



City of Hesperia

Gateway to the High Desert

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION LOYAL BROTHERS TRUCK/TRAILER REPAIR AND MAINTENANCE FACILITY

Conditional Use Permit CUP21-00001

Date: June 21, 2022

To: State Agencies, Responsible and Trustee Agencies, Local and Public Agencies, and Interested Organizations and Individuals

Project Title / Case Number: Loyal Brothers Truck/Trailer Repair and Maintenance Facility / CUP21-00001

Project Location: The Project site is located north of Muscatel Street, south of Aspen Road, and approximately 300 feet east of Caliente Road in the City of Hesperia. See *Figure 1, Regional Vicinity and Figure 2, Aerial Imagery Map*. The property consists of one (1) parcel, Accessor's Parcel Number: 3064-561-15.

Project Description: Loyal Brothers ("Applicant") has submitted to the City of Hesperia ("City") a Conditional Use Permit (CUP), to construct a 12,800 sq. ft. industrial building and parking lot that will be utilized as a truck/trailer repair and maintenance facility ("Project"). The Project site is approximately 5.08 acres and is currently vacant. The Project contains 12 service bays, 1,600 square feet of office space, and a 1,600 square-foot parts department. The service garage will be located on the southern half of the site fronting Muscatel Street. Access to the service garage will be from a 50-foot-wide driveway approach off Muscatel Street. The north-half of the site will be paved, fenced, and will include 43 tractor/trailer spaces for storage. A 6-foot-high wrought iron fence/rolling gate will be across the middle of the site to separate the north and south-half of the site. A 50-foot-wide gated driveway entrance will provide secondary access to the site off Aspen Road.

The Project contains a 6-foot-high tubular steel fence across the perimeter of the site, and an 8-foot-high block wall along the rear half of the site to screen the truck storage from view. The 43 tractor/trailer spaces will be used strictly for semi-truck repair and maintenance operation. The tractor/trailer spaces will not be utilized for long-term parking or leased storage. The Project will provide forty-nine (49) conventional parking spaces on the south half of the site to satisfy the City's parking requirement of three (3) spaces per service bay, plus four (4) spaces per 1,000 square feet of non-service bay area. The truck repair facility proposes to operate from 8:00 a.m. to 8:00 p.m. Monday through Saturday. Approximately 20-25 employees are anticipated to work at the facility each day, with a maximum of 18 employees working on the largest shift.

The Project conforms to the policies of the City's General Plan as well as the intent of the Main Street/Freeway Corridor Specific Plan. A Categorical Exemption was previously completed for the proposed Project, and the Project Site Plan (see *Figure 3: Site Plan*) was approved by the City on April 8, 2021. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua

tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of the Initial Study is to comply with the requirements of an ITP through CDFW. The focus of the Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

Environmental Review and Public Comments: The circulation of the Initial Study/Mitigated Negative Declaration is to encourage written public comments. The comment period on the IS/MND is available for the CEQA-required 30-day public review period beginning **June 21, 2022** through **July 22, 2022 at 5:00 p.m.** Please submit comments to leonard@cityofhesperia.us or to:

Ryan Leonard, AICP, Senior Planner
(760) 947-1651
(760) 947-1221 (FAX)
City of Hesperia
9700 Seventh Avenue
Hesperia, CA 92345

Document Availability: The Initial Study/Mitigated Negative Declaration and other supporting documents are available for review at City of Hesperia Planning Division, 9700 Seventh Avenue Hesperia, CA 92345 and may also be accessed on the City of Hesperia's website at: [Planning | City of Hesperia - Official Website](#)

Sincerely,


Ryan Leonard, AICP, Senior Planner
City of Hesperia

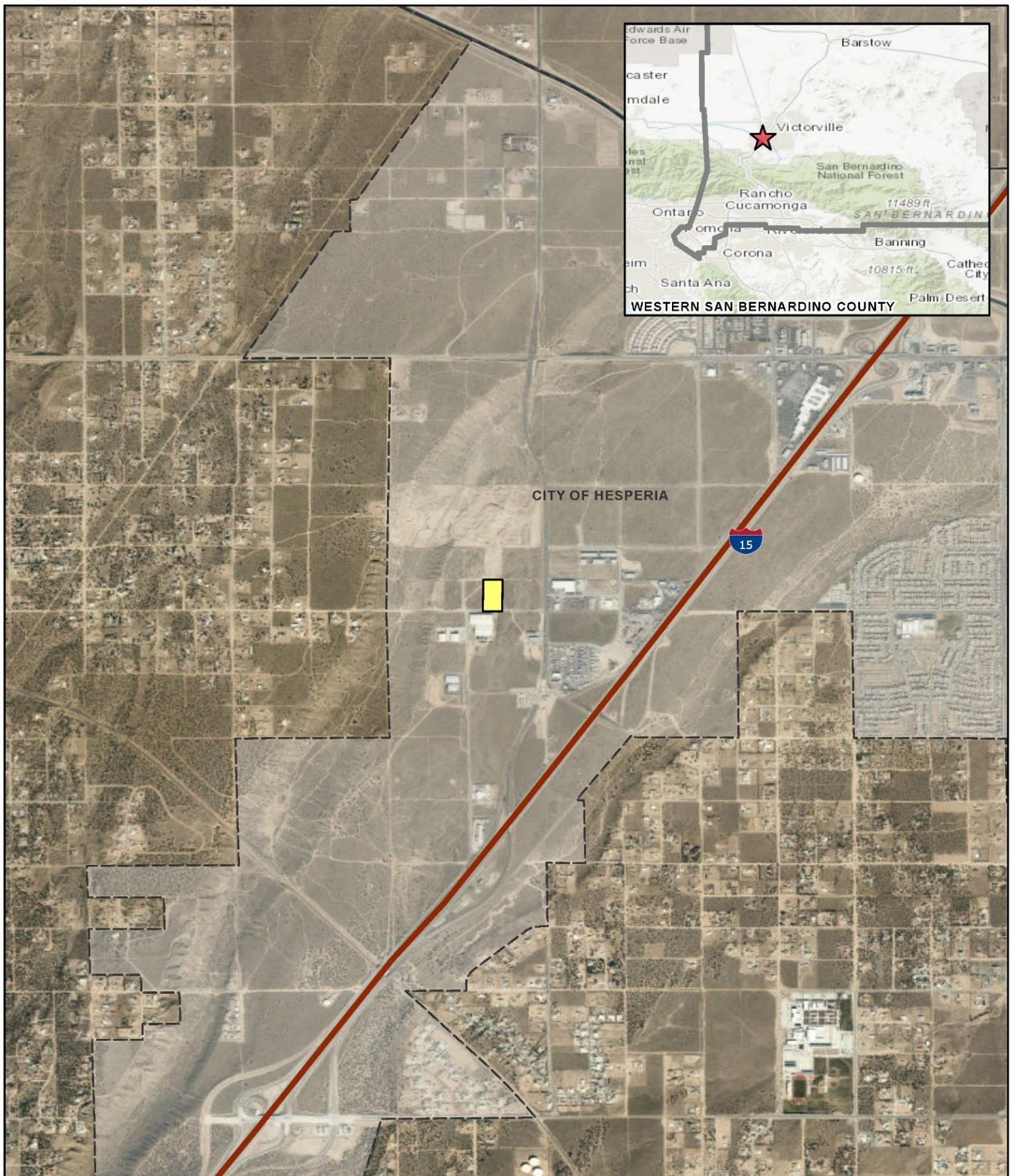


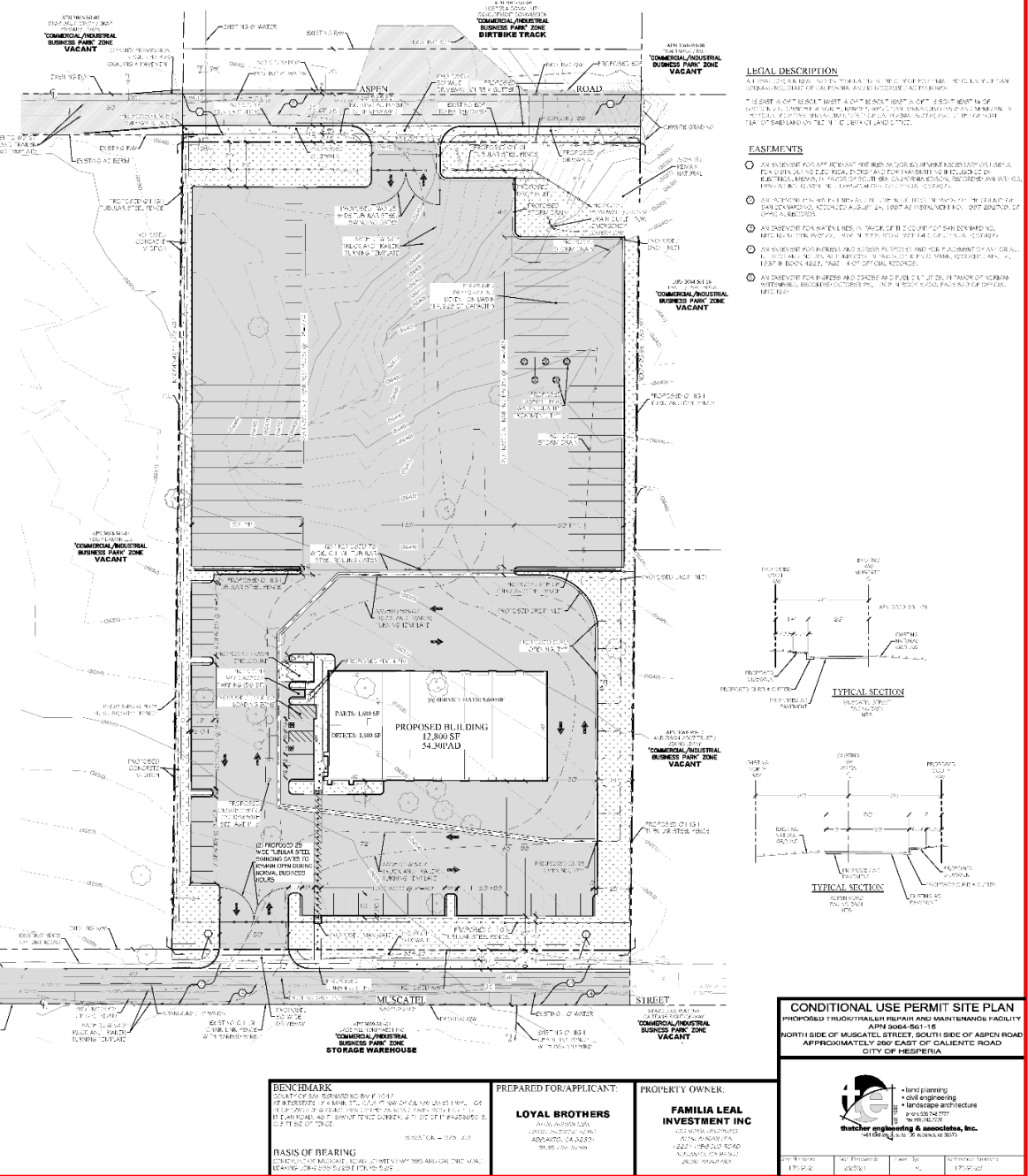
Figure 2: Aerial Imagery Map



Figure 3: Site Plan

CONDITIONAL USE PERMIT SITE PLAN

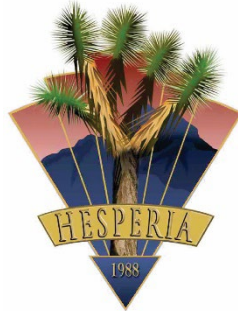
PROPOSED TRUCK/TRAILER REPAIR AND MAINTENANCE FACILITY
APN 3064-561-15
NORTH SIDE OF MUSCATEL STREET, SOUTH SIDE OF ASPEN ROAD
APPROXIMATELY 280' EAST OF CALIENTE ROAD
CITY OF HESPERIA



**Initial Study and
Mitigated Negative Declaration**

**Loyal Brothers Truck/Trailer Repair
and Maintenance Facility
Hesperia, California**

Lead Agency:



City of Hesperia
9700 Seventh Avenue
Hesperia, CA 92345

Prepared By:



CASC Engineering and Consulting, Inc.
1470 E. Cooley Dr.
Colton, CA 92324
(909) 783-0101 Ext. 5370

June 21, 2022

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- Appendix A - City of Hesperia Staff Report (April 8, 2021)**
- Appendix B - Resolution No. PC-2021-06**
- Appendix C – Biological Resources Assessment Report**

CHAPTER ONE – ENVIRONMENTAL CHECKLIST

1.1 PROJECT SUMMARY

1. Project Title:

Loyal Brothers Truck/Trailer Repair and Maintenance Facility

2. Lead Agency Name and Address:

City of Hesperia, Development Services Department
9700 Seventh Avenue
Hesperia, CA 92345

3. Contact Person and Phone Number:

Ryan Leonard, Senior Planner
City of Hesperia Development Services Department
P: (760) 947-1651
E: rleonard@cityofhesperia.us

4. Project Location:

The Project is located north of Muscatel Street, south of Aspen Road, and approximately 300 feet east of Caliente Road in the City of Hesperia. See *Figure 1, Regional Vicinity and Figure 2, Aerial Imagery Map*. The property consists of one (1) parcel, Accessor's Parcel Number: 3064-561-15.

