

APPENDIX B – GENERAL BIOLOGICAL RESOURCES ASSESSMENT



GENERAL BIOLOGICAL RESOURCES ASSESSMENT

**PALMDALE, LOS ANGELES COUNTY, CALIFORNIA
(APN: 3001-003-160, 163, and 164)
(TTM: 83674)**

Prepared for:

**LA-DF Investment Fund, LLC
&
Pacific Summit Tilbury, LLC**

Prepared by:

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Principal Investigators:

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Brian Bunyi, Environmental Scientist/Biologist
Randall Arnold, Senior Biologist**



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Report Title: General Biological Resources Assessment

Assessor's Parcel Number: 3001-003-160, 163, & 164
TTM 83674

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REGULATORY CONTEXT

1.0 INTRODUCTION AND SUMMARY

Biological surveys were conducted on a 59.125-acre site (Approximate), located on the west of the intersection of Rancho Vista Boulevard and Tilbury Drive in the City of Palmdale, California (APN:3001-003-160, 163, and 164) (Figures 1 and 2). The property site is located in Section 18, Township 6 North, Range 12 West (USGS Ritter Ridge, CA 7.5-minute quadrangle) (Figures 1 and 2). The property is located in a residential use (R1) area of Palmdale.

As part of the environmental process, California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) data sources were reviewed. Following the data review, surveys were performed on the site on January 6, 2022, during which the biological resources on the site and in the surrounding areas were documented by biologists from RCA Associates, Inc. As part of the surveys, the property and adjoining areas were evaluated for the presence of native habitats which may support populations of sensitive wildlife species. The property was also evaluated for the presence of sensitive habitats including wetlands, vernal pools, riparian habitats, and jurisdictional areas.

Habitat assessments were also conducted for the desert tortoise, burrowing owl, and Mohave ground squirrel. Based on data from USFWS, CDFW, and a search of the California Natural Diversity Database (CNDDDB, 2022). Scientific nomenclature for this report is based on the following references: Hickman (1993), Munz (1974), Stebbins (2003), Sibley (2016) and Whitaker (1980).

2.0 EXISTING CONDITIONS

The property is approximately 59.125-acres and is located on the west of the intersection of Rancho Vista Boulevard and Tilbury Drive in the City of Palmdale, California (APN: 3001-003-160, 163, and 164) (Figures 1 and 2). The property site is located in Section 18, Township 6 North, Range 12 West (USGS Ritter Ridge, CA 7.5-minute quadrangle). Residential units are located to the north and south with the California Aqueduct bordering the property in the west. The Rancho Vista commercial center is located to the east, and immediately east of the commercial center is the Marie Kerr Park.

The site is approximately 839 meters above sea level and contains a mixture of both flat and hilly terrain. The property consists of hanford sandy loam, hanford coarse sandy loam which has 2 to 9 percent slope and amaragosa rocky coarse sandy loam which has a 9 to 55 percent slope, no frequency of flooding, well-draining, and has a high available water capacity. The vegetation community present on site supports a moderately disturbed desert scrub habitat encompassing mainly native plants and some non-native grasses. The site is dominated by cheatgrass (*Bromus tectorum*), California buckwheat (*Eriogonum fasciculatum*), California juniper (*Juniperus californica*), rubber rabbitbrush (*Ericameria nauseosa*), silver cholla (*Cylindropuntia echinocarpa*), Section 5.0 provides a more detailed discussion of the various plant species observed during the surveys.

The site supports a variety of wildlife, with many of them being birds. Three mammals were observed on site, California ground squirrel (*Otospermophilus beecheyi*), black-tailed jackrabbit (*Lepus californicus*), and desert cottontails (*Sylvilagus audubonii*). Although not seen, coyote signs were also observed on site, this included a coyote burrow and scat throughout the property. Other mammals that are expected to occur include the antelope ground squirrel (*Ammospermophilus leucurus*).

Birds observed included common ravens (*Corvus corax*), lark sparrow (*Chondestes grammacus*), red-tailed hawk (*Buteo jamaicensis*), Anna's hummingbird (*Calypte anna*), mourning dove (*Zenaida macroura*), and rock pigeon (*Columba livia*). Section 5.0 provides a more detailed discussion of the various species observed during the surveys.

Reptiles were not observed during the field investigation however the side-blotched lizard (*Uta stansburiana*) and western whiptail (*Aspidoscelis tigris*) are common in the area. Table 2 provides a compendium of wildlife species.

In addition, no sensitive habitats (e.g., sensitive species, critical habitats, etc.) have been documented in the immediate area according to the CNDDDB (2021) and none were observed during the field investigations.

3.0 METHODOLOGIES

General biological surveys were conducted on January 6, 2022 during which biologists from RCA Associates, Inc. initially walked meandering transects throughout the property. During the surveys, data was collected on the plant and animal species present on the site. All plants and animals detected during the surveys were recorded and are provided in Tables 1 & 2 (Appendix A). The property was also evaluated for the presence of habitats which might support sensitive species. Scientific nomenclature for this report is based on the following references: Hickman (1993), Munz (1974), Stebbins (2003), Sibley (2016) and Whitaker (1980). Following completion of the initial reconnaissance survey, habitat assessments were conducted for the desert tortoise, burrowing owl, and Mohave ground squirrel. Weather conditions consisted of wind speeds of 0 to 5 mph, temperatures in the high 30's to low 40's (°F) (AM), and 0% cloud cover. The applicable methodologies are summarized below.

General Plant and Animal Surveys: Meandering transects were walked on the site and in surrounding areas (i.e., the zone of influence) where accessible at a pace that allowed for careful documentation of the plant and animal species present on the site. All plants observed were identified in the field or sampled and brought back for further identification. Wildlife was identified through visual observations and/or by vocalizations. Habitat assessments were conducted for the desert tortoise, burrowing owl, and Mohave ground squirrel. Tables 1 and 2 (Appendix A) provides a comprehensive compendium of the various plant and animal; species observed during the field investigations.

4.0 LITERATURE SEARCH

As part of the environmental process, a search of the California Natural Diversity Database (CNDDDB) search was performed. Based on this review, it was determined that twenty-one special status species, have been documented within the Ritter Ridge quadrangle of the property, seventeen wildlife species and four plant species. The following tables provide data on each special status species which has been documented in the area.

Table 4-1: Federal and State Listed Species and State Species of Special Concern.

E = Endangered; T = Threatened; SSC = Species of special concern; CNPS = California Native Plant Society; CNDDDB = California Natural Diversity Data Base

NAME	STATUS	HABITAT REQUIREMENTS	PRESENCE/ ABSENCE ON PROPERTY
PLANT SPECIES			
Within Ritter Ridge Quadrangle			
Short-joint beavertail (<i>Opuntia basilaris</i> var. <i>brachyclada</i>)	Federal: None State: None CNPS: 1B.2	Desert scrub Joshua tree woodland	The site does not contain suitable habitat, none were observed on the site and are not expected to occur on the site given the high level of disturbance.
Western joshua tree (<i>Eremothera boothii</i> ssp. <i>boothii</i>)	Federal: None State: Threatened	Joshua tree woodland, pinyon and juniper woodland	The site does contain some suitable habitat, a scattered few were observed on the site.
White pygmy-poppy (<i>Canbya candida</i>)	Federal: None State: None CNPS: 4.2	Joshua tree woodland, Mojave Desert scrub, gravely, sandy habitat	The site does not contain suitable habitat, none were observed on the site and are not expected to occur on the site.
Horn's milk-vetch (<i>Astragalus hornii</i> var. <i>hornii</i>)	Federal: None State: None CNPS: 1B.1	Alkali Sink, wetland- riparian	The site does not contain suitable habitat, and none were observed on the site.

