HABITAT ASSESSMENT FOR MOHAVE GROUND SQUIRREL

LILAC DEVELOPMENT LLC & WELLSPRING DEVELOPMENT LLC CONDITIONAL USE PERMIT APN 3128-481-10 & 11

SAN BERNARDINO COUNTY, CALIFORNIA

(USGS Adelanto, CA Quad.; Township 5 North, Range 5 West, Section 8)

Owner/Applicant

Lilac Development LLC &
Wellspring Development LLC
6456 North San Gabriel Blvd.
San Gabriel, CA 91775
(626) 429-9290

Prepared by:

RCA Associates, LLC
15555 Main Street, #D4-235
Hesperia, California 92345
Ryan Young (Phoenix Biological)
Principal Investigator
(760) 956-9212

Report prepared by: Ryan Young & Randall Arnold
(760) 956-9212

Project No: RCA#2013-61A

September 6, 2013

Table of Contents

EXECUTIVE SUMMARY

A habitat assessment was conducted for the Mohave ground squirrel on a 17.6-acre parcel located north of Mojave Drive in San Bernardino County (Section 8, Township 5 North, Range 5 West). The site supports a disturbed creosote bush (*Larrea tridentata*) community typical of this portion of the Mojave Desert (Figures 1, 2, and 3). Co-dominants consisted of saltbush (*Atriplex canescens*), cottonthorn (*Tetradymia spinosa*), and ephedra (*Ephedra nevadensis*).

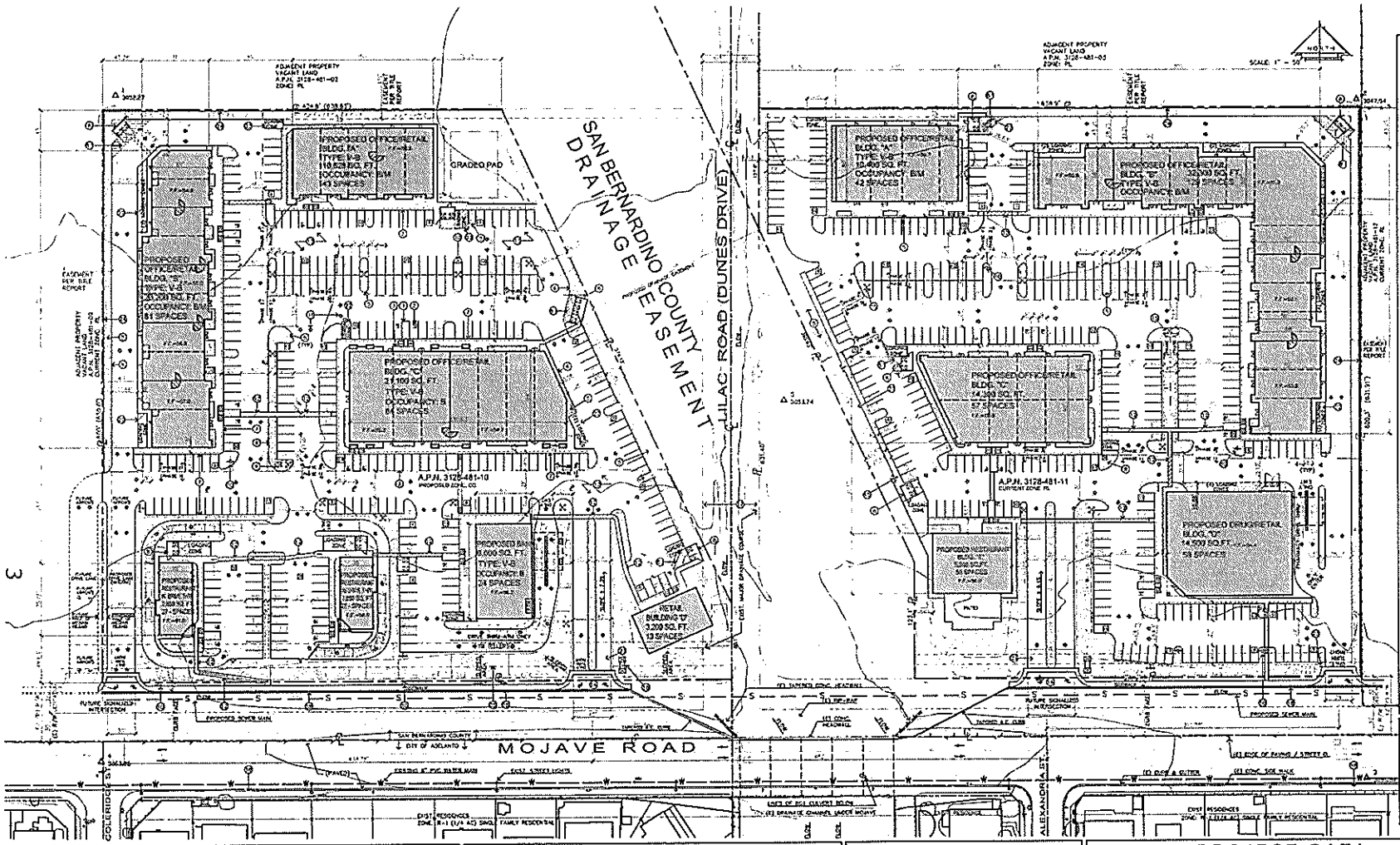
The property is located within the known distribution of the Mohave ground squirrel; and a habitat assessment was previously conducted on April 16, 2010. The habitat assessment was performed by Ryan Young, who holds a Memorandum of Understanding (MOU) from California Department of Fish and Wildlife (CDFW) for the species. The site was re-evaluated on September 6, 2013 and it was determined that the habitat present on the site has not changed since 2010. The site supports suitable habitat for the Mohave ground squirrel based on various criteria outlined in the following sections. However, there is a very low probability that the species occurs on the property based on the very low population levels of Mohave ground squirrels in the area and the absence of any documented populations in adjacent habitats. CDFW should be contacted for concurrence with this conclusion.