5. Project Applicant's Name and Address:

Loyal Brothers
1461 Ford Street, Ste. 105
Redlands, CA 92373

6. General Plan Designation:

Main Street/Freeway Corridor Specific Plan – Commercial/Industrial Business Park (CIBP)
(see *Figure 3: General Plan Land Use*)

7. Zoning Designation:

Commercial/Industrial Business Park (CIBP)

8. Project Description:

Loyal Brothers ("Applicant") has submitted to the City of Hesperia ("City") a Conditional Use Permit (CUP), to construct a 12,800 sq. ft. industrial building and parking lot that will be utilized as a truck/trailer repair and maintenance facility ("Project"). The Project site is approximately 5.08 acres and is currently vacant. The Project contains 12 service bays, 1,600 square feet of office space, and a 1,600 square-foot parts department. The service garage will be located on the southern half of the site fronting Muscatel Street. Access to the service garage will be from a 50-foot-wide driveway approach off Muscatel Street. The north-half of the site will be paved, fenced, and will include 43 tractor/trailer spaces for storage. A 6-foot-high wrought iron fence/rolling gate will be across the middle of the site

to separate the north and south-half of the site. A 50-foot-wide gated driveway entrance will provide secondary access to the site off Aspen Road.

The Project contains a 6-foot-high tubular steel fence across the perimeter of the site, and an 8-foot-high block wall along the rear half of the site to screen the truck storage from view. The 43 tractor/trailer spaces will be used strictly for semi-truck repair and maintenance operation. The tractor/trailer spaces will not be utilized for long-term parking or leased storage. The Project will provide forty-nine (49) conventional parking spaces on the south half of the site to satisfy the City's parking requirement of three (3) spaces per service bay, plus four (4) spaces per 1,000 square feet of non-service bay area. The truck repair facility proposes to operate from 8:00 a.m. to 8:00 p.m. Monday through Saturday. Approximately 20-25 employees are anticipated to work at the facility each day, with a maximum of 18 employees working on the largest shift.

The Project conforms to the policies of the City's General Plan as well as the intent of the Main Street/Freeway Corridor Specific Plan. A Categorical Exemption was previously completed for the proposed Project, and the Project Site Plan (see *Figure 4: Site Plan*) was approved by the City on April 8, 2021. Appendix A contains the staff report in which City staff recommends that the Planning Commission adopt Resolution No. PC-2021-06, approving CUP21-00001. Appendix B contains Resolution No. PC-2021-06 approving the Project. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

9. Surrounding Land Uses and Setting:

Land uses surrounding the site consist primarily of vacant land.

North: Vacant land that has been improved with a driveway that serves as the entrance to the former Compleitive Edge Motocross Park (the park has been closed since December 2018) and is designated as Commercial/Industrial Business Park (CIBP).

South: Light industrial/warehouse facilities and vacant land designated as Commercial/Industrial Business Park (CIBP).

East: Vacant land designated as Commercial/Industrial Business Park (CIBP).

West: Vacant land designated as Commercial/Industrial Business Park (CIBP).

10. Other Public Agencies Whose Approval is Required (e.g. permits, financing approval, or participation agreement)

Consultation with CDFW is required to obtain an ITP. CDFW will review the Project and then issue a “take” permit for the removal, relocation, and/or avoidance of Joshua tree.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

The City, Lead Agency, will initiate the AB 52 process. Consultation will continue through grading operations as required by AB 52.

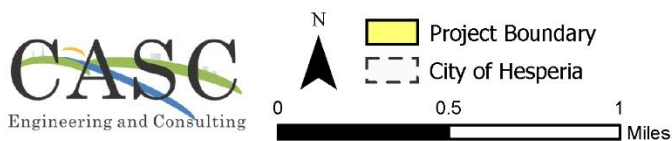
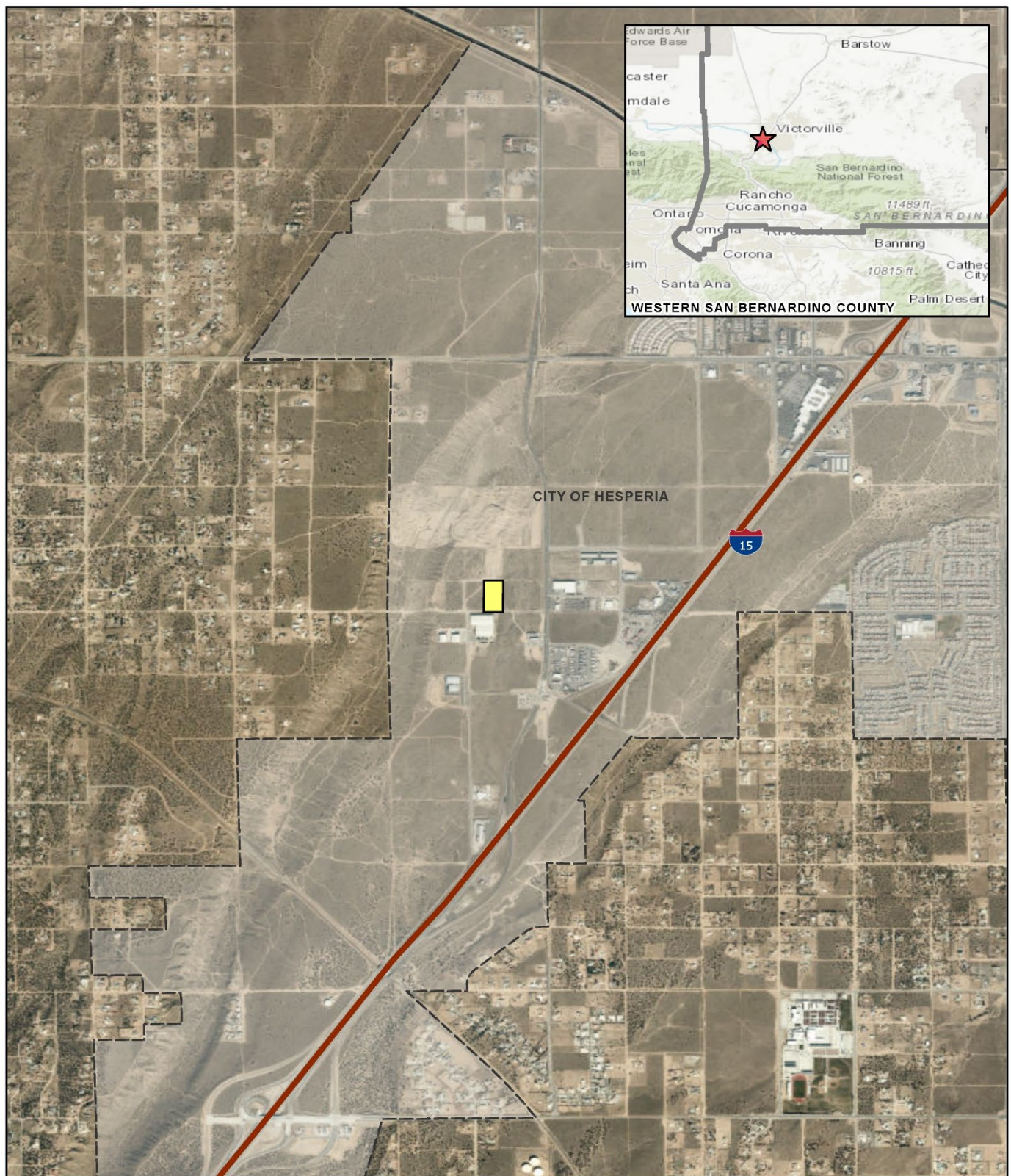


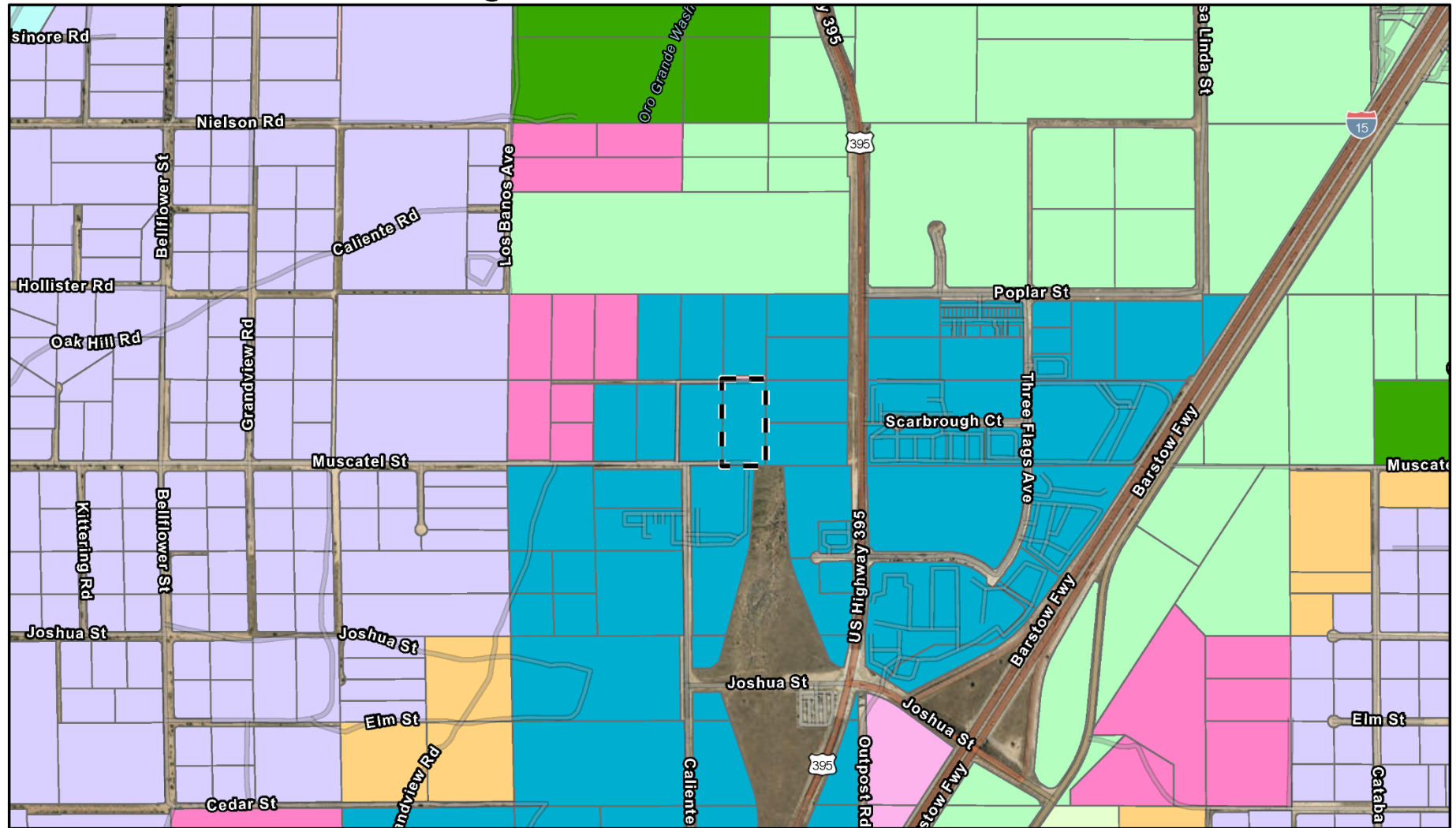
FIGURE 1
REGIONAL VICINITY
LOYAL BROTHERS

SOURCE: San Bernardino County GIS
 Basemap: Esri World Imagery, DigitalGlobe June 4, 2016, Esri World Street Map 2018