Notes:

Status abbreviations:

- CNPS List 1A: Plants presumed extirpated in California and either rare or extinct elsewhere
- CNPS List 1B: Plants rare, threatened, or endangered in California and elsewhere
- CNPS List 2A: Plants presumed extirpated in California, but more common somewhere else
- CNPS List 2B: Plants rare, threatened, or endangered in California, but more common somewhere else
- CNPS List 3: Plants about which more information is needed - a review list
- CNPS List 4: Plants of limited distribution - a watch list
 - .1 Seriously threatened in California (over 80% of occurrences threatened/ high degree and immediacy of threat)
 - .2 Moderately threatened in California (20-80% occurrences threatened/ moderate degree and immediacy of threat)
 - .3 No very threatened in California (<20% of occurrences threatened/ low degree and immediacy of threat or no current threats known)

Table 4-2: Special status wildlife and insects documented in the region (Source: CNDDDB, 2021) or likely to occur in the region

NAME	STATUS	HABITAT REQUIREMENTS	PRESENCE/ ABSENCE ON PROPERTY
WILDLIFE SPECIES			
Within Ritter Ridge Quadrangle			
Southern california rufous-crowned sparrow (<i>Aimophila ruficeps canescens</i>)	Federal: None State: None CDFW: WL	Found in sage scrub, broken or burned chaparral, and grassland with scattered shrubs.	The site does support suitable habitat for the species; however, the species was not observed.
Burrowing owl (<i>Athene cunicularia</i>)	Federal: None State: None CDFW: SSC	Open grassland areas where the owls utilize abandoned mammal burrows.	No suitable habitat present on the site. Not expected to occur on the site due to the highly disturbed area and lack of burrows, none observed during the survey. However, this mobile species occurs throughout Southern California and could potentially occur in the area in the future.
Swainson’s hawk (<i>Accipiter cooperii</i>)	Federal: None State: Threatened	Found in wide-open spaces typical nesting buteo of grasslands, but also use sage flats and even swaths of agriculture intermixed with native habitat. Nests are placed in trees, often in the only tree visible for miles.	The site does not contain adequate habitat for the Swainson’s hawk, none were observed on site. The mobile species occurs throughout southern California and can potentially occur in the future.
Western pond turtle (<i>Emys marmorata</i>)	Federal: None State: None CDFW: SSC	Riparian habitats both with permanent and intermittent waters.	The site does not support suitable habitat for the species, and is not expected to occur on the site.
Soledad shoulderband (<i>Helminthoglypta fontiphila</i>)	Federal: None State: None	Sage scrub and chaparral.	No soledad shoulderbands were observed on site. The site does support suitable habitat for the species, and is not expected to occur on the site.
Loggerhead shrike (<i>Lanius ludovicianus</i>)	Federal: None State: None CDFW: SSC	Scrub habitats particular nests in vegetation with spines or thorns.	The site does support a small sample of suitable habitat for the species, but is not expected to occur on the site.

Ferruginous hawk (<i>Buteo regalis</i>)	Federal: None State: None CDFW: WL	Can be found in grasslands, prairie sagebrush, scrubland and pinyon juniper woodland edges.	The site does support suitable habitat for the species, and the species was not observed on site.
San Joaquin pocket mouse (<i>Perognathus inornatus</i>)	Federal: None State: None	Commonly found in dry open grassland.	The site does support suitable habitat for the species, but was not observed on site.
Two-striped gartersnake (<i>Thamnophis hammondi</i>)	Federal: None State: None CDFW: SSC	Inhabits streams and ponds in chaparral, oak woodland, and forest habitats.	The site does not support suitable habitat for the species, and is not expected to occur on the site.
Northern California legless lizard (<i>Anniella pulchra</i>)	Federal: None State: None CDFW: SSC	coastal dune, valley-foothill and chaparral.	The site does not support enough suitable habitat for the species, and is not expected to occur on the site.
Bell's sage sparrow (<i>Artemisiospiza belli belli</i>)	Federal: None State: None CDFW: WL	Can be found in desert scrub habitats.	The site does support suitable habitat for the species, but was not observed on site.
California glossy snake (<i>Arizona elegans occidentalis</i>)	Federal: None State: None CDFW: SSC	Common in desert habitats, sage brush, chaparral, pine-juniper and annual grass.	The site supports suitable habitat for the species, but was not present during the survey.
Coast horned lizard (<i>Phrynosoma blainvillii</i>)	Federal: None State: None CDFW: SSC	Inhabits open areas of sandy soils and low vegetation in valleys, foothills, and semiarid mountains	Suitable habitat, none observed on site.
Le Conte's thrasher (<i>Toxostoma lecontei</i>)	Federal: None State: None CDFW: SSC	Desert scrub, open washes, desert shrub habitats, Joshua tree scrub, common in saltbush and cholla vegetation	The site has some habitat for the Le Conte's thrasher, but there have been no recent sightings of the species, and is therefore not expected to occur on the site or surrounding area.
Mohave tui chub (<i>Siphateles bicolor mohavensis</i>)	Federal: Endangered State: Endangered CDFW: Fully protected	Three populations exist at Soda Springs, China Lake Naval Weapons Station, and Camp Cady Wildlife Area	The site does not contain suitable habitat for the species. A fully protected species, there are only three populations being maintained with the nearest population in Camp cady, with an introducing population being carried in the Mojave River. This species will not occur on site.

Mohave ground squirrel (<i>Xerospermophilus mohavensis</i>)	Federal: None State: Threatened	Desert scrub.	The site does not support suitable habitat for the species, and is not expected to occur on the site due to the geographic location of the site.
Tricolored blackbird (<i>Agelaius tricolor</i>)	Federal: None State: Threatened CDFW: SSC	Wetlands, fields and farms.	The site does not support suitable habitat for the species, and is not expected to occur on the site.

5.0 RESULTS

5.1 General Biological Resources

The site supports a relatively disturbed desert scrub plant community that is dominated by native vegetation and non-native grasses. Species present include California juniper (*Juniperus californica*), Joshua trees (*Yucca brevifolia*), fourwing salt bush (*Atriplex canescens*), Nevada jointfir (*Ephedra nevadensis*), fiddleneck (*Amsinckia tessellata*), chapparal yucca (*Hesperoyucca whipplei*), thread leaf ragwort (*Senecio flaccidus*), Asian mustard (*Brassica tournefortii*), and flatspine bur ragweed (*Ambrosia acanthicarpa*). Table 1 provides a compendium of all plants occurring on the site and/or in the immediate surrounding area.

Birds observed included ravens (*Corvus corax*), say's phoebe (*Sayornis saya*), house finch (*Carpodacus mexicanus*), western meadow lark (*Sturnella neglecta*) and mourning doves (*Zenaida macroura*). Four mammals or mammal signs were observed, the California ground squirrel (*Otospermophilus beecheyi*), black-tailed jackrabbit (*Lepus californicus*), desert cottontails (*Sylvilagus audubonii*), and coyote (*Canis latrans*). Reptiles were not found on site, however the common side-blotched lizard (*Uta stansburiana*) and western whiptail (*Aspidoscelis tigris*) are common in the surrounding area. Tables 1 and 2 (Appendix A) provides a compendium of the various plant and animal species identified during the field investigations and those common to the area. No distinct wildlife corridors were identified on the site or in the immediate area.

No sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations.

The following are the listed and special status species that have the ability to occur on the project site. It is not a comprehensive list of all the species in the quad. This information has been taken from the California Natural Diversity Database and is using the most current version.

5.2 Federal and State Listed Species

Mohave Tui Chub: The Mohave Tui Chub is a federally and state endangered species that is fully protected. The site is located within the documented Ritter Ridge quad habitat according to CNDDDB (2022). There are only three populations of Mohave tui chub, with a fourth population

having been recently introduced to the Mojave river. The site however, does not contain or is connected to the Mojave River, and no Mohave tui chub will occur on site.

Mohave Ground Squirrel: The Mohave ground squirrel is a California state threatened species that have a short, flat, furred, white, underside tail, uniformly brown (with no spots or stripes). They inhabit open desert scrub, alkali desert scrub, and annual grasslands on sandy to gravelly surfaces in the Mojave Desert. Occupiable burrows were found on the site, but no Mohave ground squirrels were detected. It is the opinion of RCA Associates, Inc. that the habitat is not prime Mohave ground squirrel habitat and is very unlikely to support populations of the species based on the following criteria, that there have been no recent sightings of the species in the Ritter Ridge quadrangle.

Tricolored Black Bird: The Tricolored Black Bird is a California threatened bird species that has distinct features among the males include a completely black body, broad shoulders with a bright red patch located on the shoulder bordered below by a cream-colored band. The females are dark brown with cream banding. The birds optimal preferred habitat are wetlands however, with recent loss in available habitat the tricolored black bird congregates and thrives in marshes, farms and croplands. The undeveloped property does not contain riparian or farm land habitat, as such it is the opinion of RCA Associates, Inc. that the habitat is not prime habitat for the tricolored black bird given the lack of recent sightings, and the lack of food supply occurring on the site.

