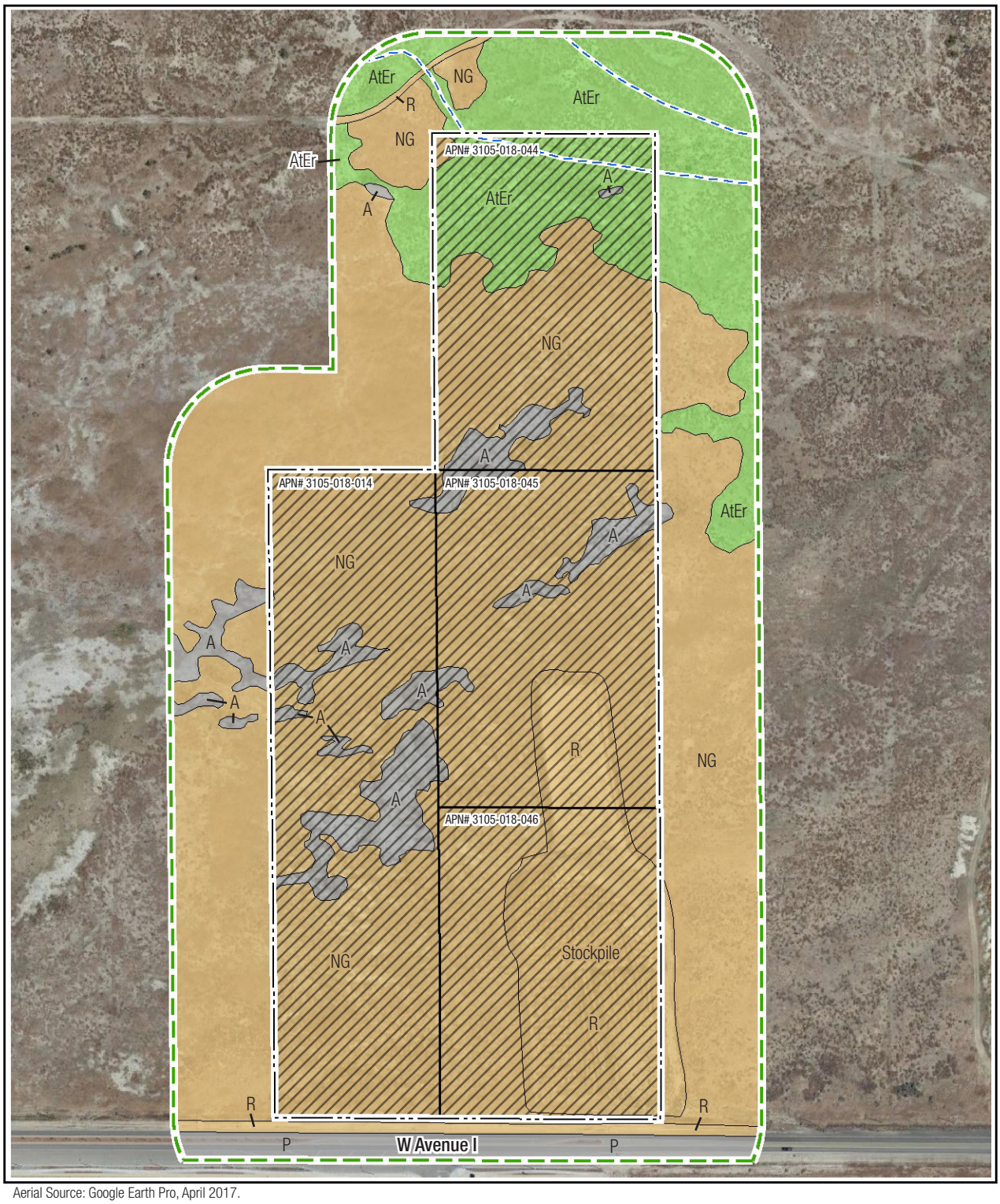
Table 4
Impacts to Natural Communities and Other Land Cover

Habitat Class	Natural Community / Other Land Cover	Conservation Status Rank	Impacted Acreage
Shrublands	Shadscale Saltbush Shrubland Alliance w/ Annual Buckwheat (*Atriplex confertifolia w/ Eriogonum* sp.)	G5S4	2.51
Herbaceous	Undifferentiated Non-Native and Native Grasses and Forbs	Not Ranked	19.87
	Ruderal (Stockpile, Roadsides, Unimproved Dirt Road)	Not Ranked	4.72
Other	Alkali Flats	Not Ranked	2.38
	Total Acreage		**29.48**

None of the natural communities that would be impacted are considered rare or sensitive habitats and therefore are not subject to special consideration or protection under CEQA. Therefore, impacts to sensitive communities would be less than significant. Also, there are no jurisdictional wetlands or waters at the site, and therefore the Project would not impact federally protected wetlands as defined by Section 404 of the Clean Water Act. As discussed under Section 4.4 earlier in this document, the Project site is not of particular importance for wildlife movement and therefore impacts to wildlife movement would be less than significant. The site does not contain protected trees, including Joshua trees or any other protected tree. The Project would not conflict with a local ordinance, such as a tree protection ordinance. Also, the Project would not conflict with the provisions of an adopted conservation plan, as no conservation plan is applicable to the Project site. Potentially significant Project impacts are discussed below under Sections 5.1 and 5.2.

5.1 SUMMARY OF SIGNIFICANT PROJECT IMPACTS

Table 5, Summary of Significant Project Impacts below provides a summary of potential Project impacts and identifies if mitigation is required.



Aerial Source: Google Earth Pro, April 2017.

Legend

- Project Boundary
- Parcel Boundaries
- Biological Study Area (Subject Properties and 200-Foot Buffer)
- Grading Footprint

Shrubland

- AtEr — Shadscale Saltbush w/ Annual Buckwheat (*Atriplex confertifolia* w/ *Eriogonum* sp.)

Herbaceous

- NG — Non-Native and Native Grasses and Forbs
- R — Ruderal (Large Stockpile, Roadside Areas, Unimproved Dirt Road)

Other

- A — Alkali Flats (Shallow Depressional Features with Salt Deposits)
- P — Paved Road
- --S-- Natural Swales

Vegetation Impact Map

FEET 0 150 300

FIGURE 4

Table 5
Summary of Significant Project Impacts

Impact Category	Potential Impact	Mitigation Required
Impact to Special-Status Plant Species	Potential impacts to rare, threatened, or endangered plant species, if present.	Mitigation Measure MM-1 required.
Impacts to Special-Status Wildlife Species	Potential impact to potentially occurring ground-dwelling special-status wildlife species with the potential to occur onsite, including Crotch bumble bee, California legless lizard, coast horned lizard, northern California legless lizard, and American badger, and three (3) species of special-status birds, including the burrowing owl, LeConte's thrasher, and loggerhead shrike, which could be present in burrows and/or nest at the site.	Mitigation Measures MM-2 and MM-3 required.
Impacts to Nesting Birds	Potential direct and indirect impacts to nesting birds including potentially occurring special-status birds.	Mitigation Measure MM-4 required.

5.2 PROJECT IMPACTS

Impacts to Special-Status Plant Species

This evaluation of impacts to special-status plants considers those species that require mandatory special consideration and/or protection pursuant to the Federal Endangered Species act (FESA), the California Endangered Species Act (CESA), and/or CEQA. No special-status plant species were found at the site during a survey conducted in April 2021. However, due to the very low precipitation and poor growing conditions of the 2020/2021 season, the presence/absence of annual species and bulbs could not be confirmed during the survey. Therefore, the following six (6) special-status plant species have potential to occur within the Project disturbance limits, including alkali mariposa lily (*Calochortus striatus*) [CRPR 1B.2], Barstow woolly sunflower (*Eriophyllum mohavense*) [CRPR 1B.2], California alkali grass (*Puccinellia simplex*) [CRPR 1B.2], Clokey's cryptantha (*Cryptantha clokeyi*) [CRPR 1B.2], Horn's milk-vetch (*Astragalus hornii* var. *hornii*) [CRPR 1B.1], and Rosamond eriastrum (*Eriastrum rosamondense*) [CRPR 1B.1]. Individuals and seed banks of each of these species if present could be removed, damaged, or disturbed by the Project. Impacts to these species, if present, would be a significant, but mitigable impact. While impacts to special-status plant species would be considered potentially significant, adherence to the following mitigation measure MM-1 would reduce impacts to a less than significant level by requiring pre-Project surveys as well as avoidance and/or replacement of special-special plant species:

MM-1 Pre-Project Surveys for Special-Status Plant Species

A qualified biologist shall conduct a pre-project botanical survey within the project limits and an adjacent buffer area for potentially occurring special-status plant species, including alkali mariposa lily (*Calochortus striatus*) [CRPR 1B.2], Barstow woolly sunflower (*Eriophyllum mohavense*) [CRPR 1B.2], California alkali grass (*Puccinellia simplex*)

[CRPR 1B.2], Clokey's cryptantha (*Cryptantha clokeyi*) [CRPR 1B.2], Horn's milk-vetch (*Astragalus hornii* var. *hornii*) [CRPR 1B.1], and Rosamond eriastrum (*Eriastrum rosamondense*) [CRPR 1B.1].