1.0 PROJECT AND PROPERTY DESCRIPTION

The property is approximately 17.6-acres in size (gross) and is located in the Adelanto area about 1.25 miles west of Highway 395 along Mojave Drive at the intersection of Lilac Road and Mojave Drive in San Bernardino County (T5N, R5W, Section 8) (Figures 1, 2, 3, and 4). The property consists of relatively flat terrain with no prominent ridges or hills with an elevation of approximately 3,050 to 3,060 feet, MSL. The soils consisted primarily of sandy-loam. A drainage easement bisects the site in a north-south direction and a very deep drainage channel is located in the central portion of the site and bisects the site in a north-south direction. The drainage channel is not depicted as a blueline stream channel on the Adelanto, CA USGS quadrangle (Figure 2). Temperatures during the September 6, 2013 surveys were in the low 50's (°F) (AM) to low 60's (°F) (PM) with winds of 0 to 5 mph. Cloud cover was estimated at 0 to 5 percent. No rare or sensitive wildlife habitats were observed, and no distinct wildlife corridors bisect the property.

The project proponent is proposing to construct a retail/commercial development consisting of several buildings and parking lots. Figure 1 depicts the various retail and office buildings that would be built on the site following approval of the application. The legal description is provided below.

THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ AND THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 5 WEST, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.



FOR OFFICIAL USE ONLY

NOTES:
- A RECIPROCAL ACCESS AGREEMENT & RECIPROCAL PARKING AGREEMENT TO BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY OF ALL STRUCTURES.
- GRADING IS PROPOSED. SEE PRELIMINARY GRADING PLAN
- HOURS OF OPERATION: 24 HOUR A DAY 7 DAYS A WEEK
- PROJECT IS PHASED. SEE PLAN, ALTHOUGH SEQUENCE IS UNKNOWN
- PROTECTED PLANTS EXIST ON THE SITE

SYMBOLS

SYM	DESCRIPTION
	EXISTING ASPHALT PAVING (PROPOSED PLANT)
	DENOTES PARKING SPACE COUNT
	REFERS TO KEYED LEGEND
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING POWER POLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING MAIL BOX
	EXISTING SIGN
	EXISTING ELECTRIC BOX
	EXISTING WATER METER
	EXISTING STREET LIGHT
	PROPOSED PARKING LOT LIGHTS
	ABBREVIATION FOR = EXISTING
	ABBREVIATION FOR = PROPOSED

KEYED NOTES

NUMBER	DESCRIPTION	SYMBOL
1	18' X 20' HANDICAP PARKING SPACE	
2	ACCESSIBILITY STALL EMBLEM PAINTED AS SHOWN	
3	DISABLED ACCESSIBLE PARKING ONLY SIGN	
4	WARNING SIGNAGE REGARDING UNAUTHORIZED USE OF DISABLED PARKING SPACES	
5	LANDSCAPED AREA	
6	6" WIDE CONCRETE CURB	
7	6" WIDE CONCRETE CURB, W/ 2' PARKING HOSE OVER	
8	TRASH ENCLOSURE PER COUNTY STANDARDS (8' HI)	
8.1	CONC. REINFORCED PLAN, SLOPE 2% MAX, INTERFACE MIN. + WIDTH OF TRASH ENCLO.	
9	ELECTRIC UTILITY TRANSFORMER	
10	PROPOSED FIRE HYDRANT	
11	TRAFFIC FLOW DIRECTIONAL ARROWS PAINTED ON PAVING AS SHOWN ON PLAN	
12	4' WIDE SITE ACCESSIBILITY PATH, 2% MAX CROSS SLOPE, 5% IN DIRECTION OF TRAVEL	
13	PROPOSED A.C. PAVING	
14	PROPOSED COUNTY APPROVED CONC. APPROACH	
15	20' HI SITE LIGHT STANDARD	
16	PROPOSED MONUMENT SITE SIGNAGE, UNDER SEPARATE PERMIT, DESIGN TO BE DETERMINED	
17	EXISTING PROPERTY LINES TO BE RECORDED FOR DRAINAGE EASEMENT	
18	PROPOSED CONC. GUTTER & GUTTER	
19	EXISTING CONC. SIDEWALK	
20	PROPOSED PROPERTY LINES - SEE TOWNE PARCEL MAP 19870	
21	ENHANCED PAVING @ DRIVE APPROACH ENTRY, MIN. 20' DEPTH	
22	HATCHING, STRIPED LOADING ZONE	
23	TRAFFIC SIGN INDICATING "RIGHT TURN ONLY"	
24	PROPOSED 8' HI SOLID MASONRY WALL	
25	15' LANDSCAPE SETBACK	
26	GATE W/ KNOX BOX FOR FIRE / EMERGENCY EQUIPMENT ACCESS ONLY	

PARKING REQUIREMENTS

PARKING INFORMATION: PARCEL 10 COMMERCIAL CENTER

REQUIRED PARKING STALLS:
FAST FOOD RESTAURANT @ 1/100 GROSS FLR. AREA
2,650 SQ.FT. / 100 = 27 SPACES
FAST FOOD RESTAURANT @ 1/100 GROSS FLR. AREA
2,650 SQ.FT. / 100 = 27 SPACES
BANK W/ DRIVE THRU @ 1/250 GROSS FLR. AREA
8,000 SQ.FT. / 250 = 24 SPACES
RETAIL BLDG. "B" @ 1/250 GROSS FLR. AREA
3,200 SQ.FT. / 250 = 13 SPACES
OFFICE/RETAIL BLDG. "C" @ 1/250 GROSS FLR. AREA
21,100 SQ.FT. / 250 = 84 SPACES
OFFICE/RETAIL BLDG. "A" @ 1/250 GROSS FLR. AREA
20,200 SQ.FT. / 250 = 81 SPACES
OFFICE/RETAIL BLDG. "A" @ 1/250 GROSS FLR. AREA
10,638 SQ.FT. / 250 = 43 SPACES