5.3 Species of Special Concern

Sensitive Plants: There are three plant species that have been documented in the Ritter Ridge quad, the short-joint beavertail cactus, horn's milk-vetch and white-pygmy-poppy. In recent years, only the short-joint beavertail has been seen within recent years in the Ritter Ridge quad, while the white pygmy-poppy has not been observed for over 20 years. The site currently does not support suitable habitat for the three species, and none were observed on site during the January 6, 2022 field investigations. These species are not expected to occur on the site in the foreseeable future based on the length of time they have been observed in the area and lack of suitable habitat, and therefore the project is not expected to impact any sensitive species

Sensitive Wildlife: Within the Ritter Ridge Quad, eight species are listed as Species of Special Concern. These are the western pond turtle, California glossy snake, loggerhead shrike, two-striped garter snake, coast horned lizard, Le Conte's thrasher, and northern California legless lizard. The property does not contain suitable habitat for the yellow warbler, Le Conte's thrasher, long-eared owls, gray vireo, and pallid bat. The area has suitable habitat for coast horned lizards, Le Conte's thrasher and burrowing owls, but given the high disturbance of the site and lack of burrows and vegetations, these three species are not expected to occur on site and were not observed on the property. The site also does not contain any suitable burrows for burrowing owls, and no signs of owls (i.e. scat, feathers) were found on the property and are unlikely to inhabit the site in the future given the lack of occupiable burrows.

5.4 Jurisdictional Waters and Riparian Habitat

No riparian vegetation (e.g., cottonwoods, willows, etc.) exist on the site or in the adjacent habitats. A biological catch basin was observed in the southeastern portion of the property that runs northeast into an adjacent property. Another channel was observed in the north of the property towards the center of the site which flows out of the property into Registry Way.

5.5 Protected Plants

As of September 22, 2020, the California Department of Fish and Wildlife temporarily listed the western Joshua tree (*Yucca brevifolia*) as an endangered species for one year until a final decision is made in 2022. Due to the presence of Joshua Trees on the site, a "Protected Plant Plan" will need to be conducted. Joshua trees are located in the northwest portion of the site close to the border, and any attempt to remove a Joshua tree, dead or alive, from its current position will require an Incidental Take Permit (ITP).

6.0 IMPACTS AND MITIGATION MEASURES

6.1 General Biological Resources

Future development of the site will have minimal impact on the general biological resources present on site, because most of the vegetation has already been removed and the remaining few plants will be removed during future construction activities. The site is expected to support very few wildlife species which will be impacted by development activities. Those species with limited mobility (i.e., small mammals and reptiles) will experience increases in mortality during the construction phase. However, more mobile species (i.e., birds, large mammals) will be displaced into adjacent areas and will likely experience minimal impacts. Therefore, loss of about 59.125-acres of a relatively disturbed desert scrub habitat is not expected to have a significant cumulative impact on the overall biological resources in the region given the presence of similar habitat throughout the surrounding area. No sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations.

6.2 Federal and State Listed and Species of Special Concern

No federal or State-listed species were observed on the site during the field investigations including the Mohave ground squirrel. In addition, there are no documented observations of these species either on the site or in the immediate area.

A pre-construction burrowing owl survey may be required by CDFW to determine if any owls have moved on to the site since January 6, 2022 surveys. As stated in CDFW's *Staff Report on Burrowing Owl Mitigation*, the most effective method of completing a pre-construction survey (take avoidance survey) should be performed within 14 days of ground disturbance, followed by a final pre-construction survey within 24 hours of breaking ground.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Future development activities include completely grading the property and removing the remaining vegetation from the approximate 59.125-acre site; however, cumulative impacts to the general biological resources (plants and animals) on site are expected to be negligible. This assumption is based on the suitable habitat located in the surrounding areas of the region. In addition, future development activities are not expected to have any impact on any State or Federal listed or State special status plant or animal species. As discussed above, the site does not support any desert tortoises. In addition, burrowing owls do not inhabit the site and are not expected to be impacted given the absence of any active burrows. The following mitigation measures are recommended:

1. Pre-construction surveys for burrowing owls, and nesting birds protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code shall be conducted prior to the commencement of Project-related ground disturbance.
 - a. Appropriate survey methods and timeframes shall be established, to ensure that chances of detecting the target species are maximized. In the event that listed species, such as the desert tortoise, are encountered, authorization from the USFWS and CDFW must be obtained. If nesting birds are detected, avoidance measures shall be implemented to ensure that nests are not disturbed until after young have fledged.
 - b. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.
2. A Protected Plant Plan shall be developed and shall identify methods, locations, and criteria for transplanting those trees that would be removed during Project construction.
 - a. As required by the Los Angeles County Development Code, Joshua trees proposed for removal shall be transplanted or stockpiled for future transplanting wherever possible.
3. A focused plant survey is recommended for all special status plant species that have the potential to occur on the site to be performed during the blooming season (April - June) to determine the potential environmental effects of the proposed projects on special status plants and sensitive natural communities following recommended protocols by the Department of Fish and Wildlife

If any sensitive species are observed on the property during future activities, CDFW and USFWS (as applicable) should be contacted to discuss specific mitigation measures which may be required for the individual species. CDFW and USFWS are the only agencies which can grant authorization for the “take” of any sensitive species and can approve the implementation of any applicable mitigation measures.

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CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits, presents the data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. Fieldwork conducted for this assessment was performed by Ryan Hunter and Brian Bunyi. I certify that I have not signed a non-disclosure or consultant confidentiality agreement with the project applicant or applicant's representative and that I have no financial interest in the project.