If special-status plants are not detected during the survey, no additional mitigation would be required, and the results of the survey shall be submitted to City of Lancaster Planning Division and CDFW (if applicable). If a special-status plant(s) is present at or adjacent to the project site, the extent of the population shall be mapped and the number of individual plants and the acreage of occupied habitat that would be impacted by the project shall be determined. The City of Lancaster Planning Division shall be notified and consultation with CDFW and USFWS (if applicable) shall be conducted prior to initiation of ground or vegetation disturbing activities and the following actions shall be taken:

Avoidance of the special-status plants shall occur where feasible. If avoidance is not feasible, the Applicant shall offset the proposed loss of individual plants by on-site or off-site restoration (salvage and replanting) at a minimum 2:1 ratio, or a ratio and method acceptable to the City of Lancaster Planning Division, CDFW, and USFWS (if applicable). At the discretion of the City of Lancaster Planning Division, CDFW, and USFWS (if applicable), compensation for impacts to the species may be accomplished by preservation at a 2:1 ratio of an on-site or off-site population of the species.

A Mitigation and Monitoring Plan that provides for the replacement of the species impacted by the project shall be developed by a qualified restoration specialist and approved by the City of Lancaster Planning Division, CDFW, and USFWS (if applicable). The Plan shall specify the following:

- a summary of impacts;
- the location of the mitigation site;
- methods for harvesting seeds or salvaging and transplantation of individuals to be impacted;
- measures for propagating plants or transferring living plants from the salvage site to the mitigation site;
- site preparation procedures for the mitigation site;
- a schedule and action plan to maintain and monitor the mitigation area;
- criteria and performance standards by which to measure the success of the mitigation, including replacement of impacted plants;
- measures to exclude unauthorized entry into the mitigation areas; and
- contingency measures such as replanting or weeding in the event that mitigation efforts are not successful.

The performance standards for the Mitigation and Monitoring Plan shall be at a minimum the following:

- Within five years after introducing the plants to the mitigation site, the number of established, reproductive plants shall be no less than 2x the number of those lost to project construction,

- Non-native species in the treated area shall be less than 15% cover by the end of the third year of treatment and less than 5% by the end of the fifth year of treatment, and;
- Restoration will be considered successful after the success criteria have been met for a period of at least 2 years without any maintenance or remediation activities other than invasive species control.

Prior to issuance of a grading permit, the Applicant shall secure a bond for an amount equal to the cost of the restoration effort. The bond shall be released by the City upon satisfaction of the approved performance criteria.

The mitigation project shall be initiated prior to development of the project and shall be implemented over a five-year period or until performance standards are met, whichever period is longer. The mitigation project shall incorporate an iterative process of annual monitoring and evaluation of progress, and allow for adjustments to the Plan, as necessary, to achieve desired outcomes and meet performance standards. Annual reports discussing the implementation, monitoring, and management of the mitigation project shall be submitted to the City of Lancaster Planning Division, CDFW, and USFWS (if applicable). Five years after the start of the mitigation project, a final report shall be submitted to the City of Lancaster Planning Division, CDFW, and USFWS (if applicable), which shall at a minimum discuss the implementation, monitoring, and management of the mitigation project over the five-year period, and indicate whether the mitigation project has been successful based on established performance standards. The annual reports and the final report shall include as-built site plans submitted as an appendix to the report. The mitigation project shall be extended if performance standards have not been met to the satisfaction of the City of Lancaster Planning Division, CDFW, and USFWS (if applicable) at the end of the five-year period.

Impacts to Special-Status Wildlife Species

This assessment of impacts to special-status wildlife considers those species that are listed, proposed for listing, or that meet the criteria for listing as Endangered or Threatened under the FESA or CESA; and those with a designation of SSC (California Species of Special Concern) or CFP (California Fully Protected), as mandatory special consideration and/or protection of these species is required pursuant to the FESA, CESA, and/or CEQA.

Many of the special-status wildlife species that may potentially occur at the site are capable of escaping harm during Project development (e.g., non-nesting birds), including grading or fuel modification, while others are vulnerable to direct impacts, including injury and mortality. In this case, the special-status species that could be directly impacted include potentially occurring land dwelling animals, including the Crotch bumble bee (*Bombus crotchii*) [Candidate CE], California legless lizard (*Anniella* spp.) [SSC], coast horned lizard (*Phrynosoma blainvillii*) [SSC], northern California legless lizard (*Anniella pulchra*) [SSC], and American badger (*Taxidea taxus*) [SSC], and three (3) bird species, the burrowing owl (*Athene cunicularia*) [SSC], LeConte's thrasher (*Toxostoma lecontei*) [SSC], and loggerhead shrike (*Lanius ludovicianus*) [SSC], which have potential to be present in burrows and/or to nest at the site.

Direct loss or injury to individuals of a special-status wildlife species would be a significant, but mitigable impact. Although potentially up to several individuals of some of these species could be impacted, if

present, the habitat loss associated with the Project would not significantly impact a population of any of these species, given the acreage of habitat that would be affected and the amount of remaining suitable habitat in the surrounding area. Impacts to nesting birds, including nesting special-status bird species, are addressed under the Impacts to Nesting Birds heading, below. While impacts to special-status wildlife species would be considered potentially significant, adherence to the following mitigation measure MM-2 would reduce impacts to a less than significant level by requiring pre-construction surveys for special-status wildlife species:

MM-2 Pre-construction Surveys for Special-Status Wildlife Species

Prior to the commencement of ground or vegetation disturbing activities, including but not limited to grading and fuel modification, two (2) pre-construction surveys for special status wildlife species, including the Crotch bumble bee (*Bombus crotchii*) [Candidate CE], California legless lizard (*Anniella* spp.) [SSC], coast horned lizard (*Phrynosoma blainvillii*) [SSC], northern California legless lizard (*Anniella pulchra*) [SSC], and American badger (*Taxidea taxus*) [SSC] shall be conducted by a qualified biologist. The first survey shall be conducted within fourteen (14) days and the second survey shall be conducted within three (3) days prior to the commencement of ground or vegetation disturbing activities. The pre-construction surveys shall incorporate appropriate methods and timing to detect these species, including individuals that could be concealed in burrows, beneath leaf litter, or in loose soil. If a special-status species is found, avoidance is the preferred mitigation option. If avoidance is not feasible, the species shall be captured and transferred to appropriate habitat and location where they would not be harmed by project activities, preferably to open space habitats in the vicinity of the project site. The City of Lancaster Planning Division and California Department of Fish and Wildlife (CDFW) shall be consulted regarding the presence of a special-status species at the site. If a federally listed species is found, the United States Fish and Wildlife Service (USFWS) shall also be notified. A letter report summarizing the methods and results of the surveys shall be submitted to the City of Lancaster Planning Division and CDFW prior to commencement of project activities.

Potential impacts to burrowing owls, if present at the Project site, would be a significant impact. Adherence to the following mitigation measure **MM-3** would reduce impacts to burrowing owls to a less than significant level.