Figure 2: Aerial Imagery Map



Figure 3: General Plan Land Use



0 0.1 0.2 0.4 Miles

CASC
Engineering and Consulting
www.cascinc.com

Project Boundary

--- Project Boundary

Land Use

CG

FW

IN

LOW DENSITY RESIDENTIAL

RL

SP-CIBP

SP-LDR

SP-NC

SP-RC

SP-RER

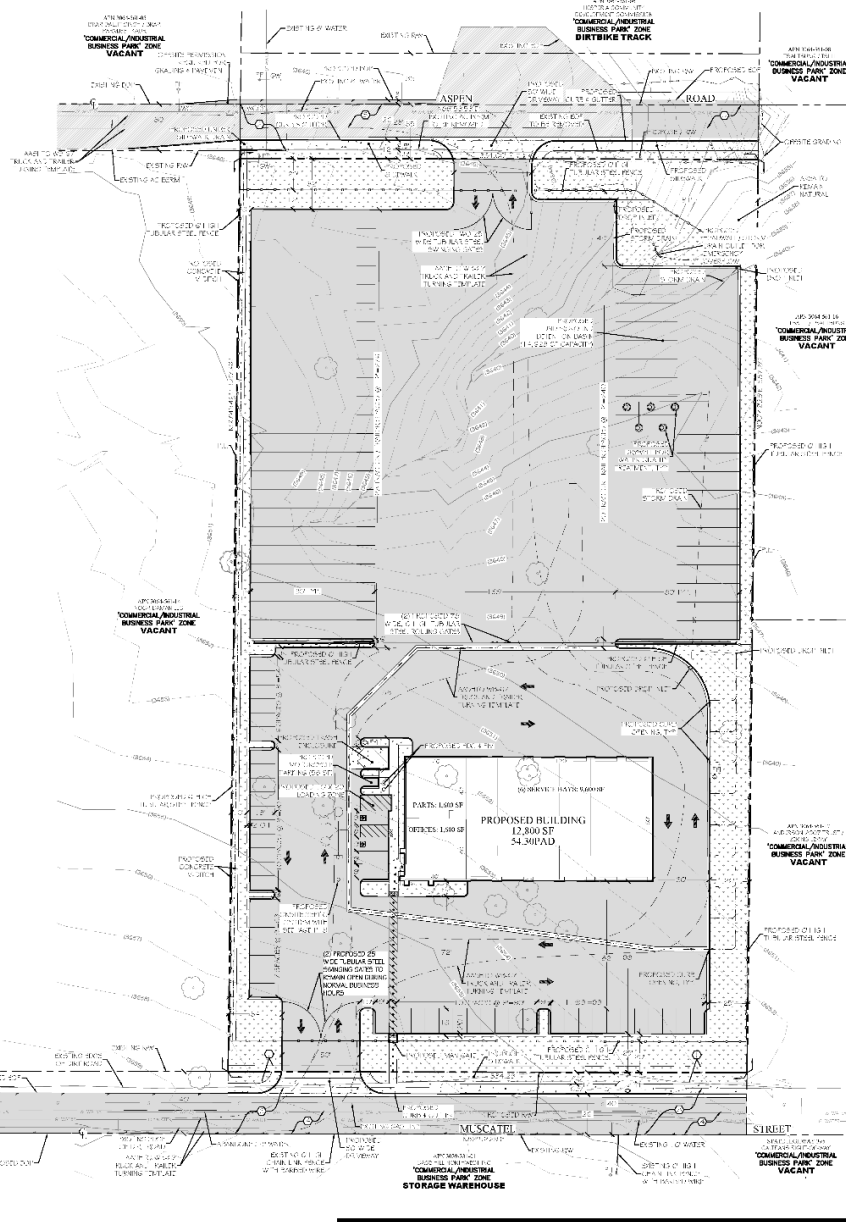


San Bernardino County, Maxar, Esri Community Maps Contributors, City of Hesperia, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Figure 4: Site Plan

CONDITIONAL USE PERMIT SITE PLAN

PROPOSED TRUCK/TRAILER REPAIR AND MAINTENANCE FACILITY
APN 3064-561-15
NORTH SIDE OF MUSCATEL STREET, SOUTH SIDE OF ASPEN ROAD
APPROXIMATELY 280' EAST OF CALIENTE ROAD
CITY OF HESPERIA



LEGAL DESCRIPTION

[illegible]

EASEMENTS

- [illegible]

LEGEND

- [illegible]

NOTES:

- ```

1 # 1. 计算 A 和 B 的乘积 C = A * B
2 C = A * B
3
4 # 2. 计算 C 的平方根 D = sqrt(C)
5 D = sqrt(C)
6
7 # 3. 计算 D 的平方 E = D * D
8 E = D * D
9
10 # 4. 计算 E 的平方根 F = sqrt(E)
11 F = sqrt(E)
12
13 # 5. 计算 F 的平方 G = F * F
14 G = F * F
15
16 # 6. 计算 G 的平方根 H = sqrt(G)
17 H = sqrt(G)
18
19 # 7. 计算 H 的平方 I = H * H
20 I = H * H
21
22 # 8. 计算 I 的平方根 J = sqrt(I)
23 J = sqrt(I)
24
25 # 9. 计算 J 的平方 K = J * J
26 K = J * J
27
28 # 10. 计算 K 的平方根 L = sqrt(K)
29 L = sqrt(K)
30
31 # 11. 计算 L 的平方 M = L * L
32 M = L * L
33
34 # 12. 计算 M 的平方根 N = sqrt(M)
35 N = sqrt(M)
36
37 # 13. 计算 N 的平方 O = N * N
38 O = N * N
39
40 # 14. 计算 O 的平方根 P = sqrt(O)
41 P = sqrt(O)
42
43 # 15. 计算 P 的平方 Q = P * P
44 Q = P * P
45
46 # 16. 计算 Q 的平方根 R = sqrt(Q)
47 R = sqrt(Q)
48
49 # 17. 计算 R 的平方 S = R * R
50 S = R * R
51
52 # 18. 计算 S 的平方根 T = sqrt(S)
53 T = sqrt(S)
54
55 # 19. 计算 T 的平方 U = T * T
56 U = T * T
57
58 # 20. 计算 U 的平方根 V = sqrt(U)
59 V = sqrt(U)
60
61 # 21. 计算 V 的平方 W = V * V
62 W = V * V
63
64 # 22. 计算 W 的平方根 X = sqrt(W)
65 X = sqrt(W)
66
67 # 23. 计算 X 的平方 Y = X * X
68 Y = X * X
69
70 # 24. 计算 Y 的平方根 Z = sqrt(Y)
71 Z = sqrt(Y)
72
73 # 25. 计算 Z 的平方 AA = Z * Z
74 AA = Z * Z
75
76 # 26. 计算 AA 的平方根 AB = sqrt(AA)
77 AB = sqrt(AA)
78
79 # 27. 计算 AB 的平方 AC = AB * AB
80 AC = AB * AB
81
82 # 28. 计算 AC 的平方根 AD = sqrt(AC)
83 AD = sqrt(AC)
84
85 # 29. 计算 AD 的平方 AE = AD * AD
86 AE = AD * AD
87
88 # 30. 计算 AE 的平方根 AF = sqrt(AE)
89 AF = sqrt(AE)
90
91 # 31. 计算 AF 的平方 AG = AF * AF
92 AG = AF * AF
93
94 # 32. 计算 AG 的平方根 AH = sqrt(AG)
95 AH = sqrt(AG)
96
97 # 33. 计算 AH 的平方 AI = AH * AH
98 AI = AH * AH
99
100 # 34. 计算 AI 的平方根 AJ = sqrt(AI)
101 AJ = sqrt(AI)
102
103 # 35. 计算 AJ 的平方 AK = AJ * AJ
104 AK = AJ * AJ
105
106 # 36. 计算 AK 的平方根 AL = sqrt(AK)
107 AL = sqrt(AK)
108
109 # 37. 计算 AL 的平方 AM = AL * AL
110 AM = AL * AL
111
112 # 38. 计算 AM 的平方根 AN = sqrt(AM)
113 AN = sqrt(AM)
114
115 # 39. 计算 AN 的平方 AO = AN * AN
116 AO = AN * AN
117
118 # 40. 计算 AO 的平方根 AP = sqrt(AO)
119 AP = sqrt(AO)
120
121 # 41. 计算 AP 的平方 AQ = AP * AP
122 AQ = AP * AP
123
124 # 42. 计算 AQ 的平方根 AR = sqrt(AQ)
125 AR = sqrt(AQ)
126
127 # 43. 计算 AR 的平方 AS = AR * AR
128 AS = AR * AR
129
130 # 44. 计算 AS 的平方根 AT = sqrt(AS)
131 AT = sqrt(AS)
132
133 # 45. 计算 AT 的平方 AU = AT * AT
134 AU = AT * AT
135
136 # 46. 计算 AU 的平方根 AV = sqrt(AU)
137 AV = sqrt(AU)
138
139 # 47. 计算 AV 的平方 AW = AV * AV
140 AW = AV * AV
141
142 # 48. 计算 AW 的平方根 AX = sqrt(AW)
143 AX = sqrt(AW)
144
145 # 49. 计算 AX 的平方 AY = AX * AX
146 AY = AX * AX
147
148 # 50. 计算 AY 的平方根 AZ = sqrt(AY)
149 AZ = sqrt(AY)
150
151 # 51. 计算 AZ 的平方 BA = AZ * AZ
152 BA = AZ * AZ
153
154 # 52. 计算 BA 的平方根 BB = sqrt(BA)
155 BB = sqrt(BA)
156
157 # 53. 计算 BB 的平方 BC = BB * BB
158 BC = BB * BB
159
160 # 54. 计算 BC 的平方根 BD = sqrt(BC)
161 BD = sqrt(BC)
162
163 # 55. 计算 BD 的平方 BE = BD * BD
164 BE = BD * BD
165
166 # 56. 计算 BE 的平方根 BF = sqrt(BE)
167 BF = sqrt(BE)
168
169 # 57. 计算 BF 的平方 BG = BF * BF
170 BG = BF * BF
171
172 # 58. 计算 BG 的平方根 BH = sqrt(BG)
173 BH = sqrt(BG)
174
175 # 59. 计算 BH 的平方 BI = BH * BH
176 BI = BH * BH
177
178 # 60. 计算 BI 的平方根 BJ = sqrt(BI)
179 BJ = sqrt(BI)
180
181 # 61. 计算 BJ 的平方 BK = BJ * BJ
182 BK = BJ * BJ
183
184 # 62. 计算 BK 的平方根 BL = sqrt(BK)
185 BL = sqrt(BK)
186
187 # 63. 计算 BL 的平方 BM = BL * BL
188 BM = BL * BL
189
190 # 64. 计算 BM 的平方根 BN = sqrt(BM)
191 BN = sqrt(BM)
192
193 # 65. 计算 BN 的平方 BO = BN * BN
194 BO = BN * BN
195
196 # 66. 计算 BO 的平方根 BP = sqrt(BO)
197 BP = sqrt(BO)
198
199 # 67. 计算 BP 的平方 BQ = BP * BP
200 BQ = BP * BP
201
202 # 68. 计算 BQ 的平方根 BR = sqrt(BQ)
203 BR = sqrt(BQ)
204
205 # 69. 计算 BR 的平方 BS = BR * BR
206 BS = BR * BR
207
208 # 70. 计算 BS 的平方根 BT = sqrt(BS)
209 BT = sqrt(BS)
210
211 # 71. 计算 BT 的平方 BU = BT * BT
212 BU = BT * BT
213
214 # 72. 计算 BU 的平方根 BV = sqrt(BU)
215 BV = sqrt(BU)
216
217 # 73. 计算 BV 的平方 BW = BV * BV
218 BW = BV * BV
219
220 # 74. 计算 BW 的平方根 BX = sqrt(BW)
221 BX = sqrt(BW)
222
223 # 75. 计算 BX 的平方 BY = BX * BX
224 BY = BX * BX
225
226 # 76. 计算 BY 的平方根 BZ = sqrt(BY)
227 BZ = sqrt(BY)
228
229 # 77. 计算 BZ 的平方 CA = BZ * BZ
230 CA = BZ * BZ
231
232 # 78. 计算 CA 的平方根 CB = sqrt(CA)
233 CB = sqrt(CA)
234
235 # 79. 计算 CB 的平方 CC = CB * CB
236 CC = CB * CB
237
238 # 80. 计算 CC 的平方根 CD = sqrt(CC)
239 CD = sqrt(CC)
240
241 # 81. 计算 CD 的平方 CE = CD * CD
242 CE = CD * CD
243
244 # 82. 计算 CE 的平方根 CF = sqrt(CE)
245 CF = sqrt(CE)
246
247 # 83. 计算 CF 的平方 CG = CF * CF
248 CG = CF * CF
249
250 # 84. 计算 CG 的平方根 CH = sqrt(CG)
251 CH = sqrt(CG)
252
253 # 85. 计算 CH 的平方 CI = CH * CH
254 CI = CH * CH
255
256 # 86. 计算 CI 的平方根 CJ = sqrt(CI)
257 CJ = sqrt(CI)
258
259 # 87. 计算 CJ 的平方 CK = CJ * CJ
260 CK = CJ * CJ
261
262 # 88. 计算 CK 的平方根 CL = sqrt(CK)
263 CL = sqrt(CK)
264
265 # 89. 计算 CL 的平方 CM = CL * CL
266 CM = CL * CL
267
268 # 90. 计算 CM 的平方根 CN = sqrt(CM)
269 CN = sqrt(CM)
270
271 # 91. 计算 CN 的平方 CO = CN * CN
272 CO = CN * CN
273
274 # 92. 计算 CO 的平方根 CP = sqrt(CO)
275 CP = sqrt(CO)
276
277 # 93. 计算 CP 的平方 CQ = CP * CP
278 CQ = CP * CP
279
280 # 94. 计算 CQ 的平方根 CR = sqrt(CQ)
281 CR = sqrt(CQ)
282
283 # 95. 计算 CR 的平方 CS = CR * CR
284 CS = CR * CR
285
286 # 96. 计算 CS 的平方根 CT = sqrt(CS)
287 CT = sqrt(CS)
288
289 # 97. 计算 CT 的平方 CU = CT * CT
290 CU = CT * CT
291
292 # 98. 计算 CU 的平方根 CV = sqrt(CU)
293 CV = sqrt(CU)
294
295 # 99. 计算 CV 的平方 CW = CV * CV
296 CW = CV * CV
297
298 # 100. 计算 CW 的平方根 CX = sqrt(CW)
299 CX = sqrt(CW)
300
301 # 101. 计算 CX 的平方 CY = CX * CX
302 CY = CX * CX
303
304 # 102. 计算 CY 的平方根 CZ = sqrt(CY)
305 CZ = sqrt(CY)
306
307 # 103. 计算 CZ 的平方 DA = CZ * CZ
308 DA = CZ * CZ
309
310 # 104. 计算 DA 的平方根 DB = sqrt(DA)
311 DB = sqrt(DA)
312
313 # 105. 计算 DB 的平方 DE = DB * DB
314 DE = DB * DB
315
316 # 106. 计算 DE 的平方根 DF = sqrt(DE)
317 DF = sqrt(DE)
318
319 # 107. 计算 DF 的平方 DG = DF * DF
320 DG = DF * DF
321
322 # 108. 计算 DG 的平方根 DH = sqrt(DG)
323 DH = sqrt(DG)
324
325 # 109. 计算 DH 的平方 DI = DH * DH
326 DI = DH * DH
327
328 # 110. 计算 DI 的平方根 DJ = sqrt(DI)
329 DJ = sqrt(DI)
330
331 # 111. 计算 DJ 的平方 DK = DJ * DJ
332 DK = DJ * DJ
333
334 # 112. 计算 DK 的平方根 DL = sqrt(DK)
335 DL = sqrt(DK)
336
337 # 113. 计算 DL 的平方 DM = DL * DL
338 DM = DL * DL
339
340 # 114. 计算 DM 的平方根 DN = sqrt(DM)
341 DN = sqrt(DM)
342
343 # 115. 计算 DN 的平方 DO = DN * DN
344 DO = DN * DN
345
346 # 116. 计算 DO 的平方根 DP = sqrt(