Date: 2/1/2022 Signed: *Ryan Hunter*
Brian Bunyi

Field Work Performed By: Ryan Hunter
Environmental Scientist/Biologist

Field Work Performed By: Brian Bunyi
Environmental Scientist/Biologist

Appendix A
Tables and Figures

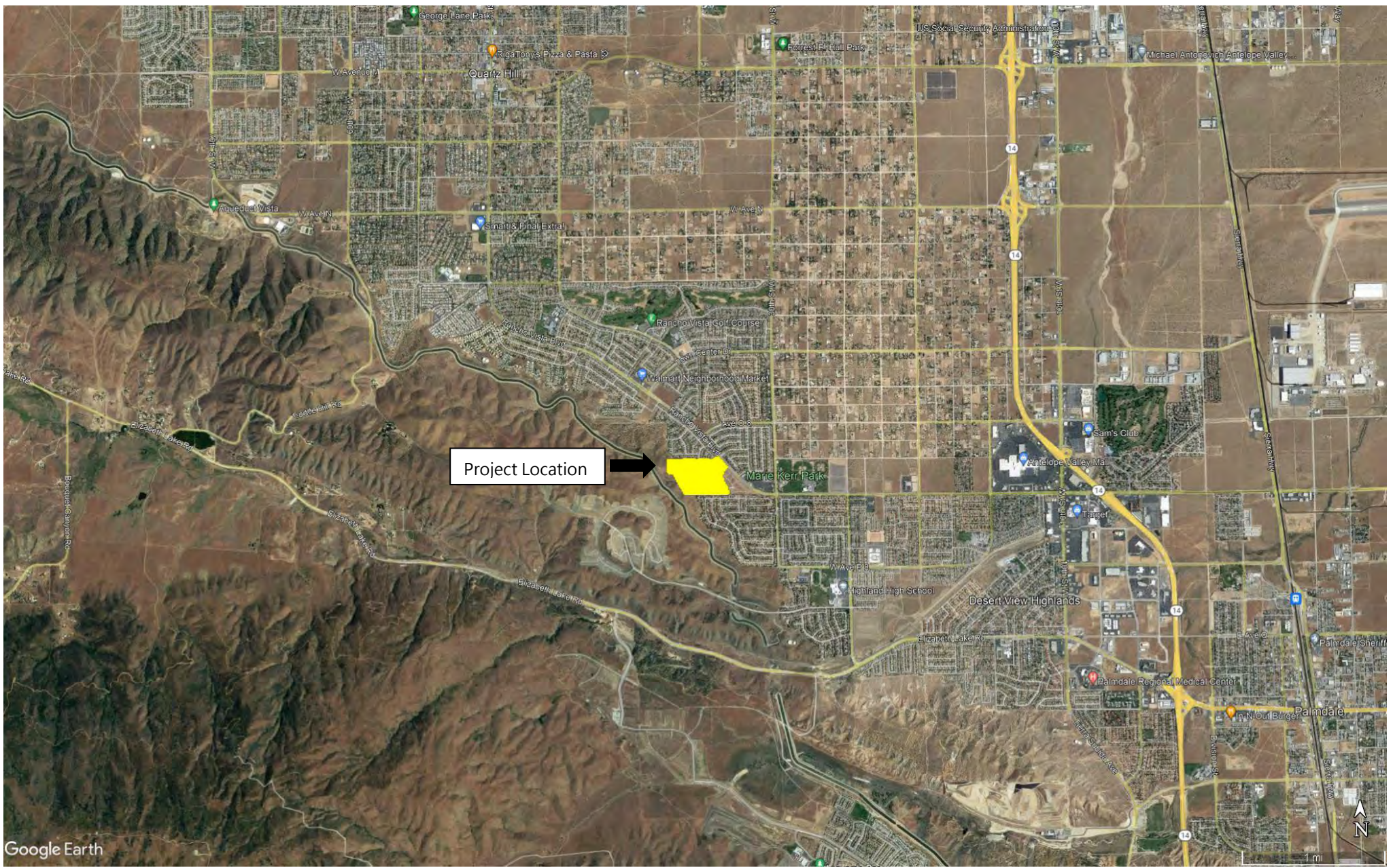


Figure 1: Regional Exhibit

RCA Associates, Inc.
Source: Google Earth





Figure 2: Vicinity Exhibit

CENTER OF SITE LOOKING NORTH



CENTER OF SITE LOOKING EAST



FIGURE 3: PHOTOGRAPHS OF SITE

CENTER OF SITE LOOKING SOUTH



CENTER OF SITE LOOKING WEST



FIGURE 3, cont: PHOTOGRAPHS OF SITE

FIGURE 4: SITE PLAN

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

APN: 3001-003-160

THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL RECORDS THEREOF, INCLUDED WITHIN THE FOLLOWING DESCRIBED LINES:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 18 OF SAID TOWNSHIP AND RANGE; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 18, SOUTH 89°29'56" EAST, 873.93 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 71°5'41" WEST 324.97 FEET; THENCE NORTH 49°25'52" WEST 342.16 FEET; THENCE NORTH 19°12'04" WEST 201.02 FEET; THENCE NORTH 66°05'14" WEST 265.45 FEET; THENCE NORTH 15°06'34" WEST 289.17 FEET; THENCE SOUTH 73°48'41" WEST 234.69 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 18, SAID POINT BEING DISTANT THEREON NORTH 0°22'58" WEST 1035.43 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 18, THENCE ALONG SAID WESTERLY LINE, NORTH 0°22'58" WEST, 816.78 FEET; THENCE SOUTH 83°24'58" EAST 436.44 FEET; THENCE SOUTH 67°17'20" EAST 492.27 FEET; THENCE SOUTH 21°38'11" EAST 941.55 FEET; THENCE SOUTH 89°12'43" EAST 293.10 FEET; THENCE SOUTH 29°34'26" EAST 862.13 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 18, SAID POINT BEING DISTANT THEREON SOUTH 89°29'55" EAST 1067.17 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 89°29'55" WEST 1067.17 FEET TO THE TRUE POINT OF BEGINNING.

BEARING AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 5, AS DESCRIBED IN DEED RECORDED MARCH 13, 1967 AS INSTRUMENT NO. 431 IN BOOK D-3581 PAGE 123, OFFICIAL RECORDS.

ALSO EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, AS GRANTED TO ANTELOPE VALLEY UNION HIGH SCHOOL DISTRICT IN DEED RECORDED MAY 30, 2003 AS INSTRUMENT NO. 03-1539472.

1,481,020 S.F. (34.00 AC)

APN: 3001-003-163

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER NORTH 01° 01' 25" WEST 1324.45 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ALONG THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER NORTH 89° 43' 03" WEST 3.00 FEET; THENCE SOUTH 01° 01' 25" EAST 1324.44 FEET TO THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89° 29' 55" EAST 3.00 FEET TO THE POINT OF BEGINNING.

3,975 S.F. (0.09 AC)

APN: 3001-003-164

PARCEL 2 OF PARCEL MAP NO. 19600, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 210 PAGES 70 & 71 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 2, SAID NORTHWESTERLY CORNER ALSO BEING THE NORTHWESTERLY CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE OF THE BUREAU OF LAND MANAGEMENT, SAID NORTHWESTERLY CORNER BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2, NORTH 48° 31' 2" EAST 486.53 FEET TO THE MOST NORTHERLY POINT ON SAID PARCEL 2, SAID POINT BEING THE POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF RANCHO VISTA BOULEVARD, A PUBLIC STREET; THENCE SOUTH 41° 28' 40" EAST 250.00 FEET ALONG SAID RIGHT OF WAY LINE OF RANCHO VISTA BOULEVARD; THENCE ALONG LINE AT RIGHT ANGLE TO SAID RIGHT OF WAY, SOUTH 48° 31' 20" WEST 250.00 FEET; THENCE NORTH 77° 40' 18" WEST 161.09 FEET; THENCE SOUTH 88° 49' 37" WEST 185.45 FEET TO THE TRUE POINT OF BEGINNING.

1,090,502 S.F. (25.03 AC)

PROJECT DATA:

TOTAL SITE (ITM BOUNDARY)	2,575,497 S.F. / 59.125 AC.
UNIT 1	1,568,252 S.F. / 36.014 AC.
UNIT 2	1,006,745 S.F. / 23.112 AC.
ASSESSOR PARCEL NO.	3001-003-160, 163 & 164
FLOOD ZONE DESIGNATION	ZONE X
ZONING & LANDUSE	SEE LANDUSE DATA HEREON
NO. OF LOTS	SEE SHEETS 2 AND 3

RECORD OWNER & DEVELOPER:

PACIFIC SUMMIT TILBURY, LLC
LA-DF INVESTMENT FUND 78, LLC
212 SOUTH PALM AVENUE
ALHAMBRA, CA. 91801
ATT: CHAD STADNICKI
PHONE: (626) 282-3100 X-18

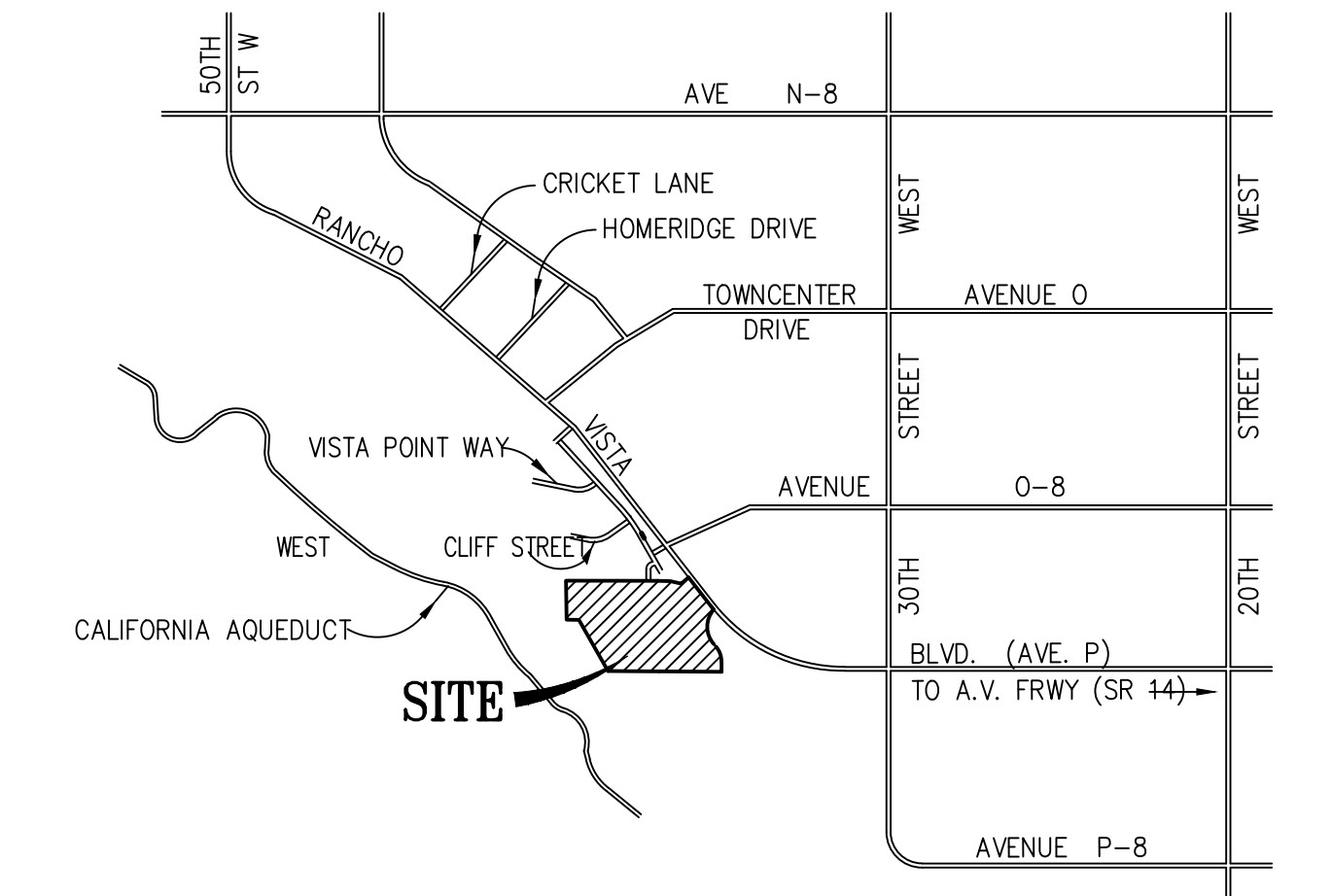
BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N01°47'31"W BEING THE EAST LINE OF SECTION 18, T.6N., R.12W., S.B.M. (CENTERLINE OF 30TH STREET WEST) AS SHOWN ON PARCEL MAP NO. 19600, P.M.S. 210, P.G'S 70-71.