TOTAL REQUIRED PARKING STALLS (9'x20') = 299 SPACES
PROPOSED PARKING STALLS @ 9'x20' = 322 SPACES
INCLUDES 16 "ACCESSIBLE" PARKING STALL @ 9'x18' W/ 8' UNLOADING ZONE
TOTAL PROVIDED PARKING STALLS = 322 SPACES

LOADING ZONE CALCULATION
RETAIL: 1 LOADING ZONE PER 5,000 SQ.FT OF BUILDING FLOOR AREA
66,638/5,000 = 13 LOADING SPACES @ 10'x25' MIN.
PROVIDED: 14

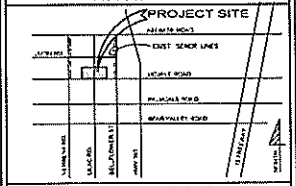
PARKING INFORMATION: PARCEL 11 COMMERCIAL CENTER

REQUIRED PARKING STALLS:
RESTAURANT BLDG. "E" @ 1/100 GROSS FLR. AREA
5,000 SQ.FT. / 100 = 50 SPACES
DRUG/RETAIL BLDG. "G" @ 1/250 GROSS FLR. AREA
14,500 SQ.FT. / 250 = 58 SPACES
RETAIL BLDG. "C" @ 1/250 GROSS FLR. AREA
32,500 SQ.FT. / 250 = 129 SPACES
RETAIL BLDG. "D" @ 1/250 GROSS FLR. AREA
14,300 SQ.FT. / 250 = 57 SPACES
RETAIL BLDG. "E" @ 1/250 GROSS FLR. AREA
10,600 SQ.FT. / 250 = 43 SPACES

TOTAL REQUIRED PARKING STALLS (9'x20')= 338 SPACES
PROPOSED PARKING STALLS @ 9'x20' = 347 SPACES
INCLUDES 16 "ACCESSIBLE" PARKING STALL @ 9'x18' W/ 8' UNLOADING ZONE
TOTAL PROVIDED PARKING STALLS = 347 SPACES

LOADING ZONE CALCULATION
RETAIL: 1 LOADING ZONE PER 5,000 SQ.FT OF BUILDING FLOOR AREA
74,500/5,000 = 15 LOADING SPACES @ 10'x25' MIN.
PROVIDED: 16

VINCINITY MAP



UTILITIES

WATER & SEWER (PROPOSED):
CITY OF ADELANTO
11600 AIR EXPRESSWAY
P.O. BOX 10
ADELANTO, CA 92301

TELEPHONE (PROPOSED):
VERIZON
15198 LA PAZ ROAD
VICTORVILLE, CA. 92392
(800) 772-9153

GAS (PROPOSED):
SOUTHWEST GAS CO.
12471 MAPLEWOOD ROAD
VICTORVILLE, CA. 92392
(760) 951-4053

ELECTRIC (PROPOSED):
SOUTHERN CALIFORNIA EDISON CO.
12353 HESPERIA RD.
VICTORVILLE, CA. 92392
(760) 951-2027

CABLE (PROPOSED):
CHARTER COMMUNICATIONS
16969 "C" AVENUE
HESPERIA, CA 92345
(909) 343-5100

PROJECT DATA

CONDITIONAL USE PERMIT

SITE ADDRESS:
PARCEL 10 = TRACT 4001 LOTS 33 N/W CORNER OF LILAC & MOJAVE
PARCEL 11 = TRACT 4001 LOT 34 N/E CORNER OF LILAC & MOJAVE
ADELANTO, CA 92301
A.P.N. 3128-481-10 & 11

OWNER/APPLICANT:
LILAC DEVELOPMENT LLC &
WELLSPRING DEVELOPMENT LLC
CONTACT PERSON: AGNES YEH
PHONE: (626) 434-9290
6456 N. SAN GABRIEL BLVD
SAN GABRIEL, CA 91775

REPRESENTATIVE:
STENO DESIGN STUDIO
11774 HESPERIA ROAD SUITE-B
HESPERIA, CA 92345
PH: 760-244-3001
FAX: 760-244-1948

LEGAL DESCRIPTION:
BEING A SUBDIVISION OF LOTS 34, & 35 OF SUNRISE VALLEY ESTATES, UNIT # 2 TRACT 4001 M.B. 51/37 SBRM, IN THE COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA

ZONE: CURRENTLY PER SAN BERNARDINO COUNTY MAP DESIGN ADELANTO	RL
ZONE: PROPOSED (GENERAL COMMERCIAL)	CG
OCCUPANCY:	B / M / A-2 / A-3
CONSTRUCTION TYPE:	V - B
OVERLAYS:	NONE
STORIES:	1- STORY
FIRE SPRINKLERS:	NO

AREA SUMMARY / LOT COVERAGE: PARCEL 10, LILAC DEVELOPMENT LLC

TOTAL ACRES (GROSS)	=	365,140 SQ. FT.	8.8 ACRES
TOTAL ACRES (NET) W/OUT DRAINAGE EASEMENT	=	327,842 SQ. FT.	7.6 ACRES 100 %
TOTAL BLD'G FOOT PRINTS	=	68,458 SQ. FT.	19.8 %
PAVING & CONC.	=	208,600 SQ. FT.	61.7 %
LANDSCAPED AREA	=	68,582 SQ. FT.	20.4 %

AREA SUMMARY / LOT COVERAGE: PARCEL 11, WELLSPRING DEVELOPMENT LLC

TOTAL ACRES (GROSS)	=	363,290 SQ. FT.	8.8 ACRES
TOTAL ACRES (NET) W/OUT DRAINAGE EASEMENT	=	336,925 SQ. FT.	7.7 ACRES 100 %
TOTAL BLD'G FOOT PRINT	=	76,360 SQ. FT.	22.8 %
PAVING & CONC.	=	180,845 SQ. FT.	57.8 %
LANDSCAPED AREA	=	67,280 SQ. FT.	20.4 %

STENO DESIGN STUDIO
ARCHITECTURE • DESIGN • PLANNING
11774 HESPERIA ROAD, SUITE B HESPERIA, CA. 92345
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EMAIL: STENODESIGN@VERIZON.NET

DATE FINISHED: MARCH 2010

REVISIONS: AUGUST 2010, JULY 2010, MARCH 2010

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PROJECT: COMMERCIAL DEVELOPMENT
LILAC DEVELOPMENT LLC AND WELLSPRING DEVELOPMENT LLC
SEC LILAC RD. & MOJAVE RD.
ADELANTO, CA 92301
SAN BERNARDINO COUNTY JURISDICTION

JOB NO.: COM-0905

SHEET NO.: C-1 OF SHTS.