MM-3 Burrowing Owl Survey

Beginning no more than 30 days prior to start of ground disturbing activities a qualified biologist shall conduct a pre-construction survey for burrowing owls, a California Species of Special Concern, consisting of four (4) survey visits spaced approximately one (1) week apart with the last survey within five (5) days of the start of project activities. The pre-construction survey shall follow the habitat assessment and survey methodology outlined in *Staff Report on Burrowing Owl Mitigation* (CDFW, March 7, 2012) supplemented at the discretion of the surveying biologist with the survey guidance outlined in the *Burrowing Owl Survey Protocol and Mitigation Guidelines* (California Burrowing Owl Consortium, April 1993). Prior to the start of project activities, the biologist shall submit a report discussing the pre-project survey methods and results, as well as any measures to be

implemented to avoid harm or disturbance to burrowing owls to the City of Lancaster Planning Division and CDFW.

If burrowing owls are found during the nesting period (February 1 through August 31) disturbance to occupied burrows shall be avoided and an appropriate buffer (typically 500 feet) shall be established between project activities and the occupied burrow to ensure that nesting and foraging are not disrupted, unless it can be determined that the birds have not begun egg-laying and incubation or that the juveniles from those burrows are foraging independently and are capable of independent survival. If the owls are nesting, the mitigation measure MM-4 for nesting birds shall also apply. A reduced buffer may be established in consultation with the CDFW, if appropriate, based on existing vegetation, development, and land uses in the area, as well as other relevant factors. If the project is allowed to be closer than the recommended buffer distance, a monitoring program that ensures that burrowing owls are not detrimentally affected shall be developed and implemented.

If suitable habitat and suitable burrow sites exist within 100 meters of an occupied burrow, burrowing owls that are not nesting and that are not dependent juveniles may be relocated using passive displacement techniques involving installation of a one-way door in the burrow opening and collapse of the burrow after the owls have been evicted. Destruction of the burrow shall only be conducted after the burrow has been confirmed to be empty by site surveillance and/or scoping. If suitable habitat and suitable burrow sites do not exist within 100 meters of the occupied burrow, then in consultation with the City and CDFW the burrowing owls may be captured and moved to a suitable mitigation site. The biologist(s) shall hold the requisite permits for capture and handling of the species.

Burrowing owls shall not be excluded from burrows or captured and relocated unless or until:

- A Burrowing Owl Exclusion and Relocation Plan with clearly stated success criteria is developed and approved by the City and CDFW;
- Site monitoring is conducted prior to, during, and after exclusion of burrowing owls from their burrows to ensure that take is avoided and that evicted owls do not attempt to re-colonize the area that will be impacted; and
- A Mitigation and Management Plan is developed and approved by the City and the CDFW that compensates for the loss of occupied habitat and ensures the long-term protection of the burrowing owls at the mitigation (relocation) site.

The permanent loss of occupied habitat and burrows is mitigated by the placement of suitable burrowing owl habitat in protection in perpetuity at the mitigation (relocation) site by conservation easement or similar land protection instrument. The off-site mitigation ratio shall be determined in consultation with the CDFW and shall be based on the quantity and quality of habitat necessary for the long-term survival of the relocated birds.

Impacts to Nesting Birds

The existing vegetation on the Project site provides suitable habitat for nesting birds; therefore, nesting bird surveys are required. Ground and vegetation disturbing activities including but not limited to grading and

fuel modification, if conducted during the nesting bird season (February 1 to August 31), would have the potential to result in removal or disturbance to trees and shrubs that could contain active bird nests. In addition, these activities would also affect herbaceous vegetation that could support and conceal ground-nesting species. Project activities that result in the loss of bird nests, eggs, and young would be in violation of one or more of California Fish and Game Code sections 3503 (any bird nest), 3503.5 (birds-of-prey), or 3511 (Fully Protected birds). In addition, removal or destruction of one or more active nests of any other birds listed by the federal Migratory Bird Treaty Act of 1918 (MBTA), whether nest damage was due to vegetation removal or to other construction activities, would be considered a violation of the MBTA and California Fish and Game Code Section 3511. The loss of protected bird nests, eggs, or young due to Project activities would be a significant, but mitigable impact. Adherence to Mitigation Measure **MM-4** would reduce impacts to potentially occurring protected bird nests, eggs, or young to a less than significant level.

MM-4 Nesting Bird Survey

No earlier than 14 days prior to ground or vegetation disturbing activities during the nesting/breeding season of native bird species potentially nesting on the site (typically February 1 through August 31), a City-approved qualified biologist shall perform two (2) field surveys to determine if active nests of any bird species protected by the state or federal ESAs, Migratory Bird Treaty Act, and/or the California Fish and Game Code Sections 3503, 3503.5, or 3511 are present in the disturbance zone or within 200 feet of the disturbance zone for songbirds or within 500 feet of the disturbance zone for raptors and special-status bird species. The second nesting bird survey shall be conducted within three days of the start of ground or vegetation disturbing activities. A letter report summarizing the methods and results of the surveys shall be submitted to the City of Lancaster Planning Division and California Department of Fish and Wildlife (CDFW), if applicable, prior to commencement of project activities. In the event that an active nest is found within the survey area, site preparation, construction, and fuel modification activities shall stop until the biologist can establish an appropriate setback buffer. If a special-status bird species is found nesting at the site then the City of Lancaster Planning Division, CDFW and, when applicable, United States Fish and Wildlife Service (USFWS) shall be consulted. The buffer shall be demarcated and project activities within the buffer shall be postponed or halted, at the discretion of the biologist, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting.

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APPENDIX 1
CNDDB / CNPS Database Search Results

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Lancaster East (3411861) OR Lancaster West (3411862) OR Del Sur (3411863) OR Rosamond (3411872) OR Rosamond Lake (3411871) OR Ritter Ridge (3411852) OR Palmdale (3411851) OR Little Buttes (3411873) OR Sleepy Valley (3411853))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Accipiter cooperii Cooper's hawk	ABNKC12040	None	None	G5	S4	WL
Agelaius tricolor tricolored blackbird	ABPBXB0020	None	Threatened	G1G2	S1S2	SSC
Aimophila ruficeps canescens southern California rufous-crowned sparrow	ABPBX91091	None	None	G5T3	S3	WL
Anniella pulchra Northern California legless lizard	ARACC01020	None	None	G3	S3	SSC
Anniella spp. California legless lizard	ARACC01070	None	None	G3G4	S3S4	SSC
Aquila chrysaetos golden eagle	ABNKC22010	None	None	G5	S3	FP
Arizona elegans occidentalis California glossy snake	ARADB01017	None	None	G5T2	S2	SSC
Artemisiospiza belli belli Bell's sage sparrow	ABPBX97021	None	None	G5T2T3	S3	WL
Asio flammeus short-eared owl	ABNSB13040	None	None	G5	S3	SSC
Astragalus hornii var. hornii Horn's milk-vetch	PDFAB0F421	None	None	GUT1	S1	1B.1
Astragalus preussii var. laxiflorus Lancaster milk-vetch	PDFAB0F721	None	None	G4T2	S1	1B.1
Athene cunicularia burrowing owl	ABNSB10010	None	None	G4	S3	SSC
Bombus crotchii Crotch bumble bee	IIHYM24480	None	Candidate Endangered	G3G4	S1S2	
Branchinecta lynchi vernal pool fairy shrimp	ICBRA03030	Threatened	None	G3	S3	
Buteo regalis ferruginous hawk	ABNKC19120	None	None	G4	S3S4	WL
Buteo swainsoni Swainson's hawk	ABNKC19070	None	Threatened	G5	S3	
Calochortus clavatus var. gracilis slender mariposa-lily	PMLIL0D096	None	None	G4T2T3	S2S3	1B.2
Calochortus palmeri var. palmeri Palmer's mariposa-lily	PMLIL0D122	None	None	G3T2	S2	1B.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Calochortus striatus alkali mariposa-lily	PMLIL0D190	None	None	G3?	S2S3	1B.2
Calystegia peirsonii Peirson's morning-glory	PDCON040A0	None	None	G4	S4	4.2
Canbya candida white pygmy-poppy	PDPAP05020	None	None	G3G4	S3S4	4.2
Charadrius montanus mountain plover	ABNNB03100	None	None	G3	S2S3	SSC
Charadrius nivosus nivosus western snowy plover	ABNNB03031	Threatened	None	G3T3	S2	SSC
Chorizanthe parryi var. parryi Parry's spineflower	PDPGN040J2	None	None	G3T2	S2	1B.1
Corynorhinus townsendii Townsend's big-eared bat	AMACC08010	None	None	G4	S2	SSC
Cryptantha clokeyi Clokey's cryptantha	PDBOR0A3M0	None	None	G3	S3	1B.2
Emys marmorata western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
Eriastrum rosamondense Rosamond eriastrum	PDPLM030G0	None	None	G1?	S1?	1B.1
Eriophyllum mohavense Barstow woolly sunflower	PDAST3N070	None	None	G2	S2	1B.2
Euphydryas editha quino quino checkerspot butterfly	IILEPK405L	Endangered	None	G5T1T2	S1S2	
Falco columbarius merlin	ABNKD06030	None	None	G5	S3S4	WL
Gopherus agassizii desert tortoise	ARAAF01012	Threatened	Threatened	G3	S2S3	
Helminthoglypta fontiphila Soledad shoulderband	IMGASC2250	None	None	G1	S1	
Lanius ludovicianus loggerhead shrike	ABPBR01030	None	None	G4	S4	SSC
Loeflingia squarrosa var. artemisiarum sagebrush loeflingia	PDCAR0E011	None	None	G5T3	S2	2B.2
Onychomys torridus ramona southern grasshopper mouse	AMAFF06022	None	None	G5T3	S3	SSC
Opuntia basilaris var. brachyclada short-joint beavertail	PDCAC0D053	None	None	G5T3	S3	1B.2
Perognathus inornatus San Joaquin pocket mouse	AMAFD01060	None	None	G2G3	S2S3	
Phrynosoma blainvillii coast horned lizard	ARACF12100	None	None	G3G4	S3S4	SSC