UTILITIES:

WASTE	SANITARY SEWER (CITY OF PALMDALE)
WATER	LOS ANGELES COUNTY WATERWORKS
ELECTRIC	SOUTHERN CALIFORNIA EDISON
PHONE	AT&T
TRASH	WASTE MANAGEMENT
GAS	THE GAS COMPANY
CABLE TV	CHARTER/SPECTRUM (FORMERLY TIME WARNER CABLE)

BENCHMARK: L 6266
ELEV. 2712.351
"DPM BM TAG IN S CB 12' E/O BCR @ SE COR 30TH ST W & RANCHO VISTA BLVD (AVE P)"
PALMDALE QUAD (2010 ADJ.)
NAVD 88 DATUM

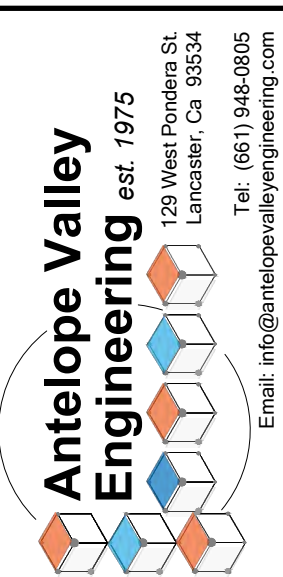


VICINITY MAP
(NOT TO SCALE)



SHEET INDEX MAP
1"=200'

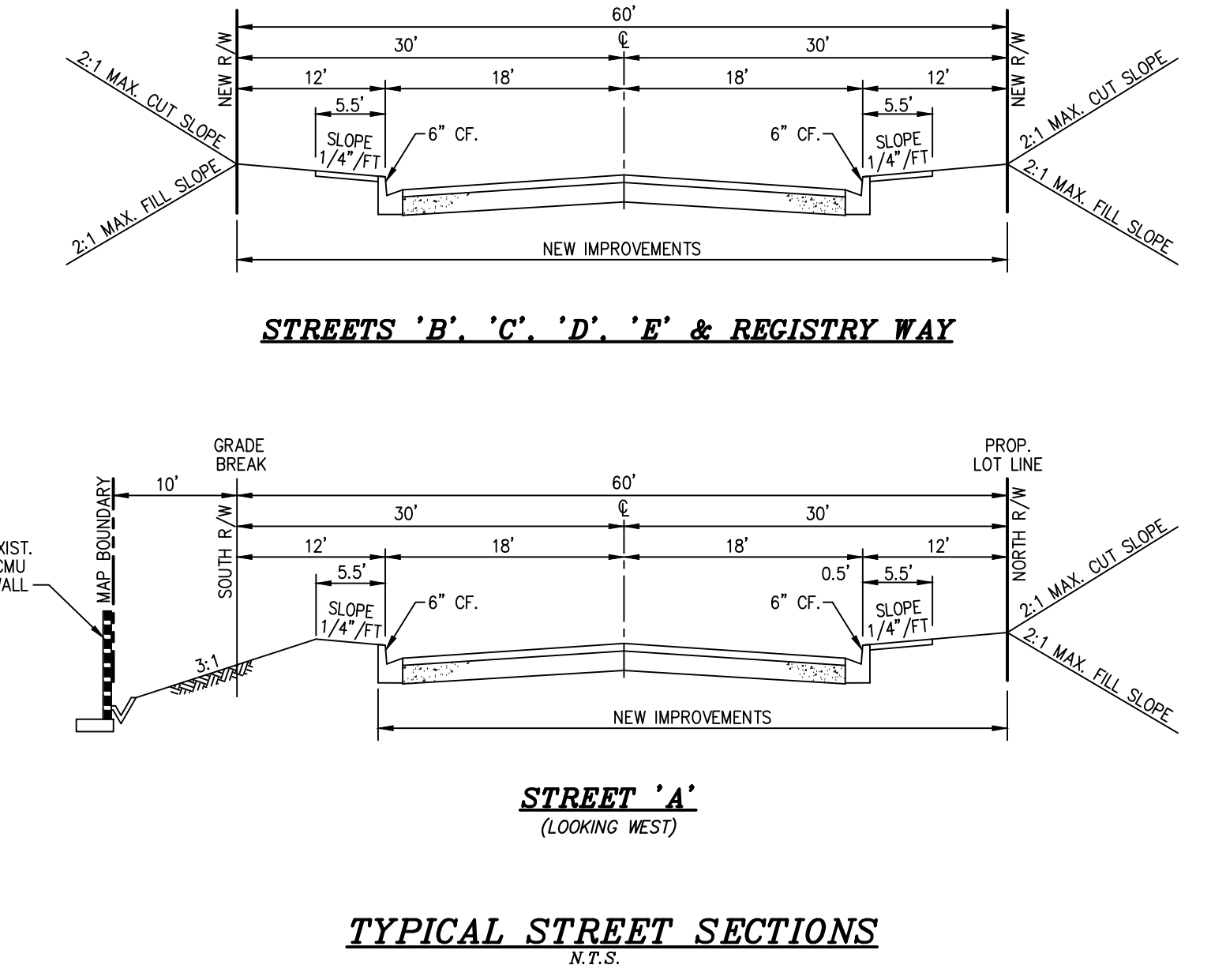
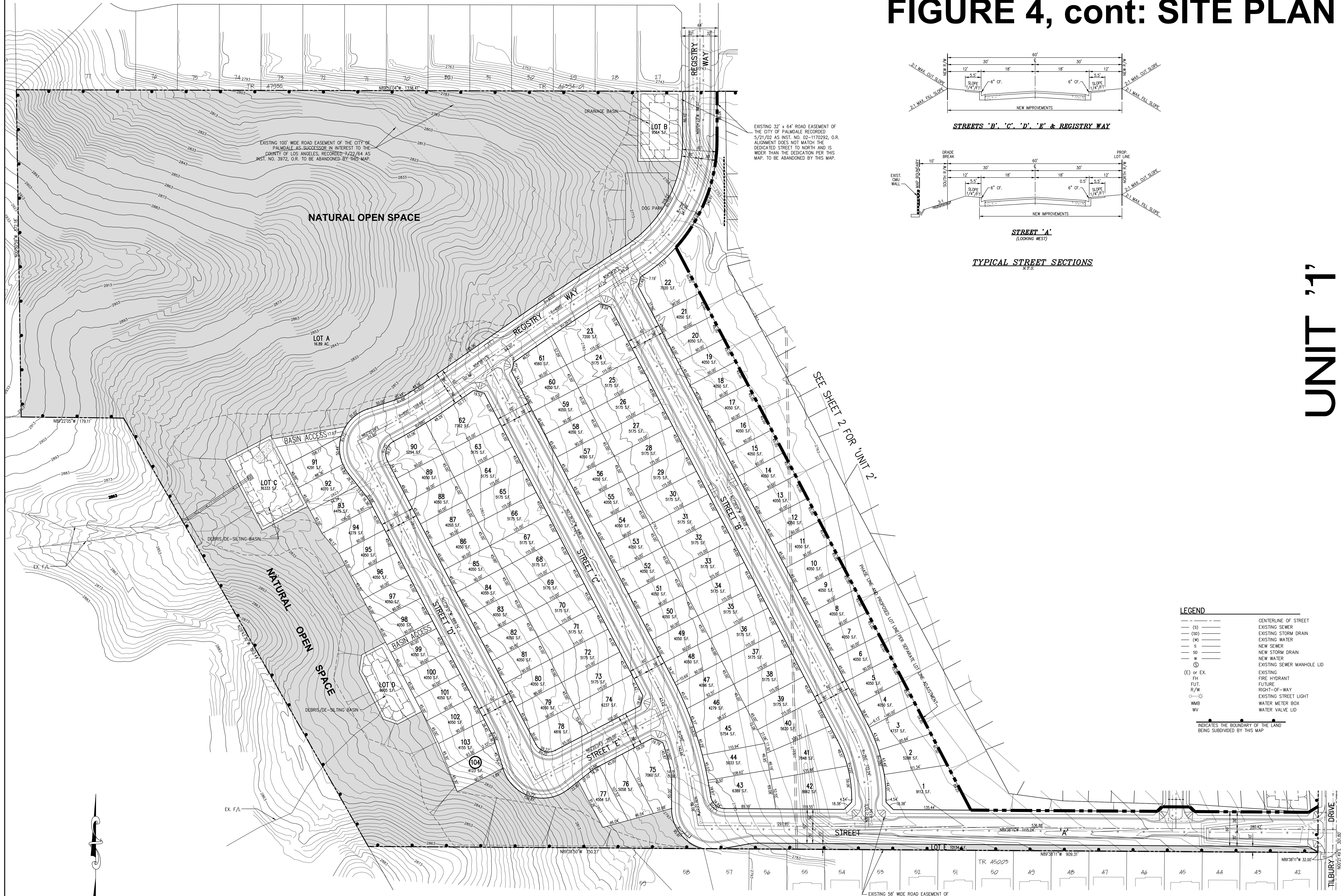
TENTATIVE TRACT MAP NO. 83674