SITE PLAN

SCALE: 1" = 30'

FIGURE 1

3

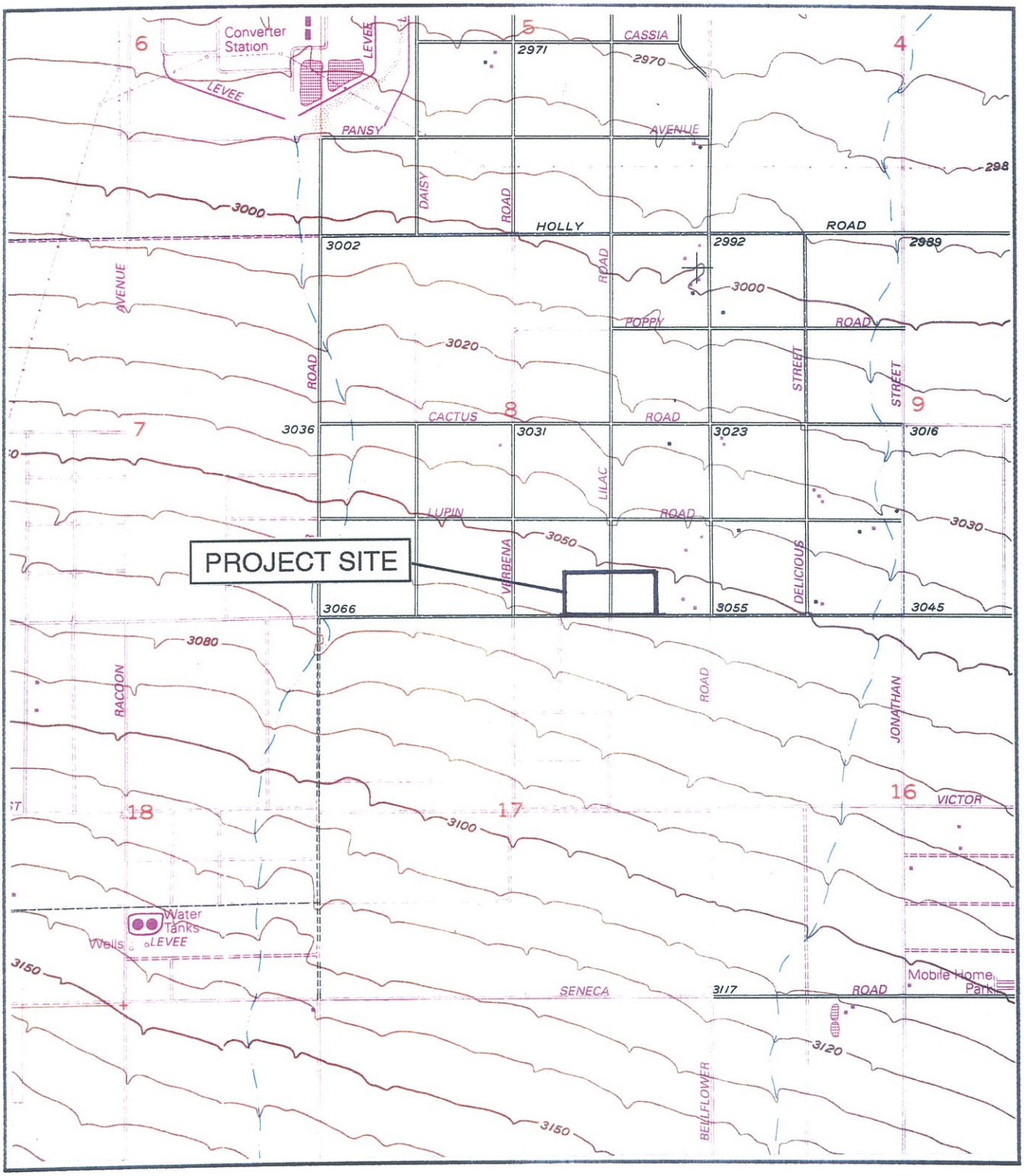
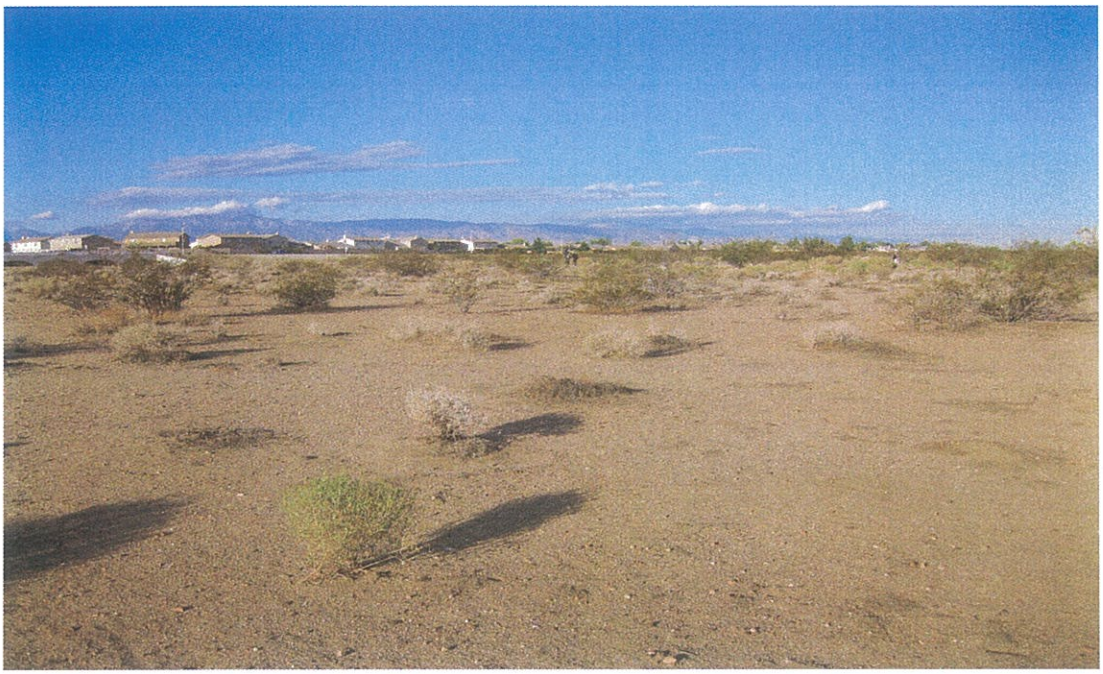


