

**PROJECT MEMORANDUM
 TTM 62664 LANCASTER**

Date: June 19, 2024
To: Timothy Roofian, J.D.
From: Justin Wood, Senior Biologist
Subject: Western Joshua Tree Inventory Results

This memorandum was prepared by Aspen Environmental Group (Aspen) to describe the results of a western Joshua tree (*Yucca brevifolia*) inventory at the Tentative Tract Map 62664 Lancaster Project (Project) in Lancaster, California. Aspen is preparing an Incidental Take Permit (ITP) application on behalf of Rodeo Credit Enterprises, LLC to support the development of approximately 30 residential parcels and additional supporting infrastructure. This memorandum is intended to provide a census of individual western Joshua trees within the Project site, including a 50-foot buffer, and meet the requirements of the Western Joshua Tree Conservation Act (WJTCA).

Project Location

The Project is located on an approximately 17.2-acre vacant lot within the City of Lancaster, Los Angeles County, California. It is bound by vacant land on the north, east, and south edges and residential developments to the west. The Project site is situated northeast of the corner of 40th Street W and Avenue M-6, and 38th street traverses north-south through the central portion of the site. The Project area includes Assessor Parcel Numbers (APNs) 3111-001-093 and 3111-001-047.

Methods

A site visit to survey for western Joshua tree was conducted on December 14, 2023, by Aspen biologist Kani Ebner. Ms. Ebner systematically walked the entire Project site including a 50-foot buffer surrounding the Project footprint to ensure thorough coverage of the area. When a western Joshua tree was encountered, data collected included a photo, GPS location, size class, life status (i.e., live or dead), maturity, reproductive status, and any additional relevant information. All trees were mapped in ArcGIS Field Maps using a differential GPS unit with sub-meter accuracy (EOS Positioning Systems, Arrow 100). An additional site visit was conducted on January 25, 2024, by Aspen senior biologist Justin Wood to capture representative site photos.

Results and Conclusions

A total of 103 western Joshua trees were determined to be present within the survey area. The western Joshua trees are summarized below in table 1 by size class and impact type.

Table 1. Western Joshua Tree Inventory Summary

Size Class	Impact Type		
	Indirect	Direct	Total
Less than 1 m in height	0	25	25
1 m to less than 5 m in height	3	49	52

Table 1. Western Joshua Tree Inventory Summary

Size Class	Impact Type		
	Indirect	Direct	Total
5 m or greater in height	0	26	26
Dead	0	0	0
Total	3	100	103

All trees varied in size, health, and maturity as summarized in the attached Western Joshua Tree Census Results (Attachment 1). These trees will be included on the ITP application and will need to be mitigated for prior to Project activities. Based on these results, no further focused surveys for western Joshua tree are required. Should you have any questions regarding the information contained in this memorandum, please contact Justin Wood at (909)568-5235.



Attachments:

- Attachment 1: Project Figures and Driving Directions
- Attachment 2: Photo Exhibit
- Attachment 3: Project Diagrams, Design Plans, and Construction Specifications
- Attachment 4: Western Joshua Tree Photos
- Attachment 5: Western Joshua Tree Census Data
- Attachment 6: Notice of Determination