Designed by	BSW/RC
Drawn by	RG/GS
Checked by	BSM
Revisors	
DATE	11/3/2021
Job No.	20165
Sheet No.	1
of	3



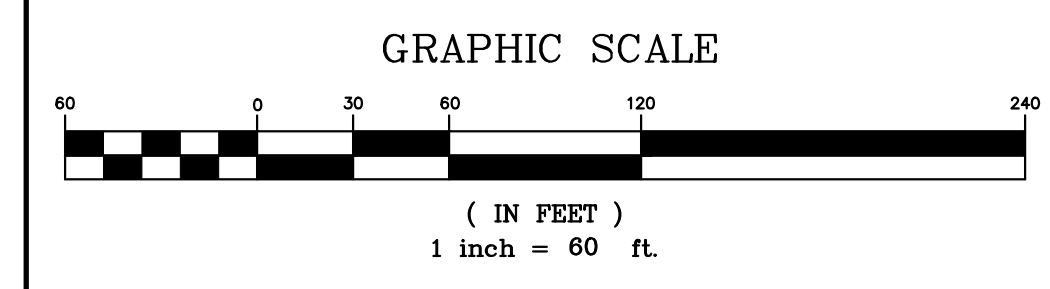
FIGURE 4, cont: SITE PLAN



LEGEND

---	CENTERLINE OF STREET
(S)	EXISTING SEWER
(SD)	EXISTING STORM DRAIN
(W)	EXISTING WATER
S	NEW SEWER
SD	NEW STORM DRAIN
W	NEW WATER
⊙	EXISTING SEWER MANHOLE LID
(E) or EX.	EXISTING FIRE HYDRANT
FH	FUTURE FIRE HYDRANT
R/W	RIGHT-OF-WAY
⊙	EXISTING STREET LIGHT
⊙	WATER METER BOX
WMB	WATER METER BOX
WV	WATER VALVE LID

--- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP



EXISTING 32' x 64' ROAD EASEMENT OF THE CITY OF PALMDALE RECORDED 5/21/02 AS INST. NO. 02-1170292, O.R. ALIGNMENT DOES NOT MATCH THE DEDICATED STREET TO NORTH AND IS WIDER THAN THE DEDICATION PER THIS MAP. TO BE ABANDONED BY THIS MAP.

EXISTING 100' WIDE ROAD EASEMENT OF THE CITY OF PALMDALE AS SUCCESSOR IN INTEREST TO THE COUNTY OF LOS ANGELES, RECORDED 7/22/84 AS INST. NO. 3972, O.R. TO BE ABANDONED BY THIS MAP.

EXISTING 58' WIDE ROAD EASEMENT OF THE CITY OF PALMDALE RECORDED 5/30/03 AS INST. NO. 03-1539473, O.R. TO BE ABANDONED BY THIS MAP.

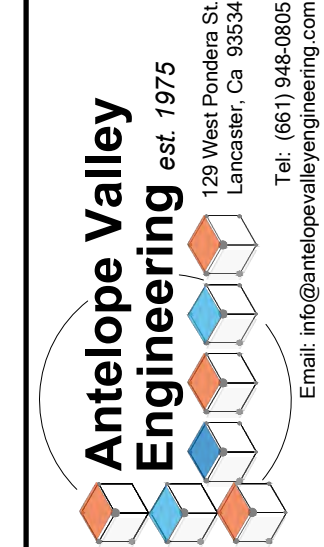
ENGINEER'S STATEMENT OF SIGNATURE
THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT ALL EASEMENTS OF RECORD ARE SHOWN PER THE TITLE REPORT.

PRELIMINARY - FOR REVIEW PURPOSES ONLY
BARRY S. MUNZ R.C.E. 44094 DATE



UNIT '1'