FIGURE 2
PROPERTY LOCATION
(Lilac Deve. LLC & Wellspring Deve. LLC)
(Source: USGS Adelanto, CA Quad., 1956)



NORTHEAST CORNER LOOKING SOUTHWEST

SOUTHEAST CORNER LOOKING NORTHWEST

FIGURE 3
PHOTOGRAPHS OF SITE
(LILAC DEVELOPMENT & WELLSPRING DEVELOPMENT)

SOUTHWEST CORNER LOOKING NORTHEAST

NORTHWEST CORNER LOOKING SOUTHEAST

FIGURE 3, cont.
PHOTOGRAPHS OF SITE
(LILAC DEVELOPMENT & WELLSPRING DEVELOPMENT)

2.0 LITERATURE/RECORDS REVIEW FOR MOHAVE GROUND SQUIRREL

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 prior to initiation of field surveys to determine if populations of the Mohave ground squirrel have been documented on the site or in the area surrounding the property. Based on the literature review and evaluation of the CNDDB database for the Adelanto quadrangle, it was determined that the site is located within the general distribution of the Mohave ground squirrel.

The CNDDB records (2013) indicate the closest known Mohave ground squirrel (MGS) occurrence is about 3.5 miles northwest of the property (Figure 6) (CNNDB, 2013). This specimen was observed in 1954 (Occurrence #301) and is currently stored at the Kansas University Museum (CNDDB, 2007). The second closest occurrence is about one mile to the northeast and was observed in 2005 (Occurrence #318). This juvenile Mohave ground squirrel was trapped and released during a protocol trapping survey performed for another project. The third closet record (#11) from 1977 is two miles to the northeast. This specimen was trapped and is currently stored at the LA County Museum.

The vegetation community present on the site is a disturbed creosote bush (*Larrea tridentata*) community, which is associated with the species (See Section I - 4.0 for a detailed description of the vegetation community.). The Mohave ground squirrel has been listed by CDFW as a threatened species, thereby giving it protection under the California Endangered Species Act. The species is known to occur in the western Mojave Desert in portions of four counties including Inyo, Kern, San Bernardino, and Los Angeles (Clark, D 1991). The distribution of the Mohave ground squirrel is quite limited as compared to the distribution of other ground squirrel species (Hall, R. 1981 in Clark, D 1991). The Mohave ground squirrel is found in several habitat types throughout the Mojave Desert including creosote bush scrub, saltbush scrub, and Joshua tree woodland communities. Degradation and destruction of the species' habitat and isolation of individual populations appear to be the primary factors in the species' decline (Clark, D. 1991).

3.0 METHODOLOGY

A habitat assessment was initially performed on April 16, 2010 by Ryan Young with an additional assessment conducted on September 6, 2013. As per CDFW requirements, the vegetation on the site, as well as in the surrounding area, was evaluated to determine if the dominant plant community in the area was representative of those associated with the Mohave ground squirrel. In addition to the field investigations, a background database search was performed using the CNDDB Rarefind 3 along with supplemental references for the species, including the CDFG Mohave ground squirrel survey Guidelines. Field investigations included walking meandering transects throughout the site during which a vegetation list was compiled, and the site evaluated for the presence of plants that are frequently utilized by the squirrel for food. All transects were walked at a pace that allowed careful observations along the transect routes for the presence of any small mammal burrows. Additional field notes were recorded regarding native plant assemblages, wildlife sign, and human affects in order to determine the presence or absence of suitable Mohave ground squirrel habitat.

Limitations:

The results of the habitat assessment and the results presented in this report do not constitute authorization for the "take" of the Mohave ground squirrel or any other listed or sensitive wildlife species. The authorization to impact the species can only be granted by CDFW. If Mohave ground squirrels are observed during future project activities, the activities should cease immediately and CDFW should be contacted to discuss mitigation measures which may be required for the species.

4.0 GENERAL BIOLOGICAL SURVEY RESULTS

The site supports a disturbed creosote bush (*Larrea tridentata*) community with co-dominants saltbush (*Atriplex canescens*), ephedra (*Ephedra nevandensis*), and cotton-thorn (*Tetradymia spinosa*) also present (Figures 3 and 4). A few other perennials were also observed such as Joshua tree (*Yucca brevifolia*), burrobush (*Franseria dumosa*), and rabbitbrush (*Chrysothamnus depressus*). A few annuals were also including erodium (*Erodium texanum*), bunchgrass (*Phleum pretense*), schismus (*Schismus barbatus*), and buckwheat (*Eriogonum fasciculatum*). Table 1 provides a compendium of plants observed on the site and in the ZOI (Appendix A).

The only mammals observed included Jackrabbits (*Lepus californicus*) and antelope ground squirrels (*Ammospermophilus leucurus*); although, coyote scats (*Canis latrans*) were also present. Merriam's kangaroo rats (*Dipodomys merriami*) are very common in the region and may also inhabit the site. Reptiles observed included side-blotched lizards (*Uta stansburiana*) and western whiptail lizards (*Cnemidophorus tigris*). Desert spiny lizards (*Sceloporus magister*) are also common in the region and may inhabit the site. Ravens (*Corvus corax*) and sage sparrows (*Amphispiza belli*) were the only birds identified during the September 6 surveys. Table 2 provides a compendium of wildlife species observed on the property (Appendix A).