Attachment 1 – Project Figures and Driving Directions



Scale: 1:1,800
1 inch = 150 feet

-  TTM 62664 Project Area
-  50-ft Survey Buffer

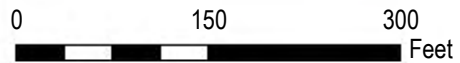
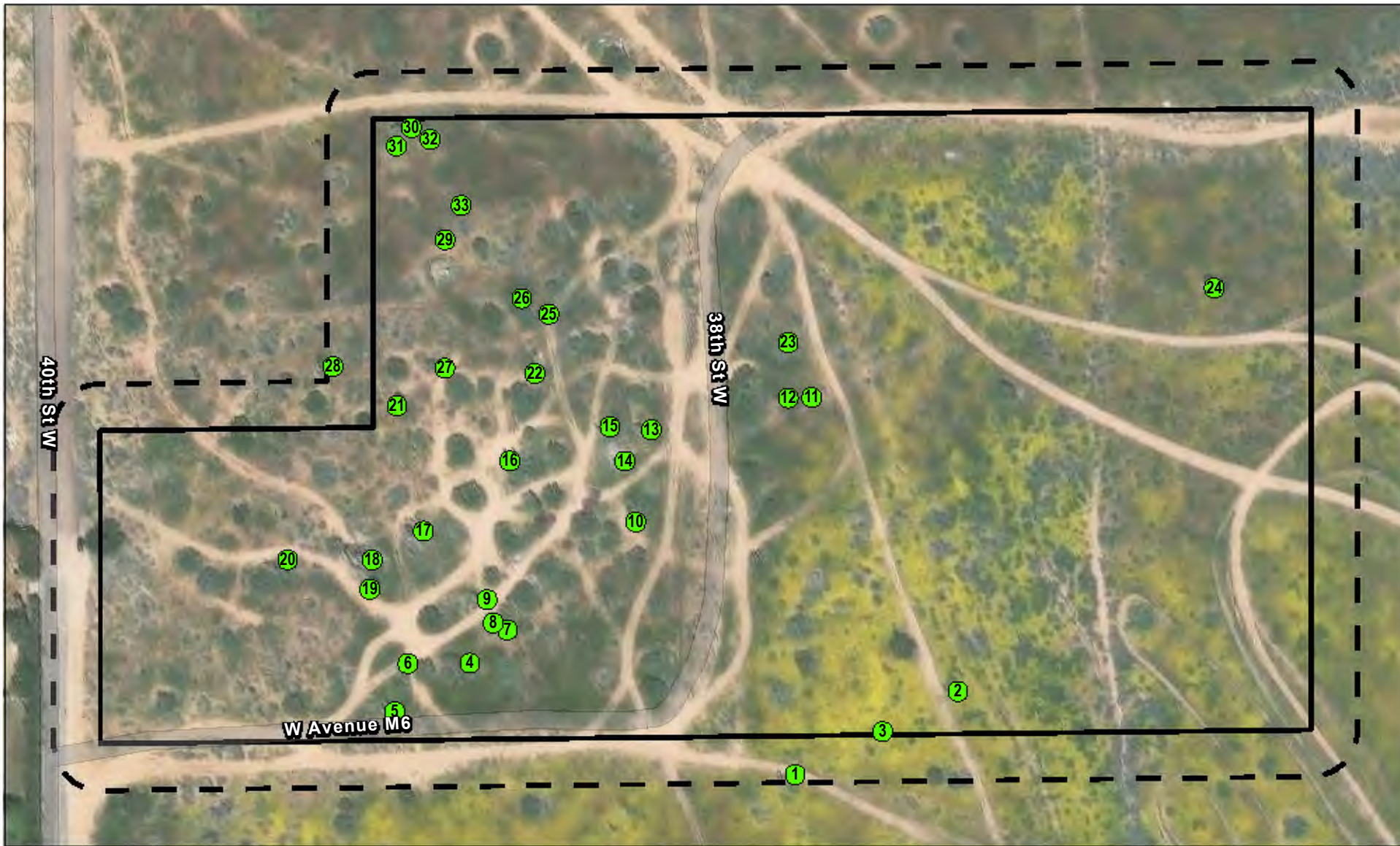


Figure 1

Project Overview

Sources: ESRI, 2024.



Scale: 1:1,800
1 inch = 150 feet

- Western Joshua Tree
- TTM 62664 Project Area
- 50-ft Survey Buffer

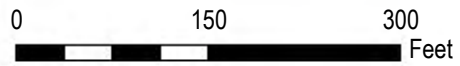


Figure 2

**Western Joshua Tree
Census Results**

Sources: ESRI, 2024.

Driving Directions to Project Site from San Bernardino Area:

1. Take I-15 North
2. Take exit 131 for CA-138 toward Palmdale.
3. Travel west on CA-138 for approximately 39 miles, then turn left onto Pearblossom Hwy.
4. After 5.3 miles, merge onto CA-14 North toward Palmdale.
5. Travel north for 8.8 miles, then take exit 39 onto Avenue N.
6. Travel west for 2.8 miles, then turn right onto 40th St W.
7. Travel north for 0.6 miles, then turn right onto W Avenue M-6 to enter the project site.

Attachment 2 – Photo Exhibit



Photo 1: Overview of project site from corner of 40th St W and W Avenue M-6.



Photo 2: West-facing overview of Project site from the eastern edge of the project site.



