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Hesperia, CA 92345
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January 19, 2021

Ms. Sophie Steeno
Steen Design Studios
11774 Hesperia Road, Suite B1
Hesperia, CA 92345

Re: Joshua tree survey, 2.3-acre parcel (APN: 0357-421-15) in Hesperia, California.
RCA#2021-4JT

Dear Ms. Steeno:

RCA Associates, Inc. conducted a site survey for Joshua trees on January 19, 2021 on the 2.3-acre parcel referenced above located in Hesperia, California (Figure 1). The survey was conducted as per the survey methodology required by California Department of Fish and Wildlife (CDFW) as outlined below.

The property is bordered on the east and south by vacant land. Ranchero Road borders the site on the north and beyond it is a gas station with a convenience store. Bordering the property to the west is Escondido Avenue with vacant land located beyond. The site shows some signs of previous disturbance and supports a rural desert plant community. The dominant species were brome grasses (*Bromus* sp.) and fiddleneck (*Amsickia tessellata*). Other species included Russian thistle (*Salsola tragus*), rubber rabbitbrush (*Ericameria nauseosa*), and Joshua tree (*Yucca brevifolia*). House finch (*Carpodacus mexicanus*), horned lark (*Eremophila alpestris*), and rock pigeon (*Columba livia*) were the only wildlife species observed during the field investigations.

Methodologies

Pedestrian surveys were walked throughout the site and biologists from RCA Associates, Inc. evaluated the area for the presence of any Joshua trees. Each tree was marked on a GPS and tagged with a metal tag on the north facing side. General health assessments were used to determine transplant eligibility. If deemed transplantable, pink surveyor flagging was placed around each tree. Surveys were performed on January 19, 2021 from 0800 to 0845 hours. Temperatures during the survey were in the low to mid 40's (°F), wind speeds of about 5 to 10 mph, and 100% cloud cover.

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Joshua trees occur throughout the Mojave Desert in Southern California and are typically found at an elevation of 400 to 1,800 meters (~1,200 to ~5,400 feet). Joshua trees within the western portion of the Mojave Desert typically receive more annual precipitation during "normal" years; consequently, cloning occurs more often resulting in numerous trunks sprouting from the same root system (Rowland, 1978). Joshua tree habitats provide habitat for a variety of wildlife species including desert wood rats (*Neotoma* sp.) and night lizards (*Xantusia* sp.) both of which utilize the base of the trees. A variety of birds also utilize Joshua trees for nesting such as hawks, common ravens, and cactus wrens. CDFW consider Joshua tree woodlands as areas that support relatively high species diversity and as such are considered to be a sensitive desert community. Joshua trees are also considered a significant resource under the California Environmental Quality Act (CEQA) and are included in the Desert Plant Protection Act, Food and Agricultural Code (80001 - 80006).

If Joshua trees are suitable for transplanting, they should be relocated/transplanted on-site, which is the preferable option, or to an off-site area approved by the City of Hesperia and CDFW. Those Joshua trees that are not suitable for relocation/transplanting due to size, health of the tree, presence of damage, excessive branches, excessive leaning, clonal, and exposed roots should be disposed of as per City and CDFW requirements.

Results

Based on the results of the January 19, 2021 field investigations, there are four Joshua trees present within the boundaries of the site (Figure 2). It is the opinion of RCA Associates, Inc. that none of the four trees meet the requirements of being transplantable due to various reasons (i.e., height, clonal, excessive leaning).

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 2021. Therefore, any attempt to remove or relocate the Joshua trees from their current positions may require an Incidental Take Permit (ITP). If you have any questions, please call me at (760) 956-9212.

Sincerely,

Ryan Hunter

Ryan D. Hunter
Environmental Scientist & Biologist
RCA Associates, Inc.

HDFile: #2021-4JT

APPENDIX A

FIGURES

APPLICATION TYPE/SCOPE

A MAJOR REVISION TO AN APPROVED ACTION TO REDESIGN A PREVIOUSLY APPROVED PROJECT THAT INCLUDES THE CONSTRUCTION OF A 7,842 SQ. FT. CONVENIENCE STORE WITH A DRIVE-THRU RESTAURANT, A GAS STATION WITH 8 FUEL DISPENSERS WITHIN THE OAK HILLS NEIGHBORHOOD, COMMERCIAL (OH/CN) LAND USE ZONING