```

## BUILDING INFORMATION

1. MAXIMUM BUILDING DIS IT: 20 FEET
2. BUILDING OCCUPANCY: 945-
3. BUILDING TYPE:

UTILITIES:

- Electronics**  
ELECTRONIC CUBANA  
1000 17th Street  
San Francisco, CA 94103  
SARATOV, CA 94561  
(415) 782-6192
- Electronics**  
FURNITURE COMPANY  
1000 17th Street  
San Francisco, CA 94103  
(415) 782-6192
- Water/Wastewater**  
ELECTRONIC CUBANA  
1000 17th Street  
San Francisco, CA 94103  
(415) 782-6192
- Electronics**  
ELECTRONIC CUBANA  
1000 17th Street  
San Francisco, CA 94103  
(415) 782-6192

$$T_{\text{eff}} = 42.5 \text{ K}$$

- ROBERT G. MULLIN, JR.  
1,701 N. G. ST. (ACADEMY)  
DALLAS, TEXAS 75206  
(214) 742-3087

- 

- | MILITARY SERVICE |                  |
|------------------|------------------|
| DATE             | LOCATION         |
| 1968-1970        | US Army, Vietnam |
| 1971-1973        | US Army, Vietnam |
| 1974-1976        | US Army, Vietnam |
| 1977-1979        | US Army, Vietnam |
| 1980-1982        | US Army, Vietnam |
| 1983-1985        | US Army, Vietnam |
| 1986-1988        | US Army, Vietnam |
| 1989-1991        | US Army, Vietnam |
| 1992-1994        | US Army, Vietnam |
| 1995-1997        | US Army, Vietnam |
| 1998-2000        | US Army, Vietnam |
| 2001-2003        | US Army, Vietnam |
| 2004-2006        | US Army, Vietnam |
| 2007-2009        | US Army, Vietnam |
| 2010-2012        | US Army, Vietnam |
| 2013-2015        | US Army, Vietnam |
| 2016-2018        | US Army, Vietnam |
| 2019-2021        | US Army, Vietnam |
| 2022-2024        | US Army, Vietnam |

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- 

1

- 

## 1.025

- # 1



- 

## BENCHMARK

[illegible]

## PREPARED FOR/APPLICANT

**LOYAL BROTHERS**  
10000 BAYVIEW BLVD.  
LOS ANGELES, CA 90048  
310-441-1111

## PROPERTY OWNER

**FAMILIA LEAL  
INVESTMENT INC**  
402 MPPA, 1850 PINE  
AVENUE, SUITE 100

**CONDITIONAL USE PERMIT SITE PLAN**

PROPOSED TRUCK/TRAILER REPAIR AND MAINTENANCE FACILITY  
APN 3064-561-15  
NORTH SIDE OF MUSCATEL STREET, SOUTH SIDE OF ASPEN ROAD  
APPROXIMATELY 260' EAST OF CALIENTE ROAD  
CITY OF HESPERIA



|             |                |                |                      |
|-------------|----------------|----------------|----------------------|
| Dep. Member | Dep. President | Chair          | Subcommittee Members |
| 1700202     | 2260001        | V <sub>1</sub> | 1700202              |

## 1.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" or "Less Than Significant Impact with Mitigation Incorporated" as indicated by the checklist on the following pages.

|                                     |                                  |                          |                                           |                          |                                           |
|-------------------------------------|----------------------------------|--------------------------|-------------------------------------------|--------------------------|-------------------------------------------|
| <input type="checkbox"/>            | <u>Aesthetics</u>                | <input type="checkbox"/> | <u>Agriculture and Forestry Resources</u> | <input type="checkbox"/> | <u>Air Quality</u>                        |
| <input checked="" type="checkbox"/> | <u>Biological Resources</u>      | <input type="checkbox"/> | <u>Cultural Resources</u>                 | <input type="checkbox"/> | <u>Energy</u>                             |
| <input type="checkbox"/>            | <u>Geology/Soils</u>             | <input type="checkbox"/> | <u>Greenhouse Gas Emissions</u>           | <input type="checkbox"/> | <u>Hazards &amp; Hazardous Materials</u>  |
| <input type="checkbox"/>            | <u>Hydrology/Water Quality</u>   | <input type="checkbox"/> | <u>Land Use/Planning</u>                  | <input type="checkbox"/> | <u>Mineral Resources</u>                  |
| <input type="checkbox"/>            | <u>Noise</u>                     | <input type="checkbox"/> | <u>Population/Housing</u>                 | <input type="checkbox"/> | <u>Public Services</u>                    |
| <input type="checkbox"/>            | <u>Recreation</u>                | <input type="checkbox"/> | <u>Transportation/Traffic</u>             | <input type="checkbox"/> | <u>Tribal Cultural Resources</u>          |
| <input type="checkbox"/>            | <u>Utilities/Service Systems</u> | <input type="checkbox"/> | <u>Wildfire</u>                           | <input type="checkbox"/> | <u>Mandatory Findings of Significance</u> |

## 1.3 DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION has been prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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Ryan Leonard  
Senior Planner

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Date

## 1.4 EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the Project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the Project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant Impact with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) **Earlier Analysis Used.** Identify and state where they are available for review.
  - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) **Mitigation Measures.** For effects that are “Less than Significant Impact with Mitigation Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the Project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.



- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
- a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

## CHAPTER TWO – INITIAL STUDY CHECKLIST AND SUBSTANTIATION

|                                                                                                                                                                                                                                                                                                                                                     | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------|-------------------------------------|--------------------------|
| <b>I. Aesthetics</b> – Except as provided in Public Resources Code Section 21099, would the project:                                                                                                                                                                                                                                                |                                |                                                           |                                     |                          |
| a) Have a substantial adverse effect on a scenic vista?                                                                                                                                                                                                                                                                                             | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?                                                                                                                                                                                            | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                                                                                                                                                                                                               | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### Discussion of Impacts

a) *Would the project have a substantial adverse effect on a scenic vista?*

b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

c) *In nonurbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

d) *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

**a) – d) Less than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to

address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------|-------------------------------------|--------------------------|
| <b>II. Agriculture and Forestry Resources</b> – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to the information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project: |                                |                                                           |                                     |                          |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined by Public Resource Code section 122220(g)), timberland (as defined by Public Resource Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

## Discussion of Impacts

- a) *Would the project convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?*



- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*
- c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined by Public Resource Code section 122220(g)), timberland (as defined by Public Resource Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?*
- d) *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*
- e) *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forest land to non-forest use?*

**a) – e) Less than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

|                                                                                                                                                                                                                                                  | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------|-------------------------------------|--------------------------|
| <b>III. Air Quality</b> – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project: |                                |                                                           |                                     |                          |
| a) Conflict with or obstruct implementation of the applicable air quality plan?                                                                                                                                                                  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?                                                | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations?                                                                                                                                                                           | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?                                                                                                                                 | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

## Discussion of Impacts

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- c) Expose sensitive receptors to substantial pollutant concentrations?
- d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?

a) – d) **Less than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

|                                                                                                                                                                                                                                                                                                                  | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------|------------------------------|-------------------------------------|
| <b>IV. Biological Resources:</b> Would the project:                                                                                                                                                                                                                                                              |                                |                                                           |                              |                                     |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                       | <input type="checkbox"/>     | <input type="checkbox"/>            |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?                                                                 | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                       | <input type="checkbox"/>     | <input type="checkbox"/>            |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?                                                                                     | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or                                                                                                                                                                                                                         | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

|                                                                                                                                                                                      |                          |                                     |                          |                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?                                            |                          |                                     |                          |                                     |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?                                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