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Plegadis chihi white-faced ibis	ABNGE02020	None	None	G5	S3S4	WL
Polioptila californica californica coastal California gnatcatcher	ABPBJ08081	Threatened	None	G4G5T3Q	S2	SSC
Puccinellia simplex California alkali grass	PMPOA53110	None	None	G3	S2	1B.2
Rana draytonii California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC
Southern Coast Live Oak Riparian Forest Southern Coast Live Oak Riparian Forest	CTT61310CA	None	None	G4	S4	
Southern Cottonwood Willow Riparian Forest Southern Cottonwood Willow Riparian Forest	CTT61330CA	None	None	G3	S3.2	
Southern Riparian Scrub Southern Riparian Scrub	CTT63300CA	None	None	G3	S3.2	
Southern Willow Scrub Southern Willow Scrub	CTT63320CA	None	None	G3	S2.1	
Taxidea taxus American badger	AMAJF04010	None	None	G5	S3	SSC
Thamnophis hammondii two-striped gartersnake	ARADB36160	None	None	G4	S3S4	SSC
Toxostoma lecontei Le Conte's thrasher	ABPBK06100	None	None	G4	S3	SSC
Valley Needlegrass Grassland Valley Needlegrass Grassland	CTT42110CA	None	None	G3	S3.1	
Vireo bellii pusillus least Bell's vireo	ABPBW01114	Endangered	Endangered	G5T2	S2	
Wildflower Field Wildflower Field	CTT42300CA	None	None	G2	S2.2	
Xerospermophilus mohavensis Mohave ground squirrel	AMAFB05150	None	Threatened	G2G3	S2S3	

Record Count: 54

CNPS California Native Plant Society

*The database used to provide updates to the Online Inventory is under construction. View updates and changes made since May 2019 here.

Plant List

20 matches found. *Click on scientific name for details*

Search Criteria

Found in Quads 3411873, 3411872, 3411871, 3411863, 3411862, 3411861, 3411853 3411852 and 3411851;

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Scientific Name	Common Name	Family	Lifeform	Blooming Period	CA Rare Plant Rank	State Rank	Global Rank
Androsace elongata ssp. acuta	California androsace	Primulaceae	annual herb	Mar-Jun	4.2	S3S4	G5? T3T4
Astragalus preussii var. laxiflorus	Lancaster milk-vetch	Fabaceae	perennial herb	Mar-May	1B.1	S1	G4T2
Calochortus catalinae	Catalina mariposa lily	Liliaceae	perennial bulbiferous herb	(Feb)Mar-Jun	4.2	S3S4	G3G4
Calochortus clavatus var. gracilis	slender mariposa lily	Liliaceae	perennial bulbiferous herb	Mar-Jun(Nov)	1B.2	S2S3	G4T2T3
Calochortus palmeri var. palmeri	Palmer's mariposa lily	Liliaceae	perennial bulbiferous herb	Apr-Jul	1B.2	S2	G3T2
Calochortus striatus	alkali mariposa lily	Liliaceae	perennial bulbiferous herb	Apr-Jun	1B.2	S2S3	G3?
Calystegia peirsonii	Peirson's morning-glory	Convolvulaceae	perennial rhizomatous herb	Apr-Jun	4.2	S4	G4
Canbya candida	white pygmy-poppy	Papaveraceae	annual herb	Mar-Jun	4.2	S3S4	G3G4
Castilleja plagiotoma	Mojave paintbrush	Orobanchaceae	perennial herb (hemiparasitic)	Apr-Jun	4.3	S4	G4
Chorizanthe parryi var. parryi	Parry's spineflower	Polygonaceae	annual herb	Apr-Jun	1B.1	S2	G3T2
Chorizanthe spinosa	Mojave spineflower	Polygonaceae	annual herb	Mar-Jul	4.2	S4	G4
Cryptantha clokeyi	Clokey's cryptantha	Boraginaceae	annual herb	Apr	1B.2	S3	G3
Cymopterus deserticola	desert cymopterus	Apiaceae	perennial herb	Mar-May	1B.2	S2	G2
Eriastrum rosamondense	Rosamond eriastrum	Polemoniaceae	annual herb	Apr-May(Jun-Jul)	1B.1	S1?	G1?
Eriophyllum mohavense	Barstow woolly sunflower	Asteraceae	annual herb	Mar-May	1B.2	S2	G2

Goodmania luteola	golden goodmania	Polygonaceae	annual herb	Apr-Aug	4.2	S3	G3
Loeflingia squarrosa var. artemisiarum	sagebrush loeflingia	Caryophyllaceae	annual herb	Apr-May	2B.2	S2	G5T3
Opuntia basilaris var. brachyclada	short-joint beavertail	Cactaceae	perennial stem succulent	Apr-Jun(Aug)	1B.2	S3	G5T3
Perideridia pringlei	adobe yampah	Apiaceae	perennial herb	Apr-Jun(Jul)	4.3	S4	G4
Puccinellia simplex	California alkali grass	Poaceae	annual herb	Mar-May	1B.2	S2	G3