KEYED NOTES

- EX. ENSEMENT
- EX. A.D.A. RAMP
- EX. TRAFFIC CONTROL PULL BOX
- EX. TRAFFIC LIGHT MOUNTED ON STANDARD POLE
- EX. POWER STANDARD POLE TO REMAIN
- NOT USED
- EX. FIRE HYDRANT
- EX. CURB & GUTTER TO BE DEMOLISHED
- EX. SIGN POLE TO BE RELOCATED
- EX. WATER VALVE
- EX. TELEPHONE BOX TO BE RELOCATED
- EX. POWER STANDARD POLE TO BE RELOCATED
- VAN ACCESSIBLE PARKING SPACE
- ACCESSIBILITY STALL EMBLEM PAINTED AS SHOWN
- 8 FT. WIDE ACCESSIBILITY ACCESS W/ BLUE STRIPES
- A.D.A. RAMP NOT TO EXCEED 8.3% SLOPE IN DIRECTION OF RUN AND 2% MAX. CROSS SLOPE W/ TRUNCATED DOMES. 36" DEPTH X WIDTH OF RAMP
- WARNING SIGNAGE REGARDING UNAUTHORIZED USE OF DISABLED PARKING SPACES
- 48" WD. A.D.A. PATH OF TRAVEL
- PROPOSED 6" CONC. SIDEWALK PER CITY STANDARDS
- PROPOSED 6" CONC. SIDEWALK PER CITY STANDARDS
- 6" WIDE CONCRETE CURB W/ 2" PARKING NOSE OVER INDICATED BY
- 4" NOMINAL THICK CONCRETE WALKWAYS
- PROPOSED 1" THICK A.C. PAVING
- LANDSCAPED AREA SEE LANDSCAPE PLANS
- 23" SITE LIGHT POLE STANDARD W/ 24" HIGH CONC. BASE W/ SHOE BOX STYLE FIXTURES & LIGHT SHIELD TO MEET 0.5 FOOTCANDLE LEVELS AT FULL PROPERTY LINE.
- FLOW DIRECTIONAL ARROWS PAINTED ON PAVING AS SHOWN
- 12" X 18" X 1/2" OF H. TRAFFIC ENCLASURE PER CITY STANDARDS.
- 5" WIDE REINFORCED CONCRETE PAD W/ 2% MAXIMUM SLOPE AWAY FROM THE STRUCTURE
- PROVIDE PERMANENTLY ANCHORED BICYCLE RACK WITH AN 80% OF THE ENTRANCE W/ CAPACITY FOR 5% OF PARKING STALLS & A MIN. OF (1) TWO-BIKE CAPACITY RACK.
- PROVIDE 2 CY CHARGING STATION EQUIPMENT FOR 4
- LINE OF UNDER GROUND FUEL STORAGE TANKS. OCTANE = DIESEL
- DIESEL PUMP ISLAND
- ELECTRICAL SERVICE PANEL
- PROPANE FUELING AREA W/ 500 GAL. PROPANE TANK W/ (2) BOLLARDS
- LINE OF CANOPY OVER PUMP ISLAND UNDER SEPARATE PERMIT
- PROPOSED FUEL DISPENSER 8 DBL. SIDED UNDER SEPARATE PERMIT
- AIR AND WATER STATION
- FUEL PRICING SIGN UNDER SEPARATE PERMIT
- NOT USED
- PROPOSED MONUMENT SIGN, UNDER SEPARATE PERMIT
- 8" CONCRETE PAVING OVER FUEL TANKS @ SHADED AREA
- 12" WIDE CONCRETE STEPPING STRIP
- PAINTED PARKING HAIRPIN STRIPE.
- LINE OF CLEAR SIGHT TRIANGLE
- PREVIEW MENU BOARD
- MENU BOARD
- PROPOSED LOCATION OF GAS METER
- 2,750 GALLON TRAFFIC RATED ON-SITE SEPTIC TANK
- SEEPAGE PITS - PER PERCOLATION TEST
- PROPOSED RETENTION BASIN
- PROPOSED LOCATION OF POISSON DETECTOR CHECK VALVE
- W/ 8" FIRE P.V. & F.D.C. SEE UTILITY PLANS
- FUEL TANKER TRUCK TURN ANALYSIS

PROJECT DATA

ZONE: RR
OCCUPANCY'S: M/A-2
CONSTRUCTION TYPE: V-B
STORIES: SINGLE
FIRE SPRINKLERS: YES

SITE DATA

AP.N: 0357-421-15-0000
LEGAL DESCRIPTION: PARCEL MAP 19030 PARCEL 1 BOOK 252 PAGE 63-65

SITE AREA

AREA	SQ. FOOTAGE	% COVERAGE
BUILDING AREA (C-STORE & QSR)	7,839	7.87%
FUELING CANOPY AREA	6,720	6.76%
AC PAVING	48,026	48.22%
UNDEVELOPED AREA - FUTURE DEVT.	19,248	19.32%
CONCRETE HARDSCAPE & CURB	3,746	3.76%
LANDSCAPED AREA	12,400	100%
TOTAL NET LAND AREA COVERAGE	99,600	100%
LANDSCAPED AREA (BEYOND PROP. LINE)	300	NOT A PART