## Project Impacts and Mitigation Measures

### Sources:

- City of Hesperia General Plan, 2010.
  - Open Space Element
  - Conservation Element
- Hesperia Main Street and Freeway Corridor Specific Plan, amended July 15, 2021.
  - Chapter 14 Open Space and Streetscape Improvements
- Draft Environmental Impact Report for the City of Hesperia General Plan Update, May 26, 2010.
  - 3.4 – Biological Resources
- Title 16 – Development Code of the Hesperia Municipal Code
  - Chapter 16.24 Protected Plants – Article III Riparian Plant Conservation
- Desert Native Plant Protection Ordinance Section 88.01.060, County of San Bernardino Development Code, Chapter 88.01 Plant Protection and Management:
- Tree or Plant Removal Permits Ordinance Section 88.01.050
- Desert Native Plants Act (Food and Agricultural Code §§ 80001 et seq.)
- California Food and Agriculture Code, Division 23, Chapter 3: Regulated Native Plants, Ordinance Section 80073
- Western Joshua Tree Regulations, San Bernardino County, February 2021.  
[mdlt.org/westernjoshuatree.org](http://mdlt.org/westernjoshuatree.org).
- Joshua trees are now protected by the State of California as a candidate for listing as an endangered species | EZ Online Permitting (sbcounty.gov). Posted October 15, 2020, accessed October 20, 2021.
- California Endangered Species Act (CESA) (Office of Administrative Law's Notice ID #Z2019-1112-01 and Z2020-0924-01 Petition to list Western Joshua Tree (*Yucca brevifolia*) as an Endangered Species).
- Biological Resources Assessment Report – CASC Engineering and Consulting, February 2022. (*Appendix A*)

## Discussion of Impacts

- a) *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in*



local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

**Less Than Significant Impact with Mitigation Incorporated:** CASC Engineering and Consulting (CASC) biologist performed a biological site assessment and species inventory at the Project site on July 30, 2021. The results of the assessment are included in the Biological Resource Assessment Report (*Appendix A*). Prior to the site assessment, CASC's biologists researched readily available information, including previous studies and reports, relevant literature, databases, agency websites, Geographic Information Systems (GIS) data, maps, aerial imagery from public domain sources, and in-house records. This was performed to assess habitats, special-status plant and wildlife species, identify jurisdictional features that may occur within the Project impact area, identify critical habitat and wildlife corridors that may occur in and near the Project site, and to identify and review local or regional plans, policies, and regulations that may apply to the Project site.

A habitat assessment of the Project site and a 500-foot buffer was assessed for special status species including Joshua tree (*Yucca brevifolia*) and western burrowing owl (*Athene cunicularia*). The Biological Resources Assessment Report includes a compendia of all plants and animals observed during the July 30, 2021 site visit. Protocol level focused surveys were not performed during the site visit.

The site is undeveloped and still retains significant native vegetation. There is one dirt road that bisects the site from southeast to northwest. There are no permanent structures on site. However, there was a small homeless camp located in the center of the site. There is a single dominant vegetation community within the Survey Area which was identified as creosote bush scrub. This desert scrub community generally consists of open stands of the dominant shrub creosote (*Larrea tridentata*) and occurs in well-drained soils below 4,000 feet above mean sea level (amsl).

Vegetation on site consists of creosote bush, box-thorn (*Lycium andersonii*), interior California buckwheat (*Eriogonum fasciculatum* var. *polifolium*), slender buckwheat (*Eriogonum gracile*), desert tea (*Ephedra californica*), hoary saltbush (*Atriplex canescens*), Russian thistle (*Salsola tragus*), Mexican elderberry (*Sambucus mexicana*), rubber rabbitbush (*Ericameria nauseosa*), alkali goldenbush (*Isocoma arcadenia*), and Joshua tree (*Yucca brevifolia*).

CASC's biologist performed an inventory of all Joshua trees within the Survey Area. A total of 48 trees (both dead and alive) were recorded during the July 2021 site visit. This data is included in *Table 1. Wester Joshua Tree Inventory* within the Biological Resource Assessment Report.

Per CDFW requirements, each Joshua tree noted in *Table 1. Wester Joshua Tree Inventory* was photographed, general health assessment (height, branching, clonal, etc.) performed, and a GPS location of each tree with scale (CASC's biologist was used in the photographs for scale) was recorded. Data was not collected on the presence of panicles at the time the Joshua tree inventory was performed as it was later in the blooming season. Only the number of branches and general health of each tree was recorded.

Several wildlife species were observed during the field visit with the most abundant being birds. The birds observed included ravens (*Corvus corax*), mourning dove (*Zenaidura macroura*), house finch (*Carpodacus mexicanus*), Anna's hummingbird (*Calypte anna*), and turkey vulture (*Cathartes aura*) were also observed. Mammals observed included black-tailed

jackrabbit (*Lepus californicus*) and coyote (*Canis latrans*) both of which are known to occur in the area and have a wide-spread distribution. The western fence lizard Side-blotched lizard (*Sceloporus occidentalis*) was the only reptile observed during the survey.

With incorporation of Mitigation Measures **BIO-1** through **BIO-7**, direct or indirect impacts through habitat modifications on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service would be less than significant.

- b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

**Less Than Significant Impact with Mitigation Incorporated:** The Joshua tree is a candidate species in the initial stages of consideration for listing as endangered under the California Endangered Species Act (CESA) (Office of Administrative Law's Notice ID #Z2019-1112-01 and Z2020-0924-01 Petition to list Western Joshua Tree (*Yucca brevifolia*) as an Endangered Species). Therefore, the incorporation of Mitigation Measures **BIO-8** (Incidental Take Permit from CDFW) and **BIO-9** (Desert Native Plant Protection and Relocation Plan) will reduce potential impacts to a less-than-significant level.

- c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

**No Impact:** The Biological Resource Assessment Report states there is no riparian vegetation within the Project site boundary or in the adjacent buffer areas (see *Appendix A*). No ephemeral drainage channels, wetlands, or vernal pools were observed on the Project site during the survey. Development of the Project site as proposed would not result in impacts to riparian vegetation community because these resources do not occur on the Project site or within the area of project impacts. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

**No Impact:** The Biological Resource Assessment Report states there were no distinct wildlife corridors identified on the Project site or in the immediate area. Additionally, the Project site is not within an area that includes sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.). The proposed Project is not anticipated to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites since the site does not include disturbances to any sensitive areas. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

**Less Than Significant Impact with Mitigation Incorporated:** During October 2020, CDFW proposed the Joshua tree as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. On October 15, 2020, the County of San Bernardino released a statement regarding Joshua tree preservation. Due to the CDFW listing, the County cannot issue a permit to take (by removal of transplanting) any Joshua tree (sbcounty.gov). Therefore, the Project proponent shall apply for an Incidental Take Permit (ITP) through CDFW. The Project shall also comply with the City's Municipal Code (Chapter 16.24) requiring Joshua tree preservation. Thus, with Municipal Code compliance and the incorporation of Mitigation Measures **BIO-8** (Incidental Take Permit from CDFW) and **BIO-9** (Desert Native Plant Protection and Relocation Plan), Project impacts will be reduced to less than significant.

- f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

**No Impact:** The General Plan does not identify the Project site, nor the vicinity to be within a Habitat Conservation Plan (HCP) and will not conflict with the provisions of an adopted HCP, Natural Community Conservation Plan (NCCP), or other approved local, regional or State HCP since there is no adopted HCP or NCCP in the Project area or local region. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

## **Mitigation Measures**

### Mitigation:

#### **(a)**

#### **BIO-1: Presence/Absence Surveys for Special-Status Plants**

Prior to construction, a qualified botanist shall conduct a pre-construction rare plant survey within the Project site, particularly focusing on areas with suitable habitat to support special-status plant species. The survey shall be floristic in nature (i.e., identifying all plant species to the taxonomic level necessary to determine rarity), and shall be inclusive of, at a minimum, areas proposed for disturbance.

If individual or populations of special-status plant species are found along the edges of areas that are proposed for disturbance, measures to avoid and minimize impacts to these plants, including but not limited to flagging and/or fencing, shall be recommended and implemented, as appropriate. The surveys and reporting shall follow 2018 CDFW and/or 2001 CNPS guidelines.

The results of the survey shall be documented in a letter report that will be submitted to San Bernardino County and the California Department of Fish and Wildlife.

If State- and/or federally-listed plant species are present and avoidance is infeasible, consultation with the requisite resource agency will be conducted and an Incidental Take Permit may be warranted prior to the commencement of Project activities.



(a)

**BIO-2: Nesting Bird Preconstruction Surveys**

If it is not feasible to avoid the nesting bird season (typically January through July for raptors and February through August for other avian species), a qualified biologist shall conduct a pre-construction nesting bird survey for avian species to determine the presence/absence, location, and status of any active nests on or directly adjacent to the Project site. If active nests are located, the extent of the survey buffer area surrounding the nest should be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and the CFGC, the nesting bird survey shall occur no earlier than seven (7) days prior to the commencement of construction.

In the event that active nests are discovered, a suitable buffer (distance to be determined by the biologist) shall be established around such active nests, and no construction within the buffer allowed, until the biologist has determined that the nest(s) is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest).

(a)

**BIO-3: Presence/Absence Survey for Desert Tortoise**

Presence/absence surveys shall be conducted by a USFWS approved biologist and follow the USFWS approved Presence/Absence Survey Guidelines which are only outlined below (USFWS 2009. *Draft Revised Recovery Plan for the Mojave Population of the Desert Tortoise*).

Surveys should be conducted during the desert tortoise's most active periods (April through May or September through October) (Nussear and Tracy 2007; Inman 2008; USFWS 2009). Surveys outside these time periods may be approved by USFWS, and CDFG in California (e.g., warm weather in March or rainfall in August stimulating increased desert tortoise activity).

Desert tortoises utilize burrows to avoid daily and annual thermal extremes. Therefore, surveys should take place when air temperatures are below 40 degrees C (104 degrees F) (Zimmerman et al. 1994; Walde et al. 2003; Inman 2008). Air temperature is measured ~5-cm from the soil surface in an area of full sun, but in the shade of the observer.

Ten-meter (~30-ft) wide belt transects should be used during surveys. For all projects, surveys which cover the entire project area with the 10-m belt transects (100 percent coverage) are always an acceptable option. Transects should be completed in a random order, oriented in a logistically convenient pattern (e.g., lines, squares, or triangles). Any sampling design other than simple systematic or random sampling must be approved by USFWS (e.g. stratification).

Occurrence of either live desert tortoises or desert tortoise sign (burrows, scats, and carcasses) in the action area indicates desert tortoise presence and therefore requires formal consultation with USFWS.

If neither desert tortoises nor sign are encountered during the action area surveys, as well as project perimeter surveys where appropriate, please contact your local

USFWS office. Informal consultation with the USFWS may be required even though no desert tortoises or sign are found during surveys.

(a)

**BIO-4: Presence/Absence Survey for Mohave Ground Squirrel**

Presence/absence surveys shall be conducted by a CDFW approved biologist and follow the CDFW approved Mohave Ground Squirrel Survey Guidelines (January 2003; minor process and contact changes in July 2010). Mohave ground squirrel (*Xerospermophilus mohavensis*) is known in the region of the Project and has been observed within 5-miles of the Project site. A habitat assessment with possible focused protocol level trapping surveys may be necessary prior to Project build out.

CDFW qualified biologist shall perform a one-day habitat assessment to determine if suitable habitat is present on the Project site. Visual surveys to determine Mohave ground squirrel activity and habitat quality shall be undertaken during the period of March 15 through April 15. All potential habitat on a Project site shall be visually surveyed during daylight hours by a biologist who can readily identify the Mohave ground squirrel and the white-tailed antelope squirrel (*Ammospermophilus leucurus*). If visual surveys do not reveal presence of the Mohave ground squirrel on the Project site, standard small-mammal trapping grids shall be established in potential Mohave ground squirrel habitat.