Photo 3: Debris observed within the northern portion of project site.



Photo 4: Evidence of old homeless activity observed within the project site.



Photo 5: Typical open habitat in the eastern half of the project site.



Photo 6: Overview of project site along northern edge.



Photo 7: Large western Joshua tree complex in the western half of the project site.



Photo 8: Additional debris observed within the western half of the project site.

Attachment 3 – Project Diagrams, Design Plans, and Construction Specifications

Attachment 4 – Western Joshua Tree Photos



Photo 1: Western Joshua Tree 1.



Photo 2: Western Joshua Tree 2.



Photo 3: Western Joshua tree 3.



Photo 4: Western Joshua tree 4.



Photo 5: Western Joshua Tree 5.



Photo 6: Western Joshua Tree 6.



Photo 7: Western Joshua tree 7.



Photo 8: Western Joshua tree 8.



Photo 9: Western Joshua Tree 9.



Photo 10: Western Joshua Tree 10.



Photo 11: Western Joshua tree 11.



Photo 12: Western Joshua tree 12.



Photo 13: Western Joshua Tree 13.



Photo 14: Western Joshua Tree 14.



Photo 15: Western Joshua tree 15.



Photo 16: Western Joshua tree 19.



Photo 17: Western Joshua Tree 21.



Photo 18: Western Joshua Tree 22.



Photo 19: Western Joshua tree 23.



Photo 20: Western Joshua tree 24.



Photo 21: Western Joshua Tree 25.



Photo 22: Western Joshua Tree 26.



Photo 23: Western Joshua tree 27.



Photo 24: Western Joshua tree 28.



Photo 25: Western Joshua Tree 29.



Photo 26: Western Joshua Tree 30.



Photo 27: Western Joshua tree 31.



Photo 28: Western Joshua tree 32.



Photo 29: Western Joshua Tree 33.



Photo 30: Western Joshua tree 16.



Photo 31: Western Joshua Tree 18.



Photo 32: Western Joshua Tree 17.



Photo 33: Western Joshua tree 20.

Attachment 5 – Western Joshua Tree Census Data

Attachment 5. Western Joshua Tree Census Data

Tree ID	Latitude	Longitude	Size Class	Height of Tree (m)	Live or Dead	Branched	Flowering or Fruiting Stage	Impact to Tree	Project activities within 15 meters of tree?	Relocation Site	Additional Notes
1	34.6400356795	-118.1986479550	B	4	Live	Y	None	Indirect	Yes	N/A	
2A	34.6402808558	-118.1980700640	A	<1	Live	N	None	Removal	Yes	N/A	
2B	34.6402808558	-118.1980700640	A	<1	Live	N	None	Removal	Yes	N/A	
2C	34.6402808558	-118.1980700640	B	3	Live	Y	None	Removal	Yes	N/A	
2D	34.6402808558	-118.1980700640	A	<1	Live	N	None	Removal	Yes	N/A	
3A	34.6401627543	-118.1983365250	A	<1	Live	N	None	Removal	Yes	N/A	
3B	34.6401627543	-118.1983365250	B	2	Live	Y	None	Removal	Yes	N/A	
3C	34.6401627543	-118.1983365250	A	<1	Live	N	None	Removal	Yes	N/A	
4A	34.6403610970	-118.1998052740	B	2	Live	N	None	Removal	Yes	N/A	
4B	34.6403610970	-118.1998052740	C	6	Live	Y	None	Removal	Yes	N/A	
4C	34.6403610970	-118.1998052740	C	6	Live	Y	None	Removal	Yes	N/A	
4D	34.6403610970	-118.1998052740	B	3	Live	Y	None	Removal	Yes	N/A	
4E	34.6403610970	-118.1998052740	A	<1	Live	N	None	Removal	Yes	N/A	
4F	34.6403610970	-118.1998052740	A	<1	Live	N	None	Removal	Yes	N/A	
4G	34.6403610970	-118.1998052740	C	6	Live	Y	None	Removal	Yes	N/A	
4H	34.6403610970	-118.1998052740	C	6	Live	Y	None	Removal	Yes	N/A	
4I	34.6403610970	-118.1998052740	A	<1	Live	N	None	Removal	Yes	N/A	
5A	34.6402173857	-118.2000729710	B	4	Live	Y	None	Removal	Yes	N/A	
5B	34.6402173857	-118.2000729710	B	4	Live	Y	None	Removal	Yes	N/A	
6	34.6403590565	-118.2000253810	C	5	Live	Y	None	Removal	Yes	N/A	
7	34.6404587332	-118.1996717360	C	6	Live	Y	None	Removal	Yes	N/A	
8	34.6404795425	-118.1997231000	B	3	Live	Y	None	Removal	Yes	N/A	
9A	34.6405473525	-118.1997450270	A	<1	Live	N	None	Removal	Yes	N/A	
9B	34.6405473525	-118.1997450270	C	5	Live	Y	None	Removal	Yes	N/A	