TENTATIVE TRACT MAP NO. 83674

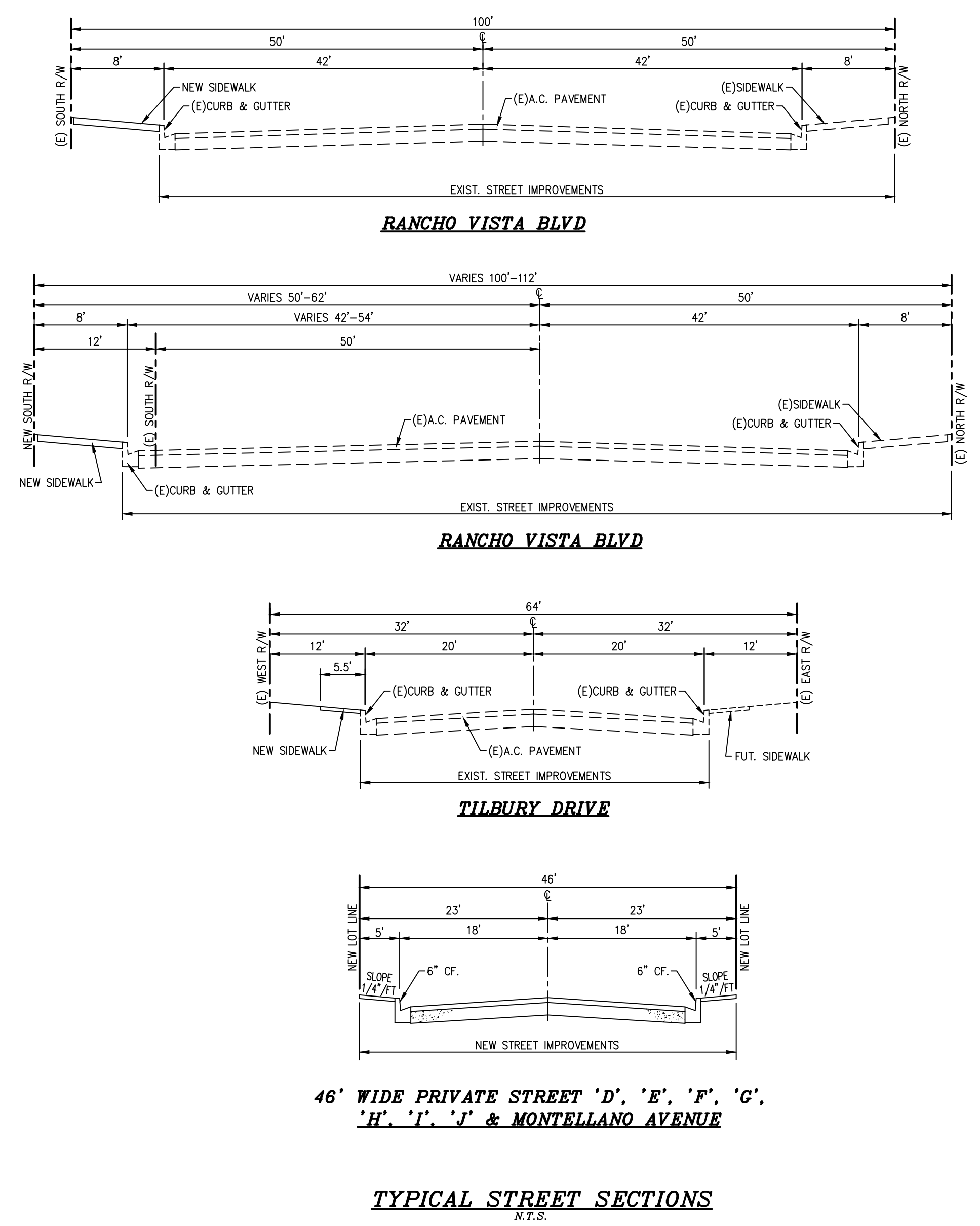


Designed by	BSW/RC
Drawn by	RG/GS
Checked by	BSM
Revisions	

DATE	11/3/2021
Job No.	20165
Sheet No.	2
of	3

FIGURE 4, cont: SITE PLAN

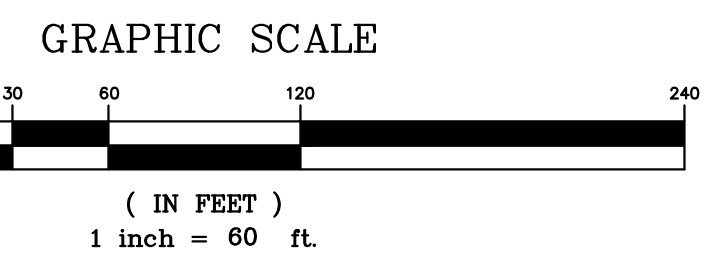
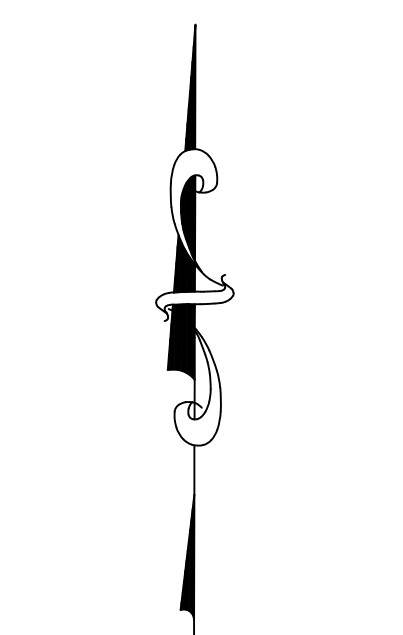
EXISTING 32' x 64' ROAD EASEMENT OF THE CITY OF PALMDALE RECORDED 5/21/02 AS INST. NO. 02-1170292, O.R. ALIGNMENT DOES NOT MATCH THE DEDICATED STREET TO NORTH AND IS WIDER THAN THE DEDICATION PER THIS MAP. TO BE ABANDONED BY THIS MAP.



LEGEND

---	CENTERLINE OF STREET
---	EXISTING SEWER
---	EXISTING STORM DRAIN
---	EXISTING WATER
---	NEW SEWER
---	NEW STORM DRAIN
---	NEW WATER
⊙	EXISTING SEWER MANHOLE LID
(E) or EX.	EXISTING FIRE HYDRANT
FUT.	FUTURE
R/W	RIGHT-OF-WAY
⊙	EXISTING STREET LIGHT
WMB	WATER METER BOX
WV	WATER VALVE LID

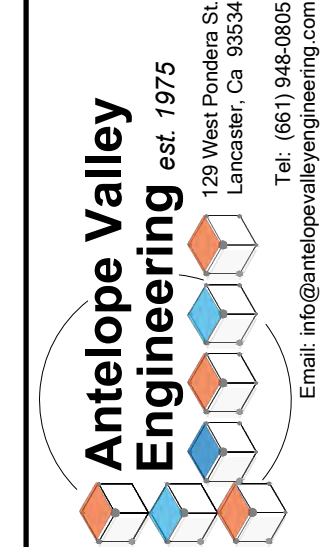
INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP



EXISTING 58' WIDE ROAD EASEMENT OF THE CITY OF PALMDALE RECORDED 5/20/03 AS INST. NO. 03-1530473, O.R. TO BE ABANDONED BY THIS MAP.

UNIT '2'

TENTATIVE TRACT MAP NO. 83674



Designed by	BSW/RC
Drawn by	RG/GS
Checked by	BSM
Revisors	

DATE	11/3/2021
Job No.	20165
Sheet No.	3
of	3

ENGINEER'S STATEMENT OF SIGNATURE
THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT ALL EASEMENTS OF RECORD ARE SHOWN PER THE TITLE REPORT.

PRELIMINARY - FOR REVIEW PURPOSES ONLY
BARRY S. MUNZ R.C.E. 44094 DATE

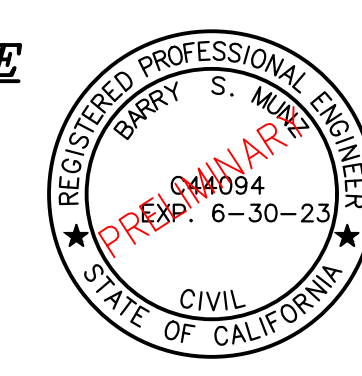


Table 1 - Plants observed on the site and known to occur in the immediate surrounding area.

Common Name	Scientific Name	Location
Asian mustard	<i>Brassica tournefortii</i>	On Site
Joshua Tree	<i>Yucca brevifolia</i>	“
Rubber rabbitbrush	<i>Ericameria nauseosa</i>	“
California juniper	<i>Juniperus californica</i>	“
Silver cholla	<i>Cylindropuntia echinocarpa</i>	“
Nevada jointfir	<i>Ephedra nevadensis</i>	“
Fiddleneck	<i>Amsinckia tessellata</i>	“
Red brome	<i>Bromus rubens</i>	“
Cheatgrass	<i>Bromus tectorum</i>	“
Fourwing salt bush	<i>Atriplex canescens</i>	“
Kelch grass	<i>Schismus barbatus</i>	“
California Buckwheat	<i>Eriogonum fasciculatum</i>	“
Dove weed	<i>Croton setiger</i>	“
Telegraph weed	<i>Heterotheca grandiflora</i>	“
Tumbleweed	<i>Kali tragus var. tragus</i>	“
Flatspine bur ragweed	<i>Ambrosia acanthicarpa</i>	“
Western jimson weed	<i>Datura wrightii</i>	“
Desert bird of paradise	<i>Caesalpinia gilliesii</i>	“
Common burro brush	<i>Hymenoclea monogyra</i>	“
Chapparal yucca	<i>Hesperoyucca whipplei</i>	“
Thread leaf ragwort	<i>Senecio flaccidus</i>	“
Coastal prickly pear	<i>Opuntia littoralis</i>	“

Note: The above list is not intended to be a comprehensive list of every plant which may occur on the site or in the zone of influence.

Table 2 - Wildlife observed on the site during the field investigations.

Common Name	Scientific Name	Location
Common raven	<i>Corvus corax</i>	On-site and in the surrounding area.
Lark Sparrow	<i>Chondestes grammacus</i>	“
Mourning dove	<i>Zenaida macroura</i>	“
Rock pigeon	<i>Columba livia</i>	“
White crowned sparrow	<i>Zonotrichia leucophrys</i>	“
Red-tailed hawk	<i>Buteo jamaicensis</i>	“
Vesper Sparrow	<i>Pooecetes gramineus</i>	“
Anna’s hummingbird	<i>Calypte anna</i>	“
Say’s phoebe	<i>Sayornis saya</i>	“
Western meadow lark	<i>Sturnella neglecta</i>	“
Desert cottontail	<i>Sylvilagus audubonii</i>	“
Blacktail jackrabbit	<i>Lepus californicus</i>	“
California ground squirrel	<i>Otospermophilus beecheyi</i>	“
Coyote (scat)	<i>Canis latrans</i>	“

Note: The above Table is not a comprehensive list of every animal species which may occur in the area, but is a list of those common species which were identified on the site or which have been observed in the region by biologists from RCA Associates, Inc.

REGULATORY CONTEXT

The following provides a summary of federal and state regulatory jurisdiction over biological and wetland resources. Although most of these regulations do not directly apply to the site, given the general lack of sensitive resources, they provide important background information.