(a)

**BIO-5: Protocol Level Surveys for Western Burrowing Owl**

Project-specific CEQA mitigation is important for burrowing owls because most populations exist on privately owned parcels that, when proposed for development or other types of modification, may be subject to the environmental review requirements of CEQA. Additionally, *Western burrowing owls are locally significant within the County of San Bernardino as they are in severe decline.*

Surveys for Western burrowing owl shall be performed by a qualified biologist. A qualified biologist is a biologist who has demonstrated pertinent field experience in identifying owls in varying habitats and who is recognized by CDFW to work without supervision. Surveys shall follow *Staff Report on Burrowing Owl Mitigation* (CDFW 2012).

**Breeding Season Surveys Number of Visits and Timing.**

Conduct 4 survey visits: 1) at least one site visit between February 15 and April 15, and 2) a minimum of three survey visits, at least three weeks apart, between April 15 and July 15, with at least one visit after June 15. Note: many burrowing owl migrants are still present in southwestern California during mid-March, therefore, exercise caution in assuming breeding occupancy early in the breeding season. Survey method. Rosenberg et al. (2007) confirmed walking line transects were most effective in smaller habitat patches. Conduct surveys in all portions of the Project site that were identified in the Habitat Assessment. Conduct surveys by walking straight-line transects spaced 7 m to 20 m apart, adjusting for vegetation height and density (Rosenberg et al. 2007). At the start of each transect and, at least, every 100 m, scan the entire visible project area for burrowing owls using binoculars. During walking surveys, record all potential burrows used by

burrowing owls as determined by the presence of one or more burrowing owls, pellets, prey remains, whitewash, or decoration. Some burrowing owls may be detected by their calls, so observers should also listen for burrowing owls while conducting the survey.

Weather conditions. Poor weather may affect the surveyor's ability to detect burrowing owls, therefore, avoid conducting surveys when wind speed is >20 km/hr, and there is precipitation or dense fog. Surveys have greater detection probability if conducted when ambient temperatures are >20° C, less than 12km/hr, and cloud cover is less than 75%.

Time of day. Daily timing of surveys varies according to the literature, latitude, and survey method. However, surveys between morning civil twilight and 10:00 AM and two hours before sunset until evening civil twilight provide the highest detection probabilities (Barclay pers. comm. 2012, Conway et al. 2008).

(a)

**BIO-6: Pre-Construction Western Burrowing Owl Clearance Surveys**

If more than 30-days pass after focused surveys for Western burrowing owl are conducted, then it will be necessary to conduct pre-construction burrowing owl clearance surveys. All surveys shall be conducted by a qualified biologist to ensure that burrowing owls remain absent from the Project site and impacts to burrowing owls do not occur.

In accordance with the Staff Report on Burrowing Owl Mitigation (CDFW 2012), two (2) pre-construction clearance surveys should be conducted 14-30 days and 24 hours prior to any vegetation removal or ground disturbing activities. Once surveys are completed, the qualified biologist shall prepare a final report documenting surveys and findings. If no burrowing owls or occupied burrows are detected, Project construction activities may begin. If an occupied burrow is found within the Project site during pre-construction clearance surveys, a burrowing owl exclusion and mitigation plan shall be prepared and submitted to the County, which may consult with CDFW for review, prior to initiating Project construction activities.

(a)

**BIO-7: Passive and Active Relocation of Western Burrowing Owls**

If Western burrowing owls are observed on the Project site during preconstruction surveys, CDFW shall be immediately notified to determine if avoidance of the nest is appropriate until the nest is vacated or to gain concurrence from CDFW on active or passive relocation actions. All passive or relocation activities shall be in concurrence with CDFW guidelines (Staff Report on Burrowing Owl Mitigation 2012).

If burrowing owls are present and nesting on-site the following steps shall be necessary to reduce impacts to less than significant. These steps may be augmented by recommendations from CDFW:

- a. Occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFW verifies through non-invasive methods that: (1) owls have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging



independently and are capable of independent survival.

- b. A qualified biologist shall exclude all owls from active burrows using one-way doors. Concurrently, all inactive burrows and other sources of secondary refuge for burrowing owls shall be collapsed and removed from the site.
- c. Following and 24 to 48-hour observation period, all vacated burrows shall be collapsed.
- d. A qualified biologist shall conduct a post-exclusion survey confirming the absence of burrowing owls on the Project site. Should newly occupied burrows be discovered on the Project site the exclusion activities shall be repeated.

(b, e)

**BIO-8: Incidental Take Permit from CDFW**

An Incidental Take Permit (ITP) application and supporting documentation shall be submitted to CDFW for review and approval for removal of Western Joshua trees on the Project site. An ITP establishes a performance standard requiring that the impacts be “minimized and fully mitigated” with “measures that are roughly proportional in extent to the impact of the authorized taking on the species.” Therefore, additional mitigation measures, such as the purchase of credits from an approved conservation or mitigation bank, land acquisition, or entry into a conservation easement, will be determined in consultation with CDFW to meet ITP requirements. Because the Western Joshua tree was designated as a candidate species in October 2020 and is still subject to a status review by CDFW, it is impractical to determine the specific details of mitigation, beyond compliance with the ITP.

A completed application requires a completed CEQA document to accompany the ITP application and fee. CDFW requires the CEQA document have a state clearing house number, show proof of filing fees, and that the document has been circulated. CDFW will then review the ITP and CEQA document and make a determination of mitigation.

(b, e)

**BIO-9: Desert Native Plant Protection and Relocation Plan**

A Desert Native Plant Protection and Relocation Plan (Plan) for the proposed Project shall be composed that will provide detailed specifications for the proposed treatment, avoidance, or relocation of all smoke trees (*Cotinus* sp.), species in the Agavacea family, mesquite (*Prosopis* sp.), large creosote bushes (*Larrea* sp.), Western Joshua trees, and any other plants protected by the State Desert Native Plant Act. Further, the Protected Desert Plant Plan will provide measures to meet the requirements of Chapter 16.24 of the City of Hesperia’s (City) Municipal Code to protect, preserve, and mitigate impacts to Western Joshua tree. The City’s Protected Plant Policy (HMC 16.24) states the following for commercial and industrial projects:

- The Plan shall be certified by an arborist or registered botanist.
- An application and fee shall be completed and paid to the City of Hesperia.

- Healthy, transplantable Western Joshua trees shall be relocated on-site or may be placed in an adoption program.

The Desert Native Plant Protection and Relocation Plan will address requirements of the City's Protected Plant Policy and provide details from the initial survey of the site's Western Joshua trees and other sensitive desert plant species, detailed specifications for the protection of trees to be preserved on site, and relocation/salvage requirements for those trees or bushes requiring removal and relocation. Specifically, the Plan will include site location and characteristics; relocation requirements including Western Joshua tree and other sensitive desert plant species report and removal/relocation and transplanting specifics; success criteria and associated necessary fees, protective measures prior to, during and after construction, and maintenance after construction.

|                                                                                                               | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------|-------------------------------------|--------------------------|
| <b>V. Cultural Resources</b> – Would the project:                                                             |                                |                                                           |                                     |                          |
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?      | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those outside of formal cemeteries?                                   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### Discussion of Impacts

- a) *Would the project cause a substantial adverse change in the significance of a historical resource pursuant in §15064.5 of the CEQA Guidelines?*
- b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?*
- c) *Disturb any human remains, including those outside of formal cemeteries?*

**a) – c) Less than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

|                                                                                                                                                                                    | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------|-------------------------------------|--------------------------|
| <b>VI. Energy</b> – Would the project:                                                                                                                                             |                                |                                                           |                                     |                          |
| a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?                                                                                      | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### Discussion of Impacts

*a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

*b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?*

**a) – b) Less Than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

|                                                                                                                                                                            | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------|-------------------------------------|--------------------------|
| <b>VII. Geology and Soils</b> – Would the project:                                                                                                                         |                                |                                                           |                                     |                          |
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:                                             |                                |                                                           |                                     |                          |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



|                                                                                                                                                                                                                                    |                          |                          |                                     |                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| other substantial evidence of a known fault. Refer to Division of Mines and Geology Special Publication 42.                                                                                                                        |                          |                          |                                     |                          |
| ii. Strong seismic ground shaking?                                                                                                                                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction?                                                                                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Landslides?                                                                                                                                                                                                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?                                                                                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?                                                                | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?                                               | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?                                                                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

## Discussion of Impacts

- a) *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:*
- i. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to Division of Mines and Geology Special Publication 42.*
  - ii. *Strong seismic ground shaking?*
  - iii. *Seismic-related ground failure, including liquefaction?*
  - iv. *Landslides?*
- b) *Would the project result in substantial soil erosion or the loss of topsoil?*
- c) *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?*

- d) *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*
- e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste-water disposal systems where sewers are not available for the disposal of waste water?*
- f) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

**a) – f) Less than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

|                                                                                                                                  | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------|-------------------------------------|--------------------------|
| <b>VIII. Greenhouse Gas Emissions – Would the project:</b>                                                                       |                                |                                                           |                                     |                          |
| a) Generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment?       | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### Discussion of Impacts

- a) *Generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment?*
- b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

**a) – b) Less than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore,

the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

|                                                                                                                                                                                                                                                                                     | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------|-------------------------------------|--------------------------|
| <b>IX. Hazards and Hazardous Materials</b> – Would the project:                                                                                                                                                                                                                     |                                |                                                           |                                     |                          |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?                                                                                                                                             | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?                                                                                     | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?                                                                                                                     | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                                      | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?                                                                                                                                                           | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?                                                                                                                                             | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

## Discussion of Impacts

- a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*
- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*
- d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*
- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*
- f) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*
- g) *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

- a) – g) **Less than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

|                                                                                                                                           | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------|-------------------------------------|--------------------------|
| <b>X. Hydrology and Water Quality</b> – Would the project:                                                                                |                                |                                                           |                                     |                          |
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially decrease groundwater supplies or interfere substantially with                                                            | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



|                                                                                                                                                                                                                        |                          |                          |                                     |                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| groundwater recharge such that the project may impede sustainable groundwater management of the basin?                                                                                                                 |                          |                          |                                     |                          |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: |                          |                          |                                     |                          |
| i. result in substantial erosion or siltation on- or off-site;                                                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;                                                                                             | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or                             | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. impede or redirect flood flows?                                                                                                                                                                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?                                                                                                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?                                                                                                | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

## Discussion of Impacts

- a)** Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- b)** Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- c)** Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
- i. result in substantial erosion or siltation on- or off-site;*
  - ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;*
  - iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or*

iv. *impede or redirect flood flows?*

- d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

**a) – e) Less than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

|                                                                                                                                                                                        | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------|-------------------------------------|--------------------------|
| <b>XI. Land Use and Planning</b> – Would the project:                                                                                                                                  |                                |                                                           |                                     |                          |
| a) Physically divide an established community?                                                                                                                                         | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

## Discussion of Impacts

Would the project:

- a) *Physically divide an established community?*
- b) *Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

**a) – b) Less than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires

California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

|                                                                                                                                                                       | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------|-------------------------------------|--------------------------|
| <b>XII. Mineral Resources</b> – Would the project:                                                                                                                    |                                |                                                           |                                     |                          |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### Discussion of Impacts

- a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b) *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

**a) – b) Less than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

|                                                                                                                                                                                                                                                                                                           | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------|-------------------------------------|--------------------------|
| <b>XIII. Noise</b> – Would the project result in:                                                                                                                                                                                                                                                         |                                |                                                           |                                     |                          |
| a) Generation of a substantial, temporary, or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?                                                       | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels?                                                                                                                                                                                                                             | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### Discussion of Impacts

Would the project result in:

- a) *Generation of a substantial, temporary, or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*
- b) *Generation of excessive ground borne vibration or ground borne noise levels?*
- c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

- a) – c) Less than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.



|                                                                                                                                                                                                                     | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
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| <b>XIV. Population and Housing</b> – Would the project:                                                                                                                                                             |                                |                                                           |                                     |                          |
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?                                                                                     | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### Discussion of Impacts

Would the project:

*a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

*b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

**a) – b) Less than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

|                                                                                                              | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------|------------------------------|-----------|
| <b>XV. Public Services</b> – Would the project:                                                              |                                |                                                           |                              |           |
| a) Result in substantial adverse physical impacts associated with the provision of new or physically altered |                                |                                                           |                              |           |

|                                                                                                                                                                                                                                                                                               |                          |                          |                                     |                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services: |                          |                          |                                     |                          |
| i. Fire protection?                                                                                                                                                                                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. Police protection?                                                                                                                                                                                                                                                                        | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Schools?                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Parks?                                                                                                                                                                                                                                                                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| v. Other public facilities?                                                                                                                                                                                                                                                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

## Discussion of Impacts

Would the project:

**a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:**

i. Fire protection?

ii. Police protection?

iii. Schools?

iv-v. Parks and Other public facilities?