FIGURE 4
BIOLOGICAL RESOURCES MAP
(LILAC DEVELOPMENT & WELLSPRING DEVELOPMENT)

5.0 RESULTS – MOHAVE GROUND SQUIRREL

The site is a rectangular-shaped polygon approximately 17.6-acres in size located north of Mojave Drive in the Adelanto area of San Bernardino County (Section 8, Township 5 North, Range 5 West) (Figures 1 and 2). The vegetation community consists of a somewhat disturbed creosote bush community and has been previously described in Section 4.0. The topography consists of relatively flat terrain with no prominent topographic features (Figures 2, 3, and 4).

Based on the results of the habitat assessment, as well as the literature review search, it has been determined that the site supports marginal suitable habitat for the Mohave ground squirrel. However, there is a very low probability that the species inhabits the site based on the low population levels in the region, the relatively small size of the site, and the absence of any documented sightings in the immediate area (CNDDB, 2013). CDFW should be contacted for concurrence with this conclusion. Regardless of the results of the habitat assessment, Mohave ground squirrels cannot be taken under State law. The survey report and any mitigation included do not constitute authorization for incidental take of the species. If the species is observed during future site activities, all on-site activities should cease immediately and CDFW should be contacted.

6.0 IMPACTS AND RECOMMENDATIONS

Construction of the proposed project is not expected to have a direct or indirect impact on the species. The site does support marginal suitable habitat for the species; however, it is very unlikely the species occurs on the site based on the absence of any documented sightings in the immediate area, low population levels in the region, and the small size of the site. CDFW should be contacted for concurrence with this conclusion. If the site is modified by grading or otherwise disturbed prior to project approval which results in the loss of suitable habitat for the species, CDFW and the County Building and Safety Department should be notified. Such action prior to project approval will violate the State endangered species law and may be considered grounds for denial of the project. Mitigation and restoration plans will also be required under such actions.

7.0 PROPOSED MITIGATION MEASURES

Based on the results of the assessment, no mitigation measures are proposed at the present time. However, if the species is observed during future development activities, CDFW should be contacted to discuss mitigation measures which may be required.

8.0 REFERENCES

California Department of Fish and Game
1990 California's Wildlife, Volumes 1, 2, and 3. Sacramento.

California Department of Fish and Game
2013 Natural Diversity Data Base. Sacramento

Holing, Dwight
1998 California Wild Lands. Chronical Books. San Francisco, CA. 211 pp.

Holland, Robert F.
1986 Preliminary Description of the Terrestrial Natural Communities of California.Prepared for the California Natural Diversity Data Base. California Department of Fish and Game. Sacramento, California. 160 pp.

Johnson, H.
1976 vegetation and Plant Communities of Southern California Deserts- a functional view. In Symposium proceedings: Plant communities of Southern California. June Latting, editor. California Native Plant Society, Spec. No. 2 Berkeley, CA.