Federal Endangered Species Act

The USFWS has jurisdiction over federally listed threatened and endangered plant and animal species. The federal Endangered Species Act (ESA) and its implementing regulations prohibit the take of any fish or wildlife species that is federally listed as threatened or endangered without prior approval pursuant to either Section 7 or Section 10 of the ESA. ESA defines “take” as “harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.” Federal regulation 50CFR17.3 defines the term “harass” as an intentional or negligent act that creates the likelihood of injuring wildlife by annoying it to such an extent as to significantly disrupt normal behavior patterns such as breeding, feeding, or sheltering (50CFR17.3). Furthermore, federal regulation 50CFR17.3 defines “harm” as an act that either kills or injures a listed species. By definition, “harm” includes habitat modification or degradation that actually kills or injures a listed species by significantly impairing essential behavior patterns such as breeding, spawning, rearing, migrating, feeding, or sheltering (50CFR217.12).

Section 10(a) of the ESA establishes a process for obtaining an incidental take permit that authorizes nonfederal entities to incidentally take federally listed wildlife or fish. Incidental take is defined by ESA as take that is “incidental to, and not the purpose of, the carrying out of another wise lawful activity.” Preparation of a habitat conservation plan, generally referred to as an HCP, is required for all Section 10(a) permit applications. The USFWS and National Oceanic and Atmospheric Administration’s National Marine Fisheries Service (NOAA Fisheries Service) have joint authority under the ESA for administering the incidental take program. NOAA Fisheries Service has jurisdiction over anadromous fish species and USFWS has jurisdiction over all other fish and wildlife species.

Section 7 of the ESA requires all federal agencies to ensure that any action they authorize, fund, or carry out is not likely to jeopardize the continued existence of any species listed under the ESA, or result in the destruction or adverse modification of its habitat. Federal agencies are also required

to minimize impacts to all listed species resulting from their actions, including issuance or permits or funding. Section 7 requires consideration of the indirect effects of a project, effects on federally listed plants, and effects on critical habitat (ESA requires that the USFWS identify critical habitat to the maximum extent that it is prudent and determinable when a species is listed as threatened or endangered). This consultation results in a Biological Opinion prepared by the USFWS stating whether implementation of the HCP will result in jeopardy to any HCP Covered Species or will adversely modify critical habitat and the measures necessary to avoid or minimize effects to listed species.

Although federally listed animals are legally protected from harm no matter where they occur, section 9 of the ESA provides protection for endangered plants by prohibiting the malicious destruction on federal land and other “take” that violates State law. Protection for plants not living on federal lands is provided by the California Endangered Species Act.

California Endangered Species Act

CDFW has jurisdiction over species listed as threatened or endangered under Section 2080 of the California Fish and Wildlife Code. Section 2080 prohibits the take of a species listed by CDFW as threatened or endangered. The state definition of take is similar to the federal definition, except that Section 2080 does not prohibit indirect harm to listed species by way of habitat modification. To qualify as take under the state ESA, an action must have direct, demonstrable detrimental effect on individuals of the species. Impacts on habitat that may ultimately result in effects on individuals are not considered take under the state ESA but can be considered take under the federal ESA.

Proponents of a project affecting a state-listed species must consult with CDFW and enter into a management agreement and take permit under Section 2081. The state ESA consultation process is similar to the federal process. California ESA does not require preparation of a state biological assessment; the federal biological assessment and the CEQA analysis or any other relevant information can provide the basis for consultation. California ESA requires that CDFW coordinate consultation for joint federally listed and state-listed species to the extent possible; generally, the state opinion for the listed species is brief and references provisions under the federal opinion.

Clean Water Act, Section 404

The COE and the U.S. Environmental Protection Agency regulate the placement of dredged or fill material into “Waters of the United States” under Section 404 of the Clean Water Act. Waters of the United States include lakes, rivers, streams, and their tributaries, and wetlands. Wetlands are defined for regulatory purposes as “areas inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions” (33 Code of Federal Regulations [CFR] 328.3, 40 CFR 230.3).

The COE may issue either individual permits on a case-by-case basis or general permits on a program level. General permits are pre-authorized and are issued to cover similar activities that are expected to cause only minimal adverse environmental effects. Nationwide permits (NWP’s) are general permits issued to cover particular fill activities. All NWP’s have general conditions that must be met for the permits to apply to a particular project, as well as specific conditions that apply to each NWP.

Clean Water Act, Section 401

Section 401 of the Clean Water Act requires water quality certification and authorization of placement of dredged or fill material in wetlands and Other Waters of the United States. In accordance with Section 401 of the Clean Water Act, criteria for allowable discharges into surface waters have been developed by the State Water Resources Control Board, Division of Water Quality. As such, proponents of any new project which may impair water quality as a result of the project are required to create a post construction stormwater management plan to insure offsite water quality is not degraded. The resulting requirements are used as criteria in granting National Pollution Discharge Elimination System (NPDES) permits or waivers, which are obtained through the Central Valley Regional Water Quality Control Board (RWQCB). Any activity or facility that will discharge waste (such as soils from construction) into surface waters, or from which waste may be discharged, must obtain an NPDES permit or waiver from the RWQCB. The RWQCB evaluates an NPDES permit application to determine whether the proposed discharge is consistent with the adopted water quality objectives of the basin plan.

California Fish and Wildlife Code, Sections 1600-1616

Under the California Fish and Wildlife Code, Sections 1600-1616 CDFW regulates projects that divert, obstruct, or change the natural flow or bed, channel, or bank of any river, stream, or lake. Proponents of such projects must notify CDFW and enter into a streambed alteration agreement with them.

Section 1602 of the California Fish and Wildlife Code requires a state or local government agency, public utility, or private entity to notify CDFW before it begins a construction project that will: (1) divert, obstruct, or change the natural flow or the bed, bank, channel, or bank of any river, stream, or lake; (2) use materials from a streambed; or (3) result in the disposal or deposition of debris, waste, or other material containing crumbled, flaked, or ground pavement where it can pass into any river, stream, or lake. Once the notification is filed and determined to be complete, CDFW issues a streambed alteration agreement that contains conditions for construction and operations of the proposed project.

California Fish and Wildlife Code, Section 3503.5

Under the California Fish and Wildlife Code, Section 3503.5, it is unlawful to take, possess, or destroy any birds in the orders Falconiformes (hawks, eagles, and falcons) or Strigiformes (owls). Take would include the disturbance of an active nest resulting in the abandonment or loss of young.

Migratory Bird Treaty Act

The federal Migratory Bird Treaty Act (MBTA) prohibits the taking, hunting, killing, selling, purchasing, etc. of migratory birds, parts of migratory birds, or their eggs and nests. As used in the MBTA, the term “take” is defined as “to pursue, hunt, shoot, capture, collect, kill, or attempt to pursue, hunt, shoot, capture, collect, or kill, unless the context otherwise requires.” Most bird species native to North America are covered by this act.

Sensitive Natural Communities

The California Office of Planning and Research and the Office of Permit Assistance (1986) define project effects that substantially diminish habitat for fish, wildlife, or plants, or that disrupt or divide the physical arrangement of an established community as significant impacts under CEQA.

This definition applies to certain natural communities because of their scarcity and ecological values and because the remaining occurrences are vulnerable to elimination. For this study, the term “sensitive natural community” includes those communities that, if eliminated or substantially degraded, would sustain a significant adverse impact as defined under CEQA. Sensitive natural communities are important ecologically because their degradation and destruction could threaten populations of dependent plant and wildlife species and significantly reduce the regional distribution and viability of the community. If the number and extent of sensitive natural communities continue to diminish, the status of rare, threatened, or endangered species could become more precarious, and populations of common species (i.e., not special status species) could become less viable. Loss of sensitive natural communities also can eliminate or reduce important ecosystem functions, such as water filtration by wetlands and bank stabilization by riparian woodlands for example.

Protected Plants

The California Desert Native Plant Act was passed in 1981 to protect non-listed California desert native plants from unlawful harvesting on both public and privately-owned lands. Harvest, transport, sale, or possession of specific native desert plants is prohibited unless a person has a valid permit. The following plants are under the protection of the California Desert Native Plants Act:

- Dalea spinosa (smoketree)
- All species of the genus Prosopis (mesquites)
- All species of the family Agavaceae (century plants, nolinias, yuccas)
- All species of Cactus
- Creosote Rings, ten feet in diameter or greater
- All Joshua Trees

The project would be required to comply with the County of San Bernardino Desert Native Plant Protection Ordinance. The removal of any trees listed under Section 88.01.060 would be required to comply with Section 88.01.050, which requires the project applicant to apply for a Tree or Plant Removal Permit prior to removal from the project site.