**Less than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

|                                                                                                                                                                                                                | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------|-------------------------------------|--------------------------|
| <b>XVI. Recreation</b>                                                                                                                                                                                         |                                |                                                           |                                     |                          |
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### Discussion of Impacts

a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

**a) – b) Less than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

|                                                                                                                                                          | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------|-------------------------------------|--------------------------|
| <b>XVII. Transportation/Traffic – Would the project:</b>                                                                                                 |                                |                                                           |                                     |                          |
| a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|                                                                                                                                                                  |                          |                          |                                     |                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?                                                          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in inadequate emergency access?                                                                                                                        | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

## Discussion of Impacts

Would the project:

- a) *Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?*
- b) *Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*
- c) *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*
- d) *Result in inadequate emergency access?*

- a) – d) **Less than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

|                                                                                                                                                                                                                                                                                                                                                                                                                                       | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------|-------------------------------------|--------------------------|
| <b>XVIII. Tribal Cultural Resources</b> – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: |                                |                                                           |                                     |                          |
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or                                                                                                                                                                                                                                        | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|                                                                                                                                                                                                                                                                                                                                                                                                                         |                          |                          |                                     |                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

### Discussion of Impacts

a) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or*

b) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

**a) – b) Less than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

|                                                                                                                                                                                                                                                                                        | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------|-------------------------------------|--------------------------|
| <b>XIX. Utilities and Service Systems – Would the project:</b>                                                                                                                                                                                                                         |                                |                                                           |                                     |                          |
| a) Require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



|                                                                                                                                                                                                                                   |                          |                          |                                     |                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?                                                                        | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?                                                                                                                | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

## Discussion of Impacts

Would the project:

- a) Require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*
- b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?*
- c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*
- d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*
- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

- a) – e) Less than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources,

specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

|                                                                                                                                                                                                                                                                    | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------|-------------------------------------|--------------------------|
| <b>XX. Wildfire</b> – If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:                               |                                |                                                           |                                     |                          |
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan?                                                                                                                                                                           | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?                                                       | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?                                                                            | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### Discussion of Impacts

*a) Substantially impair an adopted emergency response plan or emergency evacuation plan?*

*b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

*c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

*d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

**a) – d) Less than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October

2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------|-------------------------------------|--------------------------|
| <b>XXI. Mandatory Findings of Significance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                |                                                           |                                     |                          |
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California History or prehistory? | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                       | <input type="checkbox"/>            | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (Cumulatively considerable means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?                                                                                                                                         | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### Discussion of Impacts

- a) *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California History or prehistory?*

**Less than Significant Impact with Mitigation Incorporated:** The proposed Project would

not substantially impact any scenic vistas, scenic resources, or the visual character of the area, and would not result in excessive light or glare. The Project site is located within an area that contains light industrial/warehouse uses. The proposed Project would not significantly impact any sensitive species, plant communities, fish, wildlife, or habitat for any sensitive species with incorporation of Mitigation Measures **BIO-1** through **BIO-9**.

As described in Section IV, adverse impacts to historical resources would be less than significant. Additionally, the analysis provided in Section III and VIII concludes that impacts related to emissions of criteria pollutants, climate change, and other air quality impacts would be less than significant.

Based on the preceding analysis of potential impacts in the responses to Sections I through XX, no evidence is presented that the proposed Project would degrade the quality of the environment. Impacts related to degradation of biological resources would be less than significant with mitigation incorporated.

- b)** *Does the project have impacts that are individually limited, but cumulatively considerable? (Cumulatively considerable means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

**Less than Significant Impact:** Cumulative impacts can occur due to the interactions of environmental changes resulting from one proposed Project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public systems, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long-term, due to the permanent land use changes and operational characteristics involved with the proposed Project. As development within the freeway corridor continues, environmental impacts may increase. The analysis in Section III related to air quality found that impacts would be less than significant. Therefore, the Project would not contribute to localized or regional cumulative impacts. Additionally, the analysis in Section IV found that no significant individual impacts to sensitive species or habitats would occur with incorporation of Mitigation Measures **BIO-1** through **BIO-9**. The Project would have no other impacts on biological resources and the cumulative impacts of the proposed Project are likely to be less than significant.

- c)** *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

**Less than Significant Impact:** Based on the analysis of the Project's impacts in the responses to items I through XX, there is no indication that this Project could result in substantial adverse effects on human beings. The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental

Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.



**APPENDIX A:**  
**City of Hesperia Staff Report**  
**April 8, 2021**

**APPENDIX B:**  
**Resolution No. PC-2021-06**

## **APPENDIX C:**

# **Biological Resources Assessment Report**

# **Loyal Brothers Truck/Trailer Repair and Maintenance Facility**

**City of Hesperia  
San Bernardino County, California**

## **BIOLOGICAL RESOURCES ASSESSMENT REPORT**

---

Prepared For:

**Loyal Brothers Truck Repair**

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February 2022

**Loyal Brothers Truck/Trailer Repair  
and Maintenance Facility**

**CITY OF HESPERIA  
SAN BERNARDINO COUNTY, CALIFORNIA**

**Biological Resources Assessment Report**

---

The undersigned certify that this report is a complete and accurate account of the findings and conclusions of a biological resources assessment for the above-referenced project.



---

Kimberly Boydstun  
Senior Biologist

February 2022



## Executive Summary

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On behalf of Loyal Brothers, CASC Engineering and Consulting, Inc. (CASC) has prepared this Biological Resources Assessment Report for the Loyal Brothers Truck/Trailer Repair and Maintenance Facility (Project), located in Hesperia, San Bernardino County, California. The Project will construct a 12,800 square foot (sq ft) industrial building and parking lot that will be utilized as a truck/trailer repair and maintenance facility. The Project Site totals 5.08-acres of undeveloped land.

The total **Survey Area** consists of 44.65-acres, inclusive of the **Project Site** (5.08-acres) and a 500-foot buffer area (39.57-acres). One natural vegetation community, Western Joshua tree woodland, was observed and mapped within the boundaries of the Survey Area. Western Joshua tree woodland qualifies as a sensitive vegetation community by the California Department of Fish and Wildlife (CDFW). Additionally, the Survey Area contains non-vegetation land cover that would be classified as bare ground and disturbed.

Five (5) special-status plant species have the potential to occur within the region of the Project. Based on the results of the field survey and a review of specific habitat preferences, occurrence records, known distributions, and elevation ranges, it was determined that the Survey Area has a **low potential** to support white pygmy-poppy (*Canbya candida*, CRPR 4.2) and Booth's evening primrose (*Eremothera boothii* ssp. *boothii*, CRPR 2B.3). These species were not observed during the site visit. Sagebrush loeflingia (*Loeflingia squarrosa* var. *squarrosa*, CRPR 2B.2) is **not expected** to occur due to lack of suitable habitat. At the Project Site there is suitable habitat to support short-joint beavertail (*Opuntia basilaris* var. *brachyclada*, CRPR 1B.2) but this species was not recorded during the site visit. Western Joshua tree (*Yucca brevifolia*, CDFW Listed Candidate Threatened) was **present** and recorded in abundance during the site survey.

Twelve (12) special-status wildlife species have the potential to occur within the region of the Project. Based on the results of the field survey and a review of specific habitat preferences, occurrence records, known distributions, and habitat associations, it was determined that the Survey Area has a **low potential** to support pallid bat [*Antrozous pallidus*, Species of Special Concern (SSC)] and yellow warbler (*Setophaga petechia*, SSC/Bird of Conservation Concern), desert tortoise (*Gopherus agassizii*, FE/SE), and Mohave ground squirrel (*Xerospermophilus mohavensis*, ST); **moderate potential** to support Cooper's hawk (*Accipiter cooperii*, CDFW Watch List), long-eared owl (*Asio otus*, SSC), loggerhead shrike (*Lanius ludovicianus*, SSC, Bird of Conservation Concern), Le Conte's thrasher (*Toxostoma lecontei*, SSC/Bird of Conservation Concern), gray vireo (*Vireo vicinior*, SSC/Bird of Conservation Concern), and coast horned lizard (*Phrunosoma blainvillii* SSC); **high potential** to support Western burrowing owl (*Athene cunicularia*, SSC); and **absent** is Mohave tui chub (*Siphateles bicolor mohavensis*, FE/SE). None of the special-status wildlife species were observed during the site survey.

Mohave ground squirrel (*Xerospermophilus mohavensis*; State Threatened species) habitat is present throughout the Survey Area. But the Project Site is not within a historically well-occupied part of the squirrel's range. California Natural Diversity Database (CNDDDB) has a recorded sighting within 5-miles of the Project Site. During the one-day habitat assessment no sign (scat, burrows, etc.) of this species was noted.

Desert tortoise (*Gopherus agassizii*; Federally and State Threatened species) habitat is present throughout the Survey Area. But the Project Site is not within a historically well-occupied part of the tortoise's range. CNDDDB has a recorded sighting within 2-miles of the Project Site. The local desert tortoise population has undergone severe declines over time and the during the one-day habitat assessment no sign (scat, burrows, etc.) of this species was noted.

Throughout the Survey Area there is opportunities for nesting birds, especially within the Western Joshua trees and shrubs observed on the Project Site. Ground nesting species, such as Western burrowing owl (*Athene cunicularia*, regionally significant species), may also nest throughout the majority of the Survey Area. CNDDDB reports Western burrowing owl just south of the Project Site.

Finally, there is no U.S. Fish and Wildlife Service-designated critical habitat within the Survey Area.

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## **LIST OF ACRONYMS AND ABBREVIATIONS**

|         |                                                               |
|---------|---------------------------------------------------------------|
| amsl    | Above Mean Sea Level                                          |
| BLM     | Bureau of Land Management                                     |
| BMP     | Best Management Practices                                     |
| CASC    | CASC Engineering and Consulting, Inc.                         |
| CDFG    | California Department of Fish and Game                        |
| CDFW    | California Department of Fish and Wildlife                    |
| CDNPA   | California Desert Native Plants Act                           |
| CEQA    | California Environmental Quality Act                          |
| CESA    | California Endangered Species Act                             |
| CFGF    | California Fish and Game Code                                 |
| CFR     | Code of Federal Regulations                                   |
| CNDDB   | California Natural Diversity Database                         |
| CNPS    | California Native Plant Society                               |
| CRPR    | California Rare Plant Rank                                    |
| CUP     | Conditional Use Permit                                        |
| EIR     | Environmental Impact Report                                   |
| F       | Fahrenheit                                                    |
| FESA    | Federal Endangered Species Act                                |
| IPaC    | Information for Planning and Consultation Online System       |
| IS      | Initial Study                                                 |
| ITP     | Incidental Take Permit                                        |
| MCV     | Manual of California Vegetation                               |
| MBTA    | Migratory Bird Treaty Act                                     |
| NEPA    | National Environmental Policy Act                             |
| NWI     | National Wetlands Inventory                                   |
| OHWM    | Ordinary High-Water Mark                                      |
| Project | Loyal Brothers Truck/Trailer Maintenance Repair Facility      |
| sq ft   | square foot                                                   |
| SSC     | Species of Special Concern                                    |
| USDA    | United States Department of Agriculture                       |
| USFWS   | United States Fish and Wildlife Service                       |
| USGS    | United States Geological Survey                               |
| WL      | California Department of Fish and Wildlife Watch List Species |



# Section 1 Introduction

---

On behalf of Loyal Brothers, CASC has prepared this Biological Resources Assessment Report for the Loyal Brothers Truck/Trailer Maintenance Facility. This report describes the biological resources, record searches and literature review, survey methodology, and results of the biological resources survey and review conducted for the Project.