WESTERN JOSHUA TREE CONSERVATION ACT ITP APPLICATION

TTM 62664 LANCASTER PROJECT

10	34.6407761168	-118.1992169550	C	5	Live	Y	None	Removal	Yes	N/A
11	34.6411436798	-118.1985915940	B	3	Live	Y	None	Removal	Yes	N/A
12	34.6411417123	-118.1986748560	B	4	Live	Y	None	Removal	Yes	N/A
13	34.6410469898	-118.1991621670	B	3	Live	Y	None	Removal	Yes	N/A
14A	34.6409552828	-118.1992553580	B	3	Live	Y	None	Removal	Yes	N/A
14B	34.6409552828	-118.1992553580	C	5	Live	Y	None	Removal	Yes	N/A
15	34.6410567452	-118.1993083070	C	5	Live	Y	None	Removal	Yes	N/A
16A	34.6409551820	-118.1996648300	A	<1	Live	N	None	Removal	Yes	N/A
16B	34.6409551820	-118.1996648300	A	<1	Live	N	None	Removal	Yes	N/A
16C	34.6409551820	-118.1996648300	C	5	Live	Y	None	Removal	Yes	N/A
16D	34.6409551820	-118.1996648300	C	5	Live	Y	None	Removal	Yes	N/A
16E	34.6409551820	-118.1996648300	B	4	Live	Y	None	Removal	Yes	N/A
16F	34.6409551820	-118.1996648300	B	4	Live	Y	None	Removal	Yes	N/A
16G	34.6409551820	-118.1996648300	B	4	Live	Y	None	Removal	Yes	N/A
16H	34.6409551820	-118.1996648300	C	5	Live	Y	None	Removal	Yes	N/A
16I	34.6409551820	-118.1996648300	B	4	Live	Y	None	Removal	Yes	N/A
16J	34.6409551820	-118.1996648300	A	<1	Live	N	None	Removal	Yes	N/A
16K	34.6409551820	-118.1996648300	B	1	Live	Y	None	Removal	Yes	N/A
16L	34.6409551820	-118.1996648300	A	<1	Live	N	None	Removal	Yes	N/A
16M	34.6409551820	-118.1996648300	B	2	Live	Y	None	Removal	Yes	N/A
16N	34.6409551820	-118.1996648300	B	4	Live	Y	None	Removal	Yes	N/A
16O	34.6409551820	-118.1996648300	A	<1	Live	N	None	Removal	Yes	N/A
16P	34.6409551820	-118.1996648300	C	5	Live	Y	None	Removal	Yes	N/A
16Q	34.6409551820	-118.1996648300	A	<1	Live	N	None	Removal	Yes	N/A
16R	34.6409551820	-118.1996648300	B	3	Live	Y	None	Removal	Yes	N/A
16S	34.6409551820	-118.1996648300	C	5	Live	Y	None	Removal	Yes	N/A
16T	34.6409551820	-118.1996648300	A	<1	Live	N	None	Removal	Yes	N/A
16U	34.6409551820	-118.1996648300	A	<1	Live	N	None	Removal	Yes	N/A
16V	34.6409551820	-118.1996648300	B	4	Live	Y	None	Removal	Yes	N/A
16W	34.6409551820	-118.1996648300	B	4	Live	Y	None	Removal	Yes	N/A