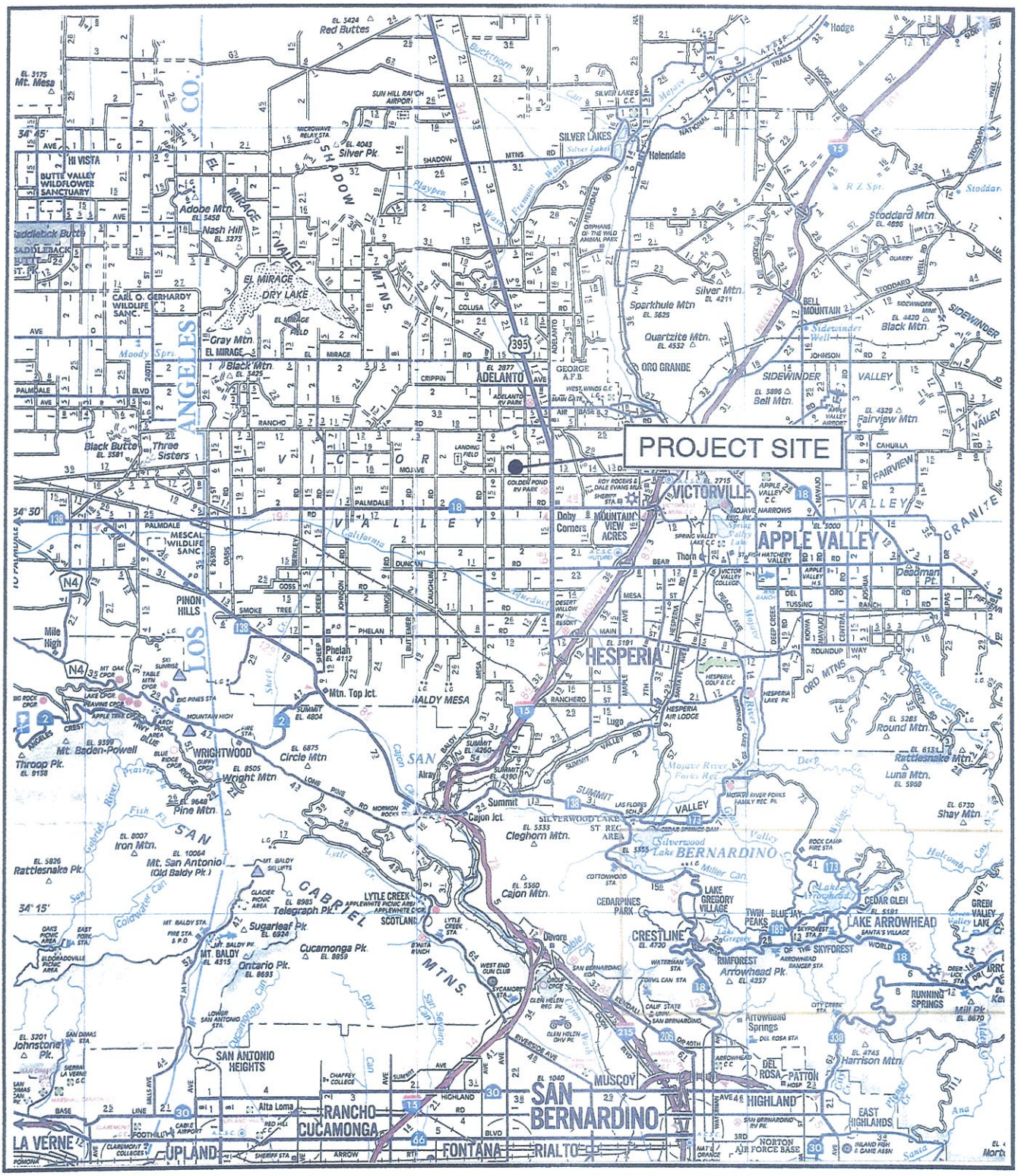
TABLES

Mohave Ground Squirrel Occurrence Table

Mohave ground squirrel occurrences within five miles of the site based on California Natural Diversity Data Base (2013).

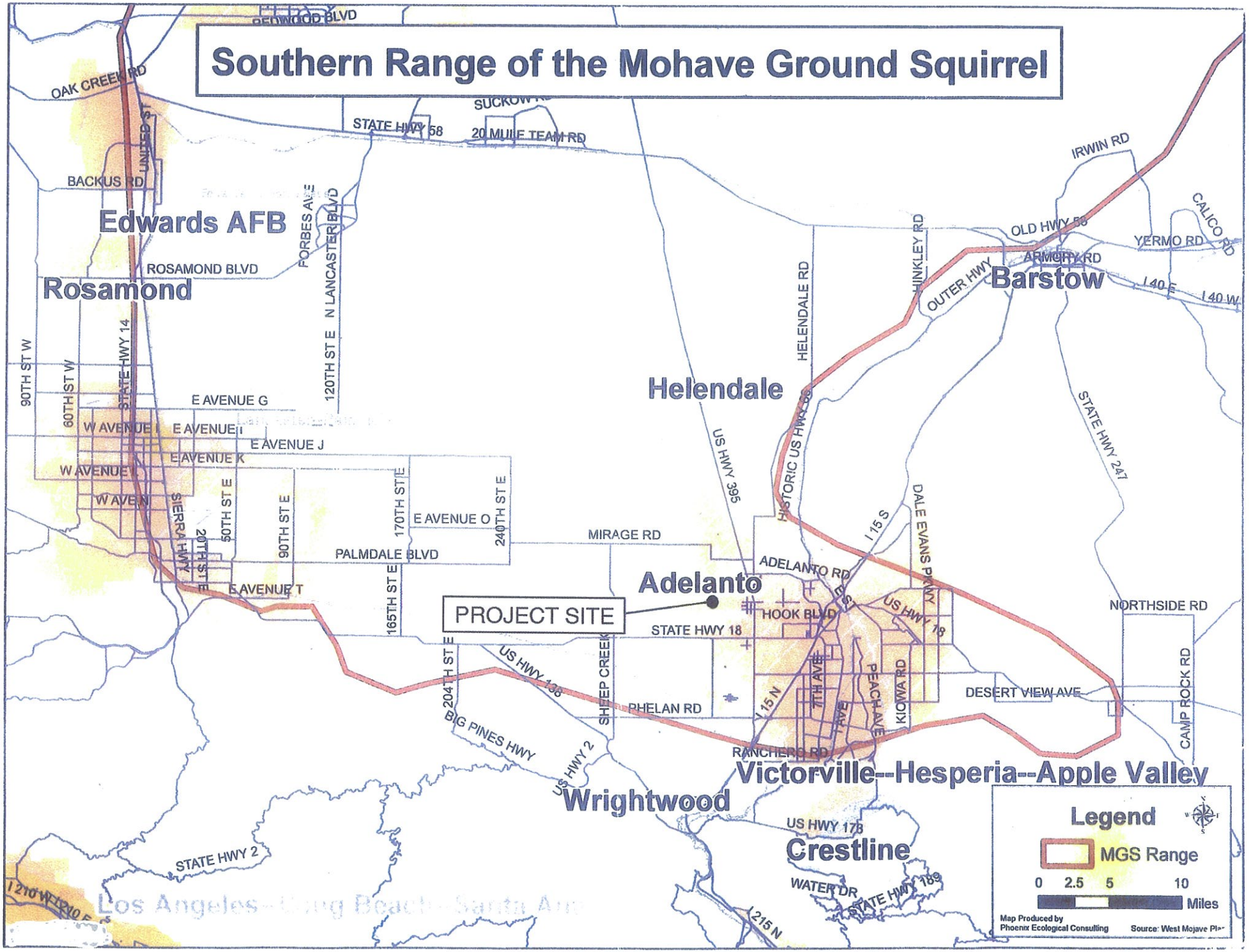
Name	Listing Status	Habitat Requirements	Presence/Absence	Comments
Mohave ground squirrel (*Spermophilus mohavensis*)	Fed: None State: T	Desert scrub	Site does supports suitable habitat for the species. Native vegetation evenly distributed throughout the site.	A. Occurrence #301; 3.5 miles northwest of site. B. Occurrence #318; one mile northeast of site. C. Occurrence #11; two miles northeast of site.