Suggested Citation

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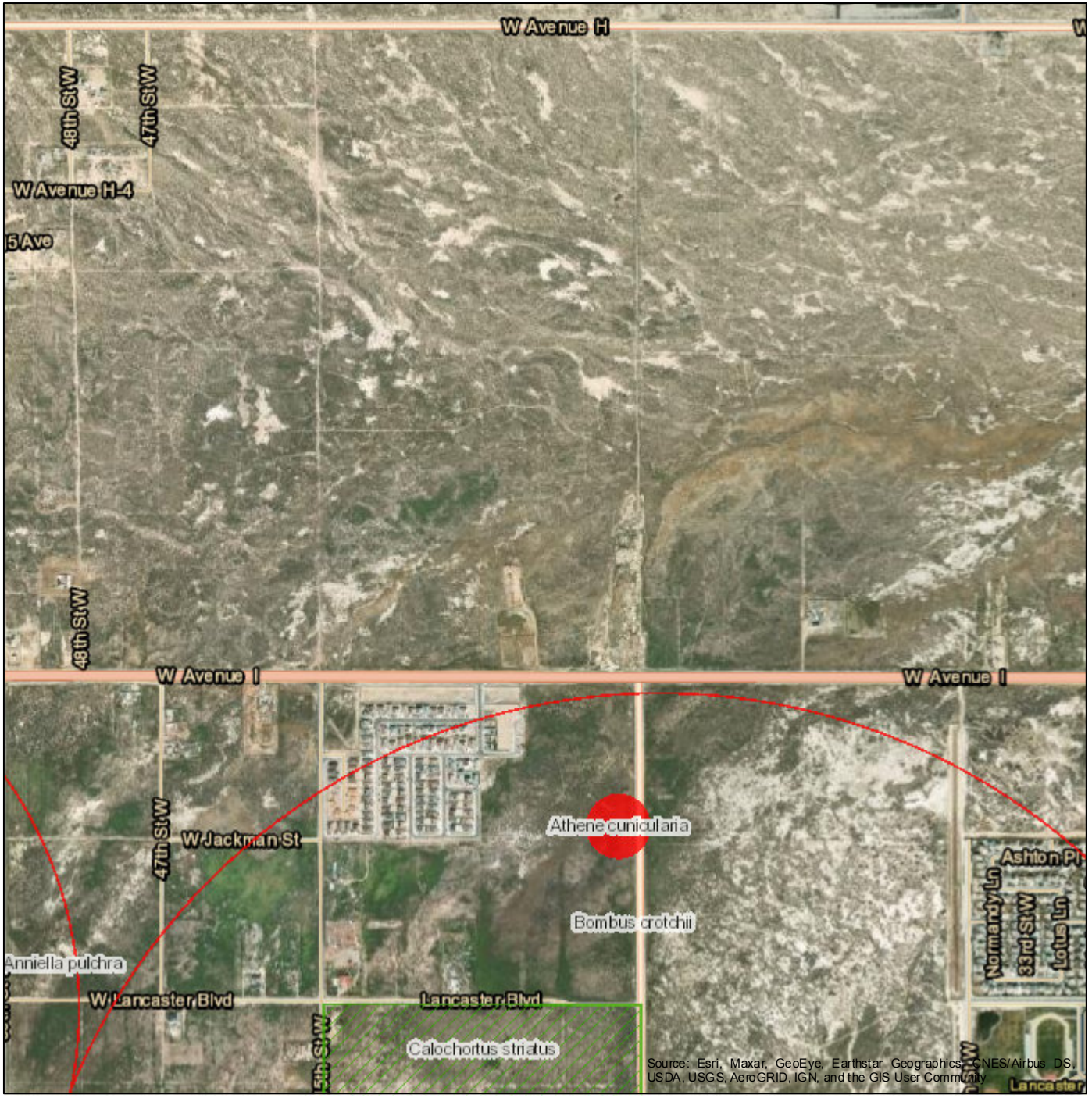
- Plant (non-specific)
- Plant (circular)
- Animal (80m)
- Animal (specific)
- Animal (non-specific)
- Animal (circular)
- Terrestrial Comm. (80m)
- Terrestrial Comm. (specific)
- Terrestrial Comm. (non-specific)
- Terrestrial Comm. (circular)
- Aquatic Comm. (80m)
- Aquatic Comm. (specific)
- Aquatic Comm. (non-specific)
- Aquatic Comm. (circular)
- Multiple (80m)
- Multiple (specific)
- Multiple (non-specific)
- Multiple (circular)
- Sensitive EO's (Commercial only)



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April 13, 2021

Author: Envicom Corporation

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APPENDIX 2
Vascular Plant Species Observed, April 16, 2021

GROUP **Family** ***Scientific Name*** ("*"= non-native species)	**Common Name**
FLOWERING PLANTS-DICOTS	
Amaranthaceae (Amaranth Family)	
**Salsola* sp.	Russian thistle
Asteraceae (Sunflower family)	
Ambrosia acanthicarpa	annual bursage
Ericamera nauseosa	rubber rabbitbrush
Helianthus annuus	common sunflower
Brassicaceae (Mustard Family)	
Descurainia sp.	tansy mustard
**Hirschfeldia incana*	hoary mustard
**Sisymbrium altissimum*	tall tumble-mustard
Boraginaceae (Borage or Waterleaf Family)	
Amsinckia tessellata	fiddleneck
Chenopodiaceae (Goosefoot Family)	
Atriplex canescens	four-wing saltbush
Atriplex confertifolia	shadscale saltbush
Euphorbiaceae (Spurge Family)	
Croton setiger	turkey mullein
Frankeniacaea (Frankenia Family)	
Frankenia salina	alkali heath
Geraniaceae (Geranium Family)	
**Erodium cicutarium*	red-stemmed filaree
Lamiaceae (Mint Family)	
Scutellaria mexicana	bladder sage
Polygonaceae (Buckwheat Family)	
Eriogonum sp.	annual buckwheat
Rosaceae (Rose Family)	
Prunus sp.	native prunus
FLOWERING PLANTS-MONOCOTS	
Poaceae (Grass Family)	
**Bromus diandrus*	ripgut brome
**Bromus madritensis* ssp. *rubens*	red brome
**Bromus tectorum*	cheatgrass
Distichlis spicata	saltgrass
**Hordeum murinum*	foxtail barley
**Schismus barbatus*	Mediterranean grass

APPENDIX 3
Potential for Occurrence – Special Status Plant Species

Common Name (*Scientific Name*)	Lifeform	Status (Federal / State / CNPS)	Blooming Period	Primary Habitat Associations	Potential to Occur (Observed, Potentially Present, Presumed Absent, Absent)
Horn's milk-vetch (*Astragalus hornii* var. *hornii*)	annual herb	None / None / 1B.1	May – October	Alkaline habitats and lake margins including meadows and seeps and playas from 60 to 850 meters above mean sea level.	**Potentially Present**, but with low probability. Suitable habitat is present, and it is an annual species that may not have been detected due to dry conditions in 2020/2021. However, there are no CNDDB records for Antelope Valley and the only herbarium record for Antelope Valley is from 1902, and in an area that is now developed.
Lancaster milk-vetch (*Astragalus preussii* var. *laxiflorus*)	perennial herb	None / None / 1B.1	March – May	Chenopod scrub at 700 meters. Known in CA only from near Lancaster and Edwards AFB, where extremely rare; only reported once in recent years.	**Presumed Absent.** Suitable habitat in study area but only known occurrence in CA is located elsewhere. Also, a perennial plant not observed during survey conducted during its blooming period.
slender mariposa lily (*Calochortus clavatus* var. *gracilis*)	perennial bulbiferous herb	None / None / 1B.2	March – June (Nov)	Chaparral, coastal scrub, and valley and foothill grassland at elevations from 320 to 1,000 meters above mean sea level.	**Presumed Absent.** No suitable habitat within study area. Also, no CNDDB or herbarium records for Antelope Valley.
Palmer's mariposa lily (*Calochortus palmeri* var. *palmeri*)	perennial bulbiferous herb	None / None / 1B.2	April – July	Mesic substrate in chaparral, lower montane coniferous forest, and meadows and seeps at elevations from 710 to 2,390 meters above mean sea level.	**Presumed Absent**. No suitable habitat within study area. Also, no CNDDB or herbarium records for Antelope Valley.

Common Name (*Scientific Name*)	Lifeform	Status (Federal / State / CNPS)	Blooming Period	Primary Habitat Associations	Potential to Occur (Observed, Potentially Present, Presumed Absent, Absent)
alkali mariposa lily (*Calochortus striatus*)	perennial bulbiferous herb	None / None / 1B.2	April – June	Alkaline, mesic substrate in chaparral, chenopod scrub, Mojavean desert scrub, and meadows and seeps at elevations from 70 to 1,595 meters above mean sea level.	**Potentially Present**, with moderate probabilty. Known from several locations in Antelope Valley including in and around Lancaster. Nearest reported occurrence approximately ½ mile south of the study area. Study area contains suitable habitat, and if present it may not have emerged due to very low precipitation of the 2020/2021 season.
Parry's spineflower (*Chorizanthe parryi* var. *parryi*)	annual herb	None / None / 1B.1	April – June	Sandy or rocky openings in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland at elevations from 275 to 1,220 meters above mean sea level.	**Presumed Absent**. Only one herbarium record for Antelope Valley (Lancaster), but it is from 1896 so species is probably absent from Antelope Valley. The habitats at the site are probably not suitable for this species.
Clokey's cryptantha (*Cryptantha clokeyi*)	annual herb	None / None / 1B.2	April	Mojavean desert scrub at elevations from 725 to 1,365 meters above mean sea level.	**Potentially Present**. Potentially suitable habitat within study area, and if present it may not have been detected due to very low precipitation of the 2020/2021 season.
desert cymopterus (*Cymopterus deserticola*)	perennial herb	None / None / 1B.2	March – May	Sandy substrate in Joshua tree woodland, Mojavean desert scrub at elevations from 630 to 1,500 meters above mean sea level.	**Presumed Absent**. No herbarium records for or near the Palmdale/Lancaster area; appears to occur much further east in Mohave desert. Perennial herb not observed during survey.