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16X	34.6409551820	-118.1996648300	B	3	Live	Y	None	Removal	Yes	N/A	
16Y	34.6409551820	-118.1996648300	A	<1	Live	Y	None	Removal	Yes	N/A	
17A	34.6407480768	-118.1999721840	C	5	Live	Y	None	Removal	Yes	N/A	
17B	34.6407480768	-118.1999721840	C	6	Live	Y	None	Removal	Yes	N/A	
17C	34.6407480768	-118.1999721840	C	5	Live	Y	None	Removal	Yes	N/A	
17D	34.6407480768	-118.1999721840	C	6	Live	Y	None	Removal	Yes	N/A	
17E	34.6407480768	-118.1999721840	B	3	Live	Y	None	Removal	Yes	N/A	
17F	34.6407480768	-118.1999721840	A	<1	Live	N	None	Removal	Yes	N/A	
17G	34.6407480768	-118.1999721840	B	3	Live	Y	None	Removal	Yes	N/A	
17H	34.6407480768	-118.1999721840	B	3	Live	Y	None	Removal	Yes	N/A	
18A	34.6406637628	-118.2001532440	C	6	Live	Y	None	Removal	Yes	N/A	Inactive nest in tree.
18B	34.6406637628	-118.2001532440	C	7	Live	Y	None	Removal	Yes	N/A	
18C	34.6406637628	-118.2001532440	C	7	Live	Y	None	Removal	Yes	N/A	
18D	34.6406637628	-118.2001532440	B	3	Live	Y	None	Removal	Yes	N/A	
18E	34.6406637628	-118.2001532440	B	4	Live	Y	None	Removal	Yes	N/A	
19A	34.6405777417	-118.2001613350	A	<1	Live	N	None	Removal	Yes	N/A	
19B	34.6405777417	-118.2001613350	A	<1	Live	N	None	Removal	Yes	N/A	
19C	34.6405777417	-118.2001613350	B	4	Live	Y	None	Removal	Yes	N/A	
19D	34.6405777417	-118.2001613350	B	4	Live	Y	None	Removal	Yes	N/A	
20A	34.6406630090	-118.2004547600	A	<1	Live	N	None	Removal	Yes	N/A	
20B	34.6406630090	-118.2004547600	B	4	Live	Y	None	Removal	Yes	N/A	
20C	34.6406630090	-118.2004547600	B	1	Live	N	None	Removal	Yes	N/A	
20D	34.6406630090	-118.2004547600	B	2	Live	Y	None	Removal	Yes	N/A	
20E	34.6406630090	-118.2004547600	A	<1	Live	N	None	Removal	Yes	N/A	
20F	34.6406630090	-118.2004547600	B	3	Live	Y	None	Removal	Yes	N/A	
20G	34.6406630090	-118.2004547600	C	5	Live	Y	None	Removal	Yes	N/A	
20H	34.6406630090	-118.2004547600	B	1	Live	N	None	Removal	Yes	N/A	
20I	34.6406630090	-118.2004547600	B	2	Live	Y	None	Removal	Yes	N/A	
21	34.6411165842	-118.2000663790	B	3	Live	Y	None	Removal	Yes	N/A	

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TTM 62664 LANCASTER PROJECT

22	34.6412122787	-118.1995770110	B	2	Live	Y	None	Removal	Yes	N/A	
23	34.6413045610	-118.1986754560	B	3	Live	Y	None	Removal	Yes	N/A	
24	34.6414673192	-118.1971611120	B	4	Live	Y	None	Removal	Yes	N/A	
25	34.6413861128	-118.1995280620	B	3	Live	Y	None	Removal	Yes	N/A	
26	34.6414324983	-118.1996237450	B	2	Live	Y	None	Removal	Yes	N/A	Inactive nest in tree.
27A	34.6412270493	-118.1998968590	B	2	Live	Y	None	Removal	Yes	N/A	Inactive nest in tree.
27B	34.6412270493	-118.1998968590	B	3	Live	Y	None	Removal	Yes	N/A	
28A	34.6412314000	-118.2002943250	B	4	Live	Y	None	Indirect	Yes	N/A	
28B	34.6412314000	-118.2002943250	B	4	Live	Y	None	Indirect	Yes	N/A	
29	34.6416040493	-118.1998966310	B	3	Live	Y	None	Removal	Yes	N/A	
30A	34.6419329728	-118.2000178950	A	<1	Live	N	None	Removal	Yes	N/A	
30B	34.6419329728	-118.2000178950	A	<1	Live	N	None	Removal	Yes	N/A	
30C	34.6419329728	-118.2000178950	C	5	Live	Y	None	Removal	Yes	N/A	
30D	34.6419329728	-118.2000178950	C	5	Live	Y	None	Removal	Yes	N/A	
31	34.6418795005	-118.2000711180	C	5	Live	Y	None	Removal	Yes	N/A	
32	34.6418990823	-118.1999511110	B	4	Live	Y	None	Removal	Yes	N/A	
33A	34.6417058733	-118.1998396170	B	1	Live	N	None	Removal	Yes	N/A	
33B	34.6417058733	-118.1998396170	B	2	Live	N	None	Removal	Yes	N/A	
33C	34.6417058733	-118.1998396170	B	2	Live	N	None	Removal	Yes	N/A	
33D	34.6417058733	-118.1998396170	B	1	Live	N	None	Removal	Yes	N/A	