## 1.1 PROJECT LOCATION

The Project is located north of Muscatel Street, south of Aspen Road, and approximately 300 feet east of Caliente Road in the City of Hesperia, San Bernardino County, California (Figure 1, Regional Vicinity). The property consists of one (1) parcel, Accessor's Parcel Number: 3064-561-15, US Geological Society (USGS) *Baldy Mesa* Quadrangle (Figure 2, USGS Map).

## 1.2 PROJECT BACKGROUND AND DESCRIPTION

Loyal Brothers (Project Applicant) has submitted to the City of Hesperia (City) a Conditional Use Permit (CUP), to construct a 12,800 sq. ft. industrial building and parking lot that will be utilized as a truck/trailer repair and maintenance facility (Project). The Project Site is approximately 5.08 acres and is currently vacant. The proposed Project contains 12 service bays, 1,600 sq. ft. of office space, and a 1,600 sq. ft. parts department. The service garage will be located on the southern half of the site fronting Muscatel Street. Access to the service garage will be from a 50-foot-wide driveway approach off Muscatel Street. The north-half of the site will be paved, fenced, and will include 43 tractor/trailer spaces for storage. A 6-foot-high wrought iron fence/rolling gate will be across the middle of the site to separate the north and south-half of the site. A 50-foot-wide gated driveway entrance will provide secondary access to the site off Aspen Road.

The Project contains a 6-foot-high tubular steel fence across the perimeter of the site, and an 8-foot-high block wall along the rear half of the site to screen the truck storage from view. The 43 tractor/trailer spaces will be used strictly for semi-truck repair and maintenance operation. The tractor/trailer spaces will not be utilized for long-term parking or leased storage. The Project will provide forty-nine (49) conventional parking spaces on the south half of the site to satisfy the City's parking requirement of three (3) spaces per service bay, plus four (4) spaces per 1,000 square feet of non-service bay area. The truck repair facility proposes to operate from 8:00 a.m. to 8:00 p.m. Monday through Saturday. Approximately 20-25 employees are anticipated to work at the facility each day, with a maximum of 18 employees working on the largest shift.

The proposed Project conforms to the policies of the City's General Plan as well as the intent of the Main Street/Freeway Corridor Specific Plan. A Categorical Exemption was previously completed for the proposed Project, and the Project Site Plan (Appendix A, Conditional Use Permit Site Plan) was approved by the City. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Western Joshua tree (*Yucca brevifolia*) as

a candidate threatened species. As a candidate species, the Western Joshua tree must be evaluated as a threatened species. Western Joshua tree are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Western Joshua trees located on the Project Site. All other environmental factors have been previously addressed in the Categorical Exemption. Site grading and earthwork activities are expected to include vegetation clearing, grubbing, and excavation. Grading of the Project Site would be limited to the greatest extent possible to control dust. Micro-grading would occur to maintain pile foundation tolerances and grading would be required for installation of the site roads and preparation of equipment foundation pads. Site preparation and construction would occur in accordance with all federal, State, and County zoning codes and requirements. All applicable local, State, and federal requirements and best management practices (BMPs) would be incorporated into Project construction activities. The construction contractor would be required to incorporate BMPs consistent with the County zoning ordinance and with guidelines provided in the California Stormwater Quality Association's Construction Best Management Practice Handbook, including the preparation of a Stormwater Pollution Prevention Plan and a Soil Erosion and Sedimentation Control Plan to reduce potential impacts related to construction of the Project.

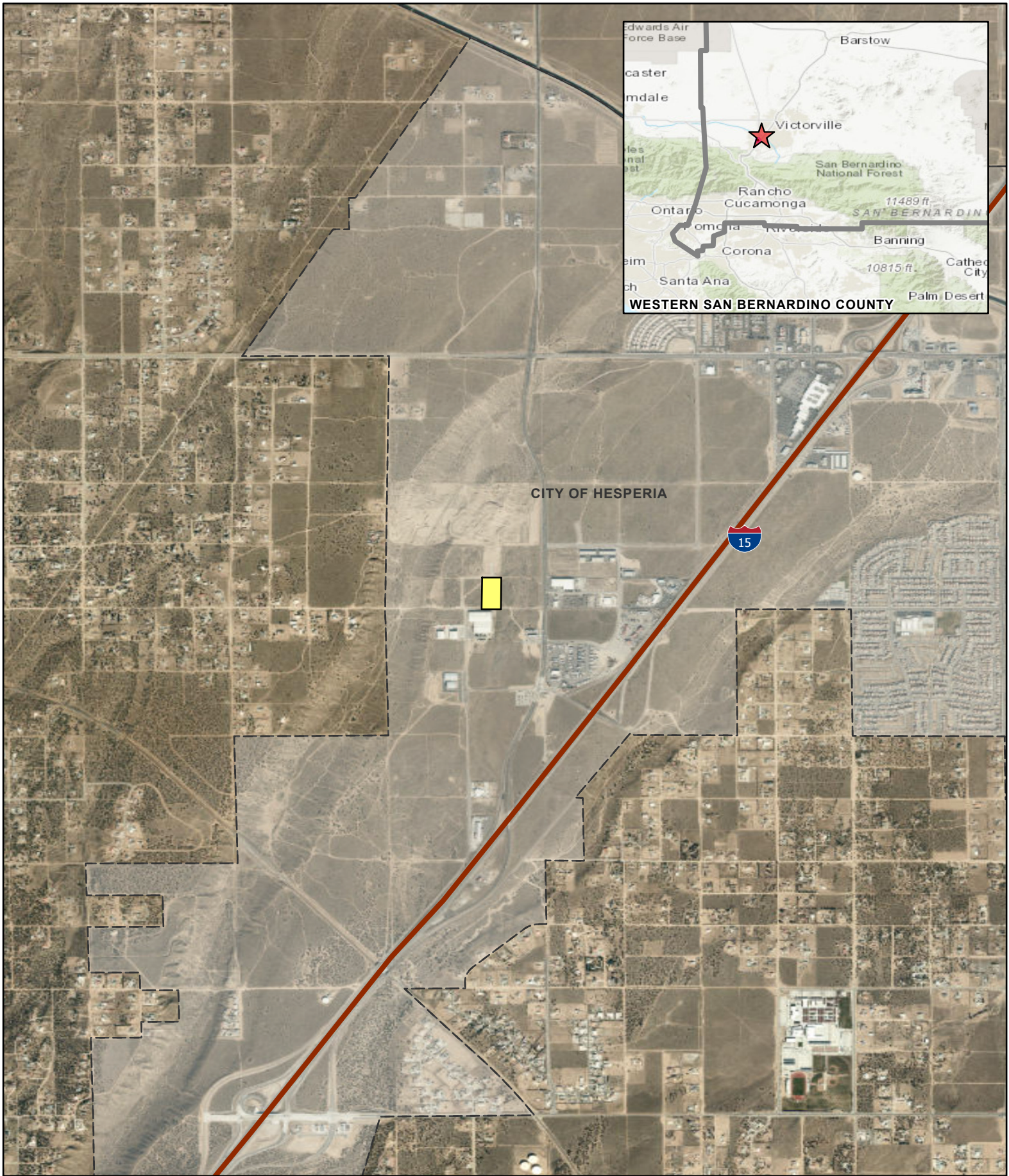
### 1.3 PURPOSE OF DOCUMENT

This report documents all biological resources identified within the Survey Area (Project Site plus buffer totals 44.65-acres) during general biological resource surveys conducted by CASC biologists. The Survey Area, includes the Project Site plus a 500-foot buffer around the Project Site, was used to determine the likelihood of State-listed and/or federally-listed rare, threatened, or endangered species, and other special-status<sup>1</sup> plants, animals, and natural communities (Figure 3, Project Site). This report includes an analysis of the potential for the Survey Area to support special-status plant and wildlife species and special-status vegetation communities that have been previously recorded or are known to occur within the vicinity and that are subject to provisions of the Federal Endangered Species Act (FESA) of 1973, Migratory Bird Treaty Act (MBTA), California Endangered Species Act (CESA), California Environmental Quality Act (CEQA), California Fish and Game Code (CFGF), California Native Plant Protection Act, California Desert Native Plants Act (CDNPA), Bald and Golden Eagle Protection Act, and other local policies and ordinances protecting biological resources.

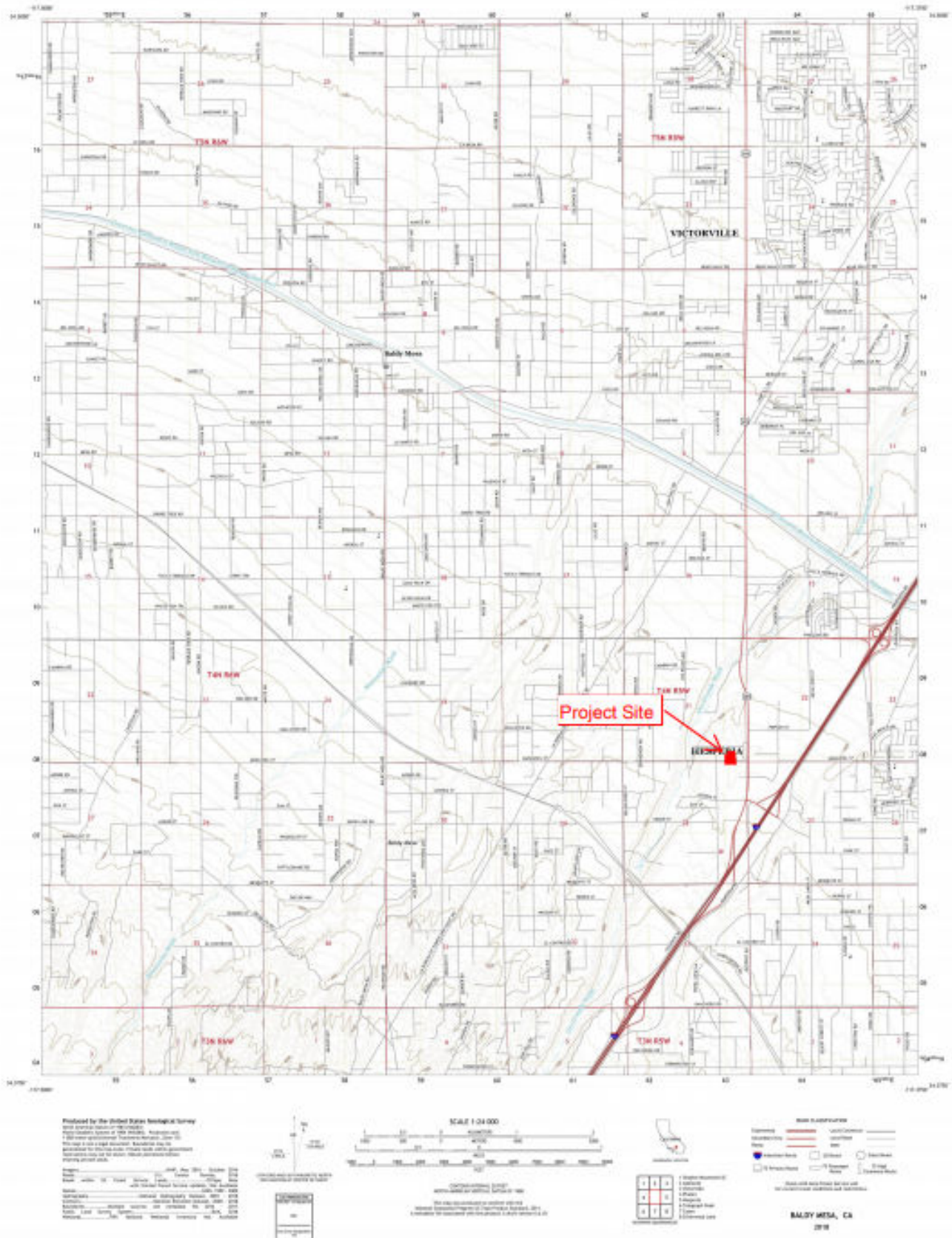
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<sup>1</sup> As used in this report, "special-status" refers to plant and wildlife species that are federally-/State-listed, proposed, or candidates; plant species that have been designated a California Rare Plant Rank species by the California Native Plant Society; wildlife species that are designated by the California Department of Fish and Wildlife as Fully Protected, Species of Special Concern, or Watch List species; and State/locally rare vegetation communities.