Common Name (*Scientific Name*)	Lifeform	Status (Federal / State / CNPS)	Blooming Period	Primary Habitat Associations	Potential to Occur (Observed, Potentially Present, Presumed Absent, Absent)
Rosamond eriastrum (*Eriastrum rosamondense*)	annual herb	None / None / 1B.1	April – May (June – July)	Alkaline hummocks, often sandy substrate in chenopod scrub (openings) and vernal pools (edges) at elevations from 700 to 715 meters above mean sea level.	**Potentially Present,** with moderate probability. Known from a few locations in Antelope Valley including in and around Lancaster. Suitable habitat is present and nearest reported occurrence is approximately 1 ½ miles northeast of the study area. If present annual species that may not have been detected due to very low precipitation of the 2020/2021 season.
Barstow woolly sunflower (*Eriophyllum mohavense*)	annual herb	None / None / 1B.2	March – May	Chenopod scrub, Mojavean desert scrub, and playas at elevations from 500 to 960 meters above mean sea level.	**Potentially Present,** but with low probability. There is suitable habitat, but study area is outside known distribution of species. Species appears to occur further north and east in Mohave desert. Nearest reported occurrence is at Edwards Air Force Base. If present annual species that may not have been detected due to very low precipitation of the 2020/2021 season.
sagebrush loeflingia (*Loeflingia squarrosa var. artemisiarum*)	annual herb	None / None / 2B.2	April – May	Sandy substrate in Desert dunes, Great Basin scrub, Sonoran desert scrub at elevations from 700 to 1,615 meters above mean sea level.	**Presumed Absent**. Suitable habitats are absent. Study area soils are not sandy.

Common Name (*Scientific Name*)	Lifeform	Status (Federal / State / CNPS)	Blooming Period	Primary Habitat Associations	Potential to Occur (Observed, Potentially Present, Presumed Absent, Absent)
short-joint beavertail (*Opuntia basilaris* var. *brachyclada*)	perennial stem succulent	None / None / 1B.2	April -June (August)	Chaparral, Joshua tree woodland, Mojavean desert scrub, Pinyon and juniper woodland at elevations from 425 to 1800 meters above mean sea level.	**Presumed Absent**. Conspicuous perennial not observed during survey of the study area.
California alkali grass (*Puccinellia simplex*)	annual herb	None / None / 1B.2	March – May	Alkaline, vernally mesic subtrates at sinks, flats, and lake margins. Associated with chenopod scrub, meadows and seeps, valley and foothill grassland, and vernal pools at elevations from 2 to 930 meters above mean sea level.	**Potentially Present**, but with low probability. Study area provides marginal habitat, as alkali flats expected to pool ephemerally not seasonally. Nearest reported occurrences at Edwards Air Force Base. If present annual species that may not have been detected due to very low precipitation of the 2020/2021 season.

APPENDIX 4
Wildlife Species Observed
April 16, 2021

Common Name	*Scientific Name*
REPTILES	
side-blotched lizard	*Uta stansburiana*
BIRDS	
barn owl	*Tyto alba*
common raven	*Corvus corax*
horned lark	*Eremophila alpestris*
house finch	*Haemorhous mexicanus*
mourning dove	*Zenaida macroura*
northern mockingbird	*Mimus polyglottos*
savannah sparrow	*Passerculus sandwichensis*
western kingbird	*Tyrannus verticalis*
white-crowned sparrow	*Zonotrichia leucophrys*
MAMMALS	
California ground squirrel	*Spermophilus beecheyi*
black-tailed jackrabbit	*Lepus californicus* ssp. *deserticola*
coyote	*Canus latrans*
desert cottontail	*Sylvilagus audubonii*

APPENDIX 5
Potential for Occurrence – Special-Status Wildlife Species

Common Name (*Scientific Name*)	Status (Federal / State)	General Habitat Associations	Potential to Occur (Observed, Potentially Present, Presumed Absent, Absent)
Federal and State Listed Species			
Insects			
Crotch bumble bee (*Bombus crotchii*)	None / Candidate CE	Coastal California east to the Sierra-Cascade crest and south into Mexico. Food plant genera include *Antirrhinum*, *Phacelia*, *Clarkia*, *Dendromecon*, *Eschscholzia*, and *Eriogonum*.	**Potentially Present.** Study area contains food plant genera (*Eriogonum*) and CNDDB EO# 130 is within an mile south of the study area.
Quino checkerspot butterfly (*Euphydryas editha quino*)	FE / None	Sunny openings within chaparral & coastal sage shrublands in parts of Riverside & San Diego counties. Hills and mesas near the coast. Need high densities of food plants *Plantago erecta*, *P. insularis*, and *Orthocarpus purpurescens*.	**Presumed Absent**. No suitable habitat within study area. Range of species does not include the Antelope Valley.
vernal pool fairy shrimp (*Branchinecta lynchi*)	FT / --	Endemic to the grasslands of the Central Valley, Central Coast mountains, and South Coast mountains, in astatic rain-filled pools. Inhabit small, clear-water sandstone-depression pools and grassed swale, earth slump, or basalt-flow depression pools.	**Presumed Absent.** No suitable vernal pool habitat within study area. Pooling at site in alkali depressions expected to be ephemeral.
Reptiles and Amphibians			
California red-legged frog (*Rana draytonii*)	FT / None	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. Requires 11-20 weeks of permanent water for larval development. Must have access to estivation habitat.	**Absent**. No suitable habitat within study area. Range of species does not include the Antelope Valley.

Common Name (*Scientific Name*)	Status (Federal / State)	General Habitat Associations	Potential to Occur (Observed, Potentially Present, Presumed Absent, Absent)
desert tortoise (*Gopherus agassizii*)	FT / CT	Most common in desert scrub, desert wash, and Joshua tree habitats; occurs in almost every desert habitat. Require friable soil for burrow and nest construction. Creosote bush habitat with large annual wildflower blooms preferred.	**Presumed Absent**. Suitable habitat may be present but no reported occurrences in the CNDDB for Lancaster, and the nearest is more than 15 miles away. Also, no burrows potentially attributable to desert tortoises were observed during the survey.
Birds			
tricolored blackbird (*Agelaius tricolor*)	None / CT	Highly colonial species, most numerous in Central Valley & vicinity. Largely endemic to California. Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	**Presumed Absent**. No suitable open water or nesting habitat within study area. Study area contains foraging habitat but unlikely to occur due to absence of permanent waterbodies in the surrounding area.
Swainson's hawk (*Buteo swainsoni*)	None / CT	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, & agricultural or ranch lands with groves or lines of trees. Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations.	**Potentially Present (foraging)**. May forage on a temporary basis, but there is no potential for nesting within the study area.
western snowy plover (*Charadrius alexandrinus nivosus*)	FT / None	Sandy beaches, salt pond levees & shores of large alkali lakes. Needs sandy, gravelly or friable soils for nesting.	**Absent**. No suitable habitat within study area.
least Bell's vireo (*Vireo bellii pusillus*)	FE / CE	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, *Baccharis*, mesquite.	**Absent**. No suitable habitat within study area.