Attachment 6 – Notice of Determination

Notice of Determination

To: _____ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: Department of Community Development
City of Lancaster
44933 North Fern Avenue
Lancaster, CA 93534

X County Clerk
County of Los Angeles
Environmental Filings
12400 E. Imperial Hwy., Rm. 2001
Norwalk, CA 90650

FILED

DEC 29 2005

CONNIE B. MCCORMACK, COUNTY CLERK

H. Harper
(Date received for filing) H. HARPER DEPUTY

Subject: **Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

Tentative Tract Map No. 062664

Project Title

_____	Brigitte Ligons	(661) 723-6100
State Clearinghouse Number (If submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone/Extension

Project Location - General: City of Lancaster, County of Los Angeles, State of California

Project Location - Specific: 17.87± gross acres located on the southeast corner of 40th Street West and future Avenue M-4

Project Description: Subdivision for 30 single family lots in the SRR Zone

This is to advise that the City of Lancaster (i.e. Lead Agency) has approved the above-described project on **November 21, 2005** and has made the following determinations regarding the above-described project:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the initial study and record of project approval is available to the General Public at Lancaster City Hall, Department of Community Development, 44933 North Fern Avenue, Lancaster, California.

Brigitte Ligons
Brigitte Ligons

Assistant Planner

Title

November 21, 2005

Date

THIS NOTICE WAS POSTED
ON DEC 29 2005
UNTIL JAN 30 2006
REGISTRAR-RECORDER/COUNTY CLERK

05 0018356

CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

Project Title/Location (including county), Name and Address of Project Proponent:

Case No.: Tentative Tract Map No. 062664

Location and Legal Description: 17.87± gross acres located on the southeast corner of 40th Street West and future Avenue M-4

Parcel A: the NE ¼ of the SW ¼ of the NW ¼; Parcel B: The NW ¼ of the SW ¼ of the NW ½ of Section 6, T6N, R12W of the San Bernardino Meridian.

Applicant and Address: Gilley Group, LLC
42225 10th Street West, Suite E
Lancaster, California 93534

Project Description: Subdivision for 30 single family lots in the SRR Zone

Findings of Exemption:

- An initial study has been conducted by the lead agency so as to evaluate the potential for adverse environmental impacts.
- Upon consideration of the record as a whole, there is no evidence before the agency that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which the wildlife depends.
- The lead agency has, on the basis of substantial evidence in the record, rebutted the presumption of adverse effect contained in subsection (d), Section 753.5 of Title 14, of the California Code of Regulations, and adopted a mitigated Negative Declaration on **November 21, 2005** finding the project will not have an adverse impact on the environment.

Certification:

I hereby certify that the lead agency has made the above finding of fact and that based upon the initial study and hearing record the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



Silvia Donovan
Associate Planner
City of Lancaster (Lead Agency)
Community Development Department

CALIFORNIA - THE RESOURCES AGENCY
OF FISH AND GAME
TOTAL FILING FEE CASH RECEIPT

OF LANCASTER

LACC

062664

9170 LIGONS (661) 723-

933 N. FERN AVE. LANCASTER

Private box): Local Public Agency School District
State Agency Private

FEES:

Impact Report

tion

Water Diversion (State Water Resources Control Board Only)

to Certified Regulatory Programs

ative Fee

...mpt from fees

TOTAL

Signature and title of person receiving payment:

H. Hanger

WHITE-PROJECT APPLICANT

YELLOW-DFG/FASB

PINK-LEAD AGENCY