LIST OF FIGURES



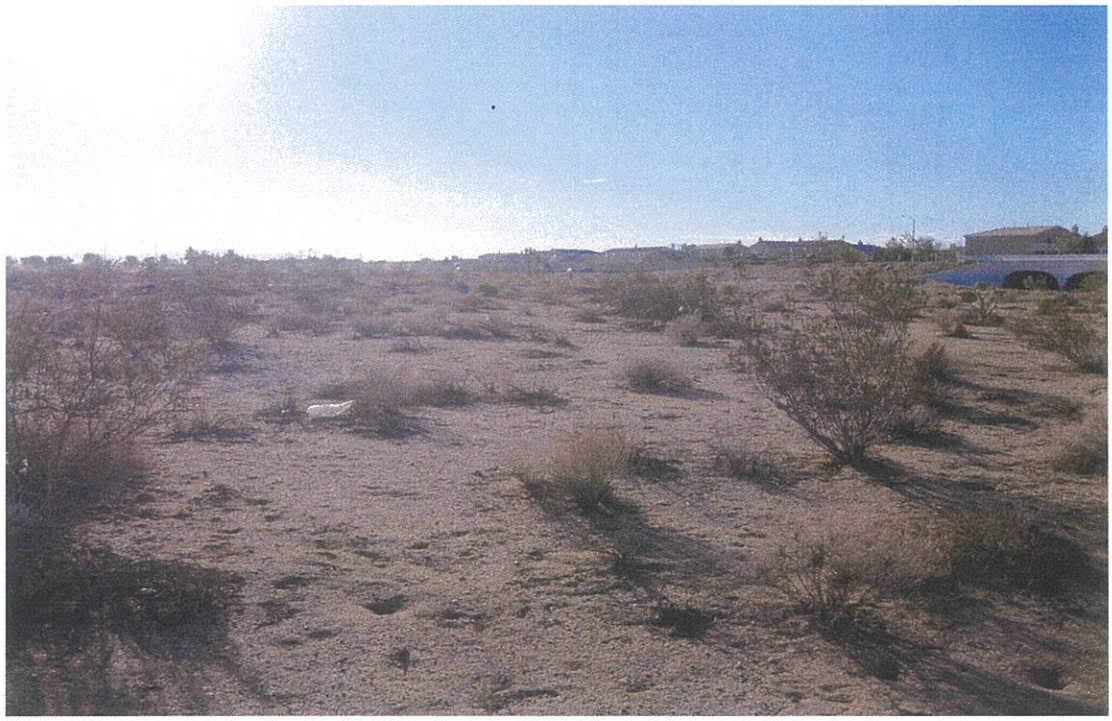
VICINITY MAP
(Lilac Deve. LLC & Wellspring Deve. LLC)
(Source: ACSC Map Source, 2013)

N


Southern Range of the Mohave Ground Squirrel
PROJECT SITE
Edwards AFB
Rosamond
Helendale
Barstow
Adelanto
Victorville--Hesperia--Apple Valley
Wrightwood
Crestline
Los Angeles--Long Beach--Santa Ana
REDWOOD BLVD
OAK CREEK RD
STATE HWY 58
20 MULE TEAM RD
SUCKOW RD
IRWIN RD
BACKUS RD
UNITED ST
FORBES AVE
N LANCASTER BLVD
120TH ST E
ROSAMOND BLVD
HELENDALE RD
HINKLEY RD
OLD HWY 58
YERMO RD
CALICO RD
ARMORY RD
OUTER HWY
140 E
140 W
90TH ST W
60TH ST W
STATE HWY 14
E AVENUE G
W AVENUE L
E AVENUE H
E AVENUE J
E AVENUE K
W AVENUE M
W AVEN
SIERRA HWY
50TH ST E
90TH ST E
170TH ST E
E AVENUE O
240TH ST E
MIRAGE RD
PALMDALE BLVD
165TH ST E
E AVENUE T
US HWY 395
HISTORIC US HWY 66
I 15 S
DALE EVANS PKWY
STATE HWY 247
ADELANTO RD
HOOK BLVD
STATE HWY 18
US HWY 18
NORTHSIDE RD
204TH ST E
US HWY 138
SHEEP CREEK
7TH AVE
PEACH AVE
KIOWA RD
I 15 N
DESERT VIEW AVE
PHELAN RD
CAMP ROCK RD
BIG PINES HWY
US HWY 2
RANCHERO RD
US HWY 173
STATE HWY 2
WATER DR
STATE HWY 189
I 215 N
I 210 W
Legend
MGS Range
0 2.5 5 10
Miles
Map Produced by
Phoenix Ecological Consulting
Source: West Mojave Pla

SITE PHOTOGRAPHS

CENTER OF PROPERTY LOOKING WEST



CENTER OF PROPERTY LOOKING EAST

SITE PHOTOGRAPHS
(LILAC DEVELOPMENT & WELLSPRING DEVELOPMENT)

APPENDIX A

Flora and Fauna Compendia

Table 1 - Plants observed on the site.

Common Name	Scientific Name	Location
Erodium	*Erodium texanum*	On-site and off-site
Schismus	*Schismus barbatus*	"
Buckwheat	*E. fasciculatum*	"
Brome grass	*Bromus sp.*	"
Fiddleneck	*Amsinckia tessellata*	"
Rabbitbrush	*Chruysothanus depressus*	"
Saltbush	*Atriplex canescen*	"
Creosote bush	*Larrea tridentata*	"
Yellow-green matchweed	*Gutierrezia sarothrae*	"
Joshua tree	*Yucca brevifolia*	"
Bunchgrass	*Phleum sp.*	"
Burrobush	*Franseria dumosa*	"

Table 2 - Wildlife observed on the site and those species expected to occur in surrounding area.

Common Name	Scientific Name	Location
Common raven	*Corvus corax*	Observed on-site.
Sage sparrow	*Amphispiza belli*	"
Mourning dove	*Zenaida macroura*	"
Horned lark	*Eremophila alpestris*	"
Western whiptail lizard	*Cnemidophorus tigris*	May occur on site.
Side-blotched lizard	*Uta stansburiana*	Observed on-site.
Antelope ground squirrel	*Ammospermophilus leucurus*	May occur on-site.
Desert spiny lizard	*Sceloporus magister*	"
California ground squirrel	*Spermophilus beecheyi*	Occurs in area
Coyote	*Canis latrans*	Scats observed
Merriam's kangaroo rat	*Dipodomys mohavensis*	"

Note: The above Tables are not comprehensive lists of every plant or animal species which may occur in the area, but are a list of those common species which have been identified on the site or in the region by biologists from RCA Associates, LLC, or which are common species in the region.

Certification:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information presented are true and correct to the best of my knowledge and belief. Field work conducted for this report was performed by me or under my direct supervision. 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: September 6, 2013

Signed: _____
Report Author