Common Name (*Scientific Name*)	Status (Federal / State)	General Habitat Associations	Potential to Occur (Observed, Potentially Present, Presumed Absent, Absent)
Mammals			
Mohave ground squirrel (*Xerospermophilus mohavensis*)	None / CT	Open desert scrub, alkali scrub & Joshua tree woodland. Also feeds in annual grasslands. Restricted to Mojave Desert. Prefers sandy to gravelly soils, avoids rocky areas. Uses burrows at base of shrubs for cover. Nests are in burrows.	**Presumed Absent**. Preferred sandy substrates are absent, and the study area is outside the current and at the margin of the historical range of this species. Reported occurrences in Los Angeles County are several miles from the site near Rogers Lake. California ground squirrels but no Mohave ground squirrels were observed during the survey.
Other Non-Listed Special Status Species			
Reptiles and Amphibians			
northern California legless lizard (*Anniella pulchra*)	None / SSC	Sandy or loose loamy soils under sparse vegetation. Soil moisture is essential. They prefer soils with a high moisture content.	**Potentially Present**. Study area contains suitable habitat and there are CNDDB records in Lancaster area.
California legless lizard (*Anniella* spp.)	None / SSC	Contra Costa County south to San Diego, within a variety of open habitats. This element represents California records of *Anniella* not yet assigned to new species within the *Anniella pulchra* complex. Variety of habitats; generally in moist, loose soil. They prefer soils with a high moisture content.	**Potentially Present**. Study area contains suitable habitat and there are CNDDB records in Lancaster area.

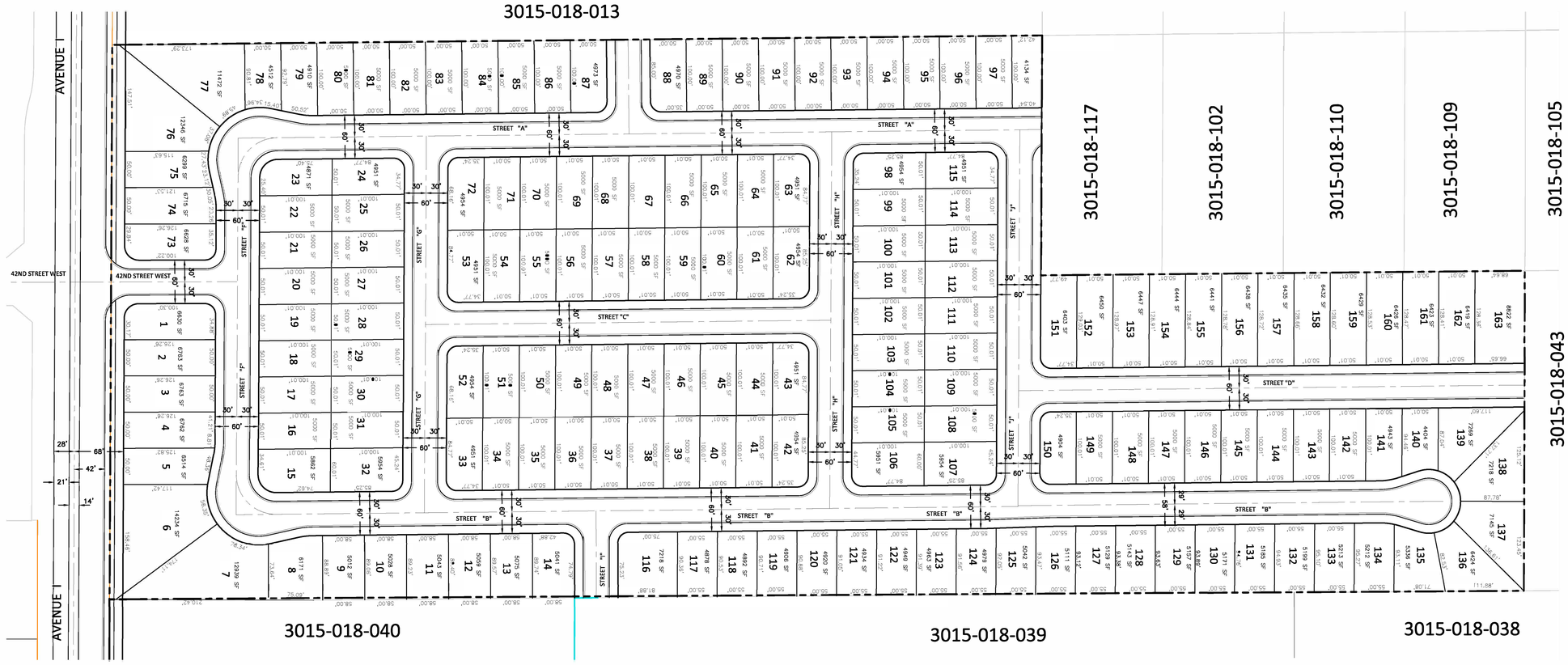
Common Name (*Scientific Name*)	Status (Federal / State)	General Habitat Associations	Potential to Occur (Observed, Potentially Present, Presumed Absent, Absent)
California glossy snake (*Arizona elegans occidentalis*)	None / SSC	Patchily distributed from the eastern portion of San Francisco Bay, southern San Joaquin Valley, and the Coast, Transverse, and Peninsular ranges, south to Baja California. Generalist reported from a range of scrub and grassland habitats, often with loose or sandy soils.	**Presumed Absent.** This subspecies not expected; sub-species *Arizona elegans candida* may occur but with low probability but this species is not special status.
western pond turtle (*Emys marmorata*)	None / SSC	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation. Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	**Absent**. No suitable habitat within study area.
coast horned lizard (*Phrynosoma blainvillii*)	None / SSC	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	**Potentially Present.** This species generally occurs in coastal California west of the deserts but there is a CNDDB record in vicinity of Lancaster west of SR 14. Potential for occurrence is low.
two-striped gartersnake (*Thamnophis hammondii*)	None / SSC	Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft elevation. Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.	**Absent**. No suitable habitat within study area.
Birds			
golden eagle (*Aquila chrysaetos*)	None / CFP	Rolling foothills, mountain areas, sage-juniper flats, and desert. Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.	**Potentially Present (foraging)**. May forage in area, but there is no potential for nesting within the study area.

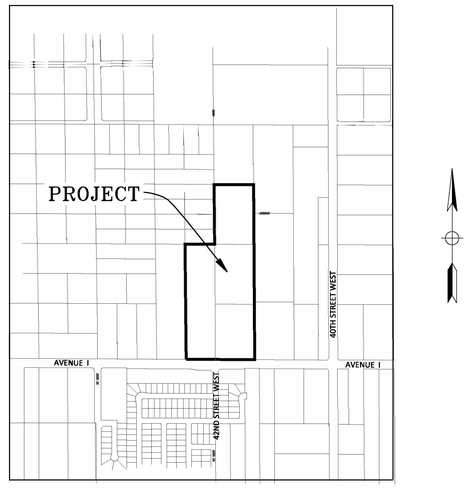
Common Name (*Scientific Name*)	Status (Federal / State)	General Habitat Associations	Potential to Occur (Observed, Potentially Present, Presumed Absent, Absent)
short-eared owl (*Asio flammeus*)	None / SSC	Found in swamp lands, both fresh and salt; lowland meadows; irrigated alfalfa fields. Tule patches/tall grass needed for nesting/daytime seclusion. Nests on dry ground in depression concealed in vegetation.	**Presumed Absent**. No suitable habitat within study area.
burrowing owl (*Athene cunicularia*)	None / SSC	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	**Potentially Present**. Ground squirrel burrows present, and several sightings in the Lancaster region, including in similar habitats as Project site (BIOS & e-Bird.org)
mountain plover (*Charadrius montanus*)	None / SSC	Short grasslands, freshly plowed fields, newly sprouting grain fields, & sometimes sod farms. Short vegetation, bare ground, and flat topography. Prefers grazed areas and areas with burrowing rodents.	**Potentially Present (foraging)**. May forage temporarily during winter migration, but no potential for wintering or nesting.
loggerhead shrike (*Lanius ludovicianus*)	None / SSC	Broken woodlands, savannah, pinyon-juniper, Joshua tree, and riparian woodlands, desert oases, scrub & washes. Prefers open country for hunting, with perches for scanning, and fairly dense shrubs and brush for nesting.	**Potentially Present**. Site contains suitable habitat. Species occurs widely in Palmdale / Lancaster area.
Le Conte's thrasher (*Toxostoma lecontei*)	None / SSC	Desert resident; primarily of open desert wash, desert scrub, alkali desert scrub, and desert succulent scrub habitats. Commonly nests in a dense, spiny shrub or densely branched cactus in desert wash habitat, usually 2-8 feet above ground.	**Potentially Present**. Site contains suitable habitat. Species occurs widely in the Lancaster/Palmdale region.