PARKING DATA

REQUIRED PARKING:

AREA	RATIO	S.F.	# SPACES
C-STORE	1:250	6,029 SQ. FT.	20
QUICK SERVE RESTAURANT	1:100	2,810 SQ. FT.	28
TOTAL REQUIRED			48

PROVIDED PARKING:

9X19 ACCESSIBLE PARKING STALLS	= 3 SPACES
9X19 STANDARD PARKING STALLS	= 47 SPACES
TOTAL PROVIDED	50 SPACES

HESPERIA UTILITIES

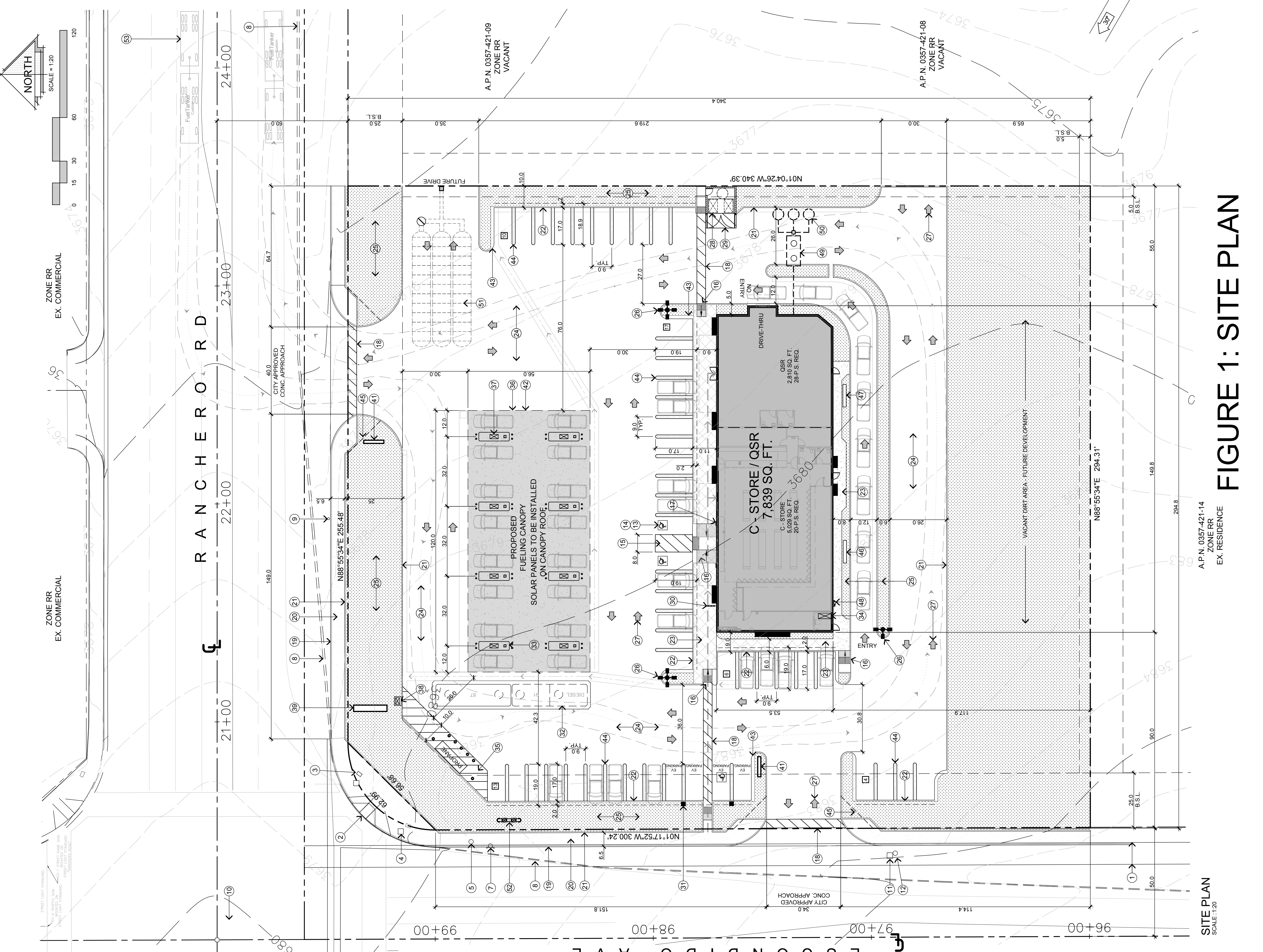
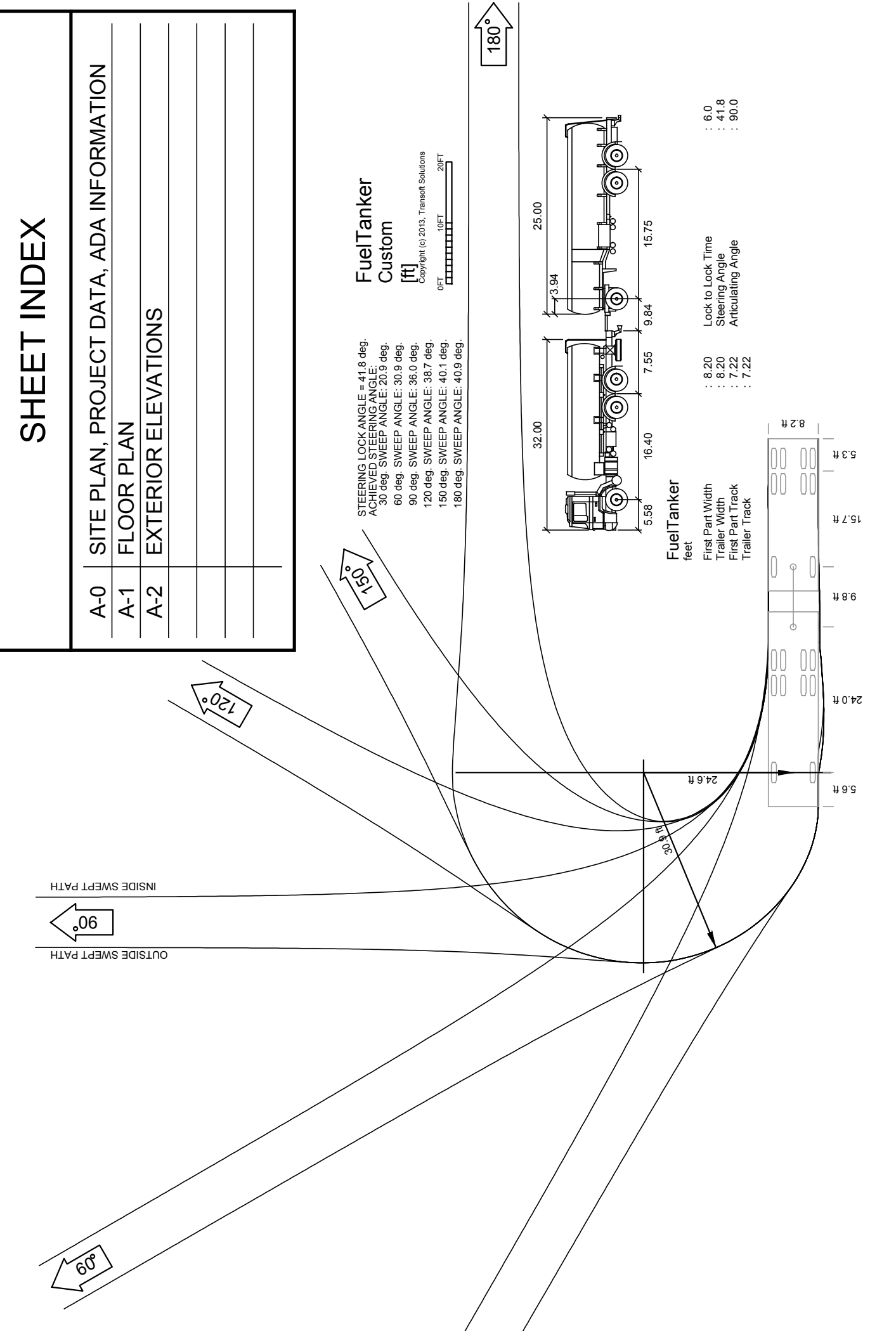
WATER (PROPOSED):
CITY OF APPLE VALLEY
1238 HESPERIA RD.
VICTORVILLE, CA 92392
(760) 951-1341

SEWER (PROPOSED):
SOUTHWEST GAS CO.
13471 MARIPOSA ROAD
HESPERIA, CA 92344
(760) 951-4050

ON-SITE SEPTIC

SHEET INDEX

A-0 SITE PLAN, PROJECT DATA, ADA INFORMATION
A-1 FLOOR PLAN
A-2 EXTERIOR ELEVATIONS



OFFICIAL USE ONLY

PM 4314
ZONE RR
VACANT

FIGURE 1: SITE PLAN

SITE PLAN
SCALE: 1:20



FIGURE 2: LOCATION OF JOSHUA TREES