Common Name (*Scientific Name*)	Status (Federal / State)	General Habitat Associations	Potential to Occur (Observed, Potentially Present, Presumed Absent, Absent)
Mammals			
Townsend's big-eared bat (*Corynorhinus townsendii*)	None / SSC	Throughout California in a wide variety of habitats. Most common in mesic sites. Roosts in the open, hanging from walls and ceilings. Roosting sites limiting. Extremely sensitive to human disturbance.	**Presumed Absent**. May forage aerially over the site but no suitable roosting habitat within study area.
southern grasshopper mouse (*Onychomys torridus ramona*)	None / SSC	Desert areas, especially scrub habitats with friable soils for digging. Prefers low to moderate shrub cover. Feeds almost exclusively on arthropods, especially scorpions and orthopteran insects.	**Presumed Absent**. Out of range for the species, which is known to occur either on the Pacific slope side of the mountains or the extreme western slope of the San Gabriel and peninsular ranges.
American badger (*Taxidea taxus*)	None / SSC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	**Potentially Present**. Site contains suitable habitat. Conspicuous burrows not observed during survey.

APPENDIX 6
Draft Tentative Tract Map
Design and Drafting Inc., August 6, 2020

TENTATIVE TRACT MAP NO. XXXXX
CITY OF LANCASTER, CALIFORNIA





VICINITY MAP
N.T.S.

60 30 0 30 60 120
GRAPHIC SCALE
SCALE : 1"=60'

GENERAL NOTES:

1. PROJECT ADDRESS: AVENUE I AT 42ND ST. WEST. LANCASTER, CALIFORNIA
2. GROSS AREA (PROPERTY TO CENTER LINE OF ABUTTING STREETS): 30 ACRES
3. GROSS DEVELOPMENT AREA (AREA WITHIN TRACT) 30 ACRES
4. EXISTING ZONING: MU–N
5. PROPOSED ZONING: MU–N
6. PROPOSED LAND USE: 163 SINGLE FAMILY HOMES
7. ALL STREETS PROPOSED WITHIN THE PROJECT BOUNDARY ARE PUBLIC STREETS AND PUBLIC UTILITY EASEMENTS.
8. THE PROPOSED METHOD OF SEWAGE DISPOSAL: CONNECT TO COUNTY OF LOS ANGELES SANITARY SEWER SYSTEM, ON 42ND ST W & AVENUE I
9. THE PROPOSED METHOD OF DRAINAGE: CONSTRUCT STORM DRAIN UNDERGROUND CONDUITS.
10. THE PROPOSED STREET AND LOT GRADING ARE APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS FOR BALANCED EARTHWORK IN THE FINAL DESIGN OF THE PROJECT.
11. CUT AND FILL WILL BE AS CLOSE AS POSSIBLE TO BALANCE THE SITE.
12. LOT SIZES AND CONFIGURATION ARE ILLUSTRATIVE ONLY AND WILL BE FINALIZED ON THE FINAL MAP BASED ON TENTATIVE MAP CONDITIONS.
13. TOPOGRAPHIC SURVEY BY FIELD SURVEY ON OCTOBER 2015, EXISTING CONTOUR INTERVAL: 1–FOOT.
14. THE RIGHT IS RESERVED TO ADJUST STREET AND BUILDING ELEVATIONS ON THE FINAL GRADING PLAN.
15. THE RIGHT IS RESERVED TO ADJUST LOT LINES AND MERGE LOTS ON THE FINAL MAP (ACREAGES ARE APPROXIMATE).
16. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
17. ASSESSOR PARCEL NUMBERS: 3108–018–014, 044, 045 & 046
18. USE THE "ALTERNATE SECTION" METHOD FOR CALCULATING LOT SIZE (INCLUDE 7' EXTRA OF DEPTH FOR ALL PARCELS).

PLANS PREPARED FOR:

AMERICAN PREMIERE HOMES
7116 VALJEAN AVENUE
VAN NUYS, CA. 91406
(818) 779–3800

REPRESENTATIVE: HAGAI RAPAPORT

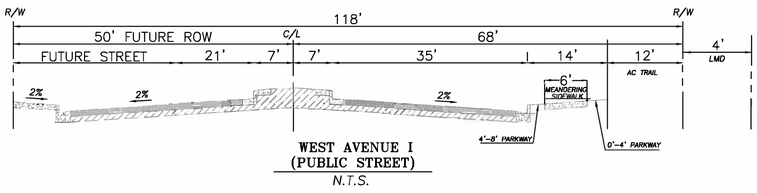
SITE ADDRESS:
NORTH SIDE OF AVENUE I @ 42ND STREET WEST

LEGAL DESCRIPTION:

PARCEL 1: PRIME 40 WEST, LLC
PARCEL 2: PRIME 40 WEST, LLC
PARCEL 3: PRIME 40 WEST, LLC
PARCEL 4: PRIME 40 WEST, LLC

ASSESSOR'S PARCEL NO:

PARCEL 1: 3105–018–014
PARCEL 2: 3105–018–044
PARCEL 3: 3105–018–045
PARCEL 4: 3105–018–046



WEST AVENUE I
(PUBLIC STREET)
N.T.S.

UTILITIES AND SERVICES:

SANITARY SEWERS: L.A. COUNTY SANITATION DISTRICT #14 – (661) 266–4683
39300 30TH STREET EAST, PALMDALE, CA 93550
LA COUNTY SEWER MAINTENANCE – (661) 942–6042
45712 N. DIVISION STREET, LANCASTER, CA 93534

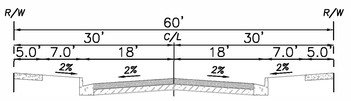
WATER: LA COUNTY WATERWORKS DISTRICT #40 – (661) 940–5457
260 EAST AVENUE K–8, LANCASTER, CA 93535
QUARTZ HILL WATER DISTRICT – (661)943–3170
P.O. BOX 3218, QUARTZ HILLS, CA 93586
CALIFORNIA WATER SERVICE – (661) 943–9001
5015 WEST AVENUE L–14, #5, QUARTZ HILLS, CA 93536

GAS: –SOUTHERN CALIFORNIA EDISON – (661) 726–5675
42060 N. 10TH STREET WEST, LANCASTER, CA 93554

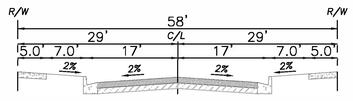
TELEPHONE: –VERIZON – (661)713–3994
P.O. BOX 1929, LANCASTER, CA 93539
–SPRINT – (661) 781–7051
1350 W. LAMBERT ROAD, SUITE B, BREA, CA 92821

CABLE TELEVISION: –AT&T MOJAVE CABLE – (661) 940–5907
P.O. BOX 970, MOJAVE, CA 93052
–ADELPHIA – (661) 947–2810
41551 N. 10TH STREET WEST, PALMDALE, CA 93551

DIGALERT: –UNDERGROUND SERVICE ALERT
(800) 422–4133



STREET A, B, C, D, E, F, G, H, I, J
(PUBLIC STREET)
N.T.S.



STREET B
(PUBLIC STREET)

PREPARED BY:
civil Design & Drafting inc.
885 Patriot Drive, Unit C
Moorpark, California 93021
Phone: 805-522-2622
email: CDD@civildesignanddrafting.com

IMAD ABOUJAWDAH R.C.E. C51299 DATE

REGISTERED PROFESSIONAL ENGINEER
IMAD ABOUJAWDAH
No. 51299
Exp. 6–30–22
CIVIL
STATE OF CALIFORNIA

CITY OF LANCASTER

TENTATIVE TRACT MAP NO. XXXXX
CITY OF LANCASTER, CALIFORNIA

SHEET 1 OF 1 SHTS

PLOT DATE: 08-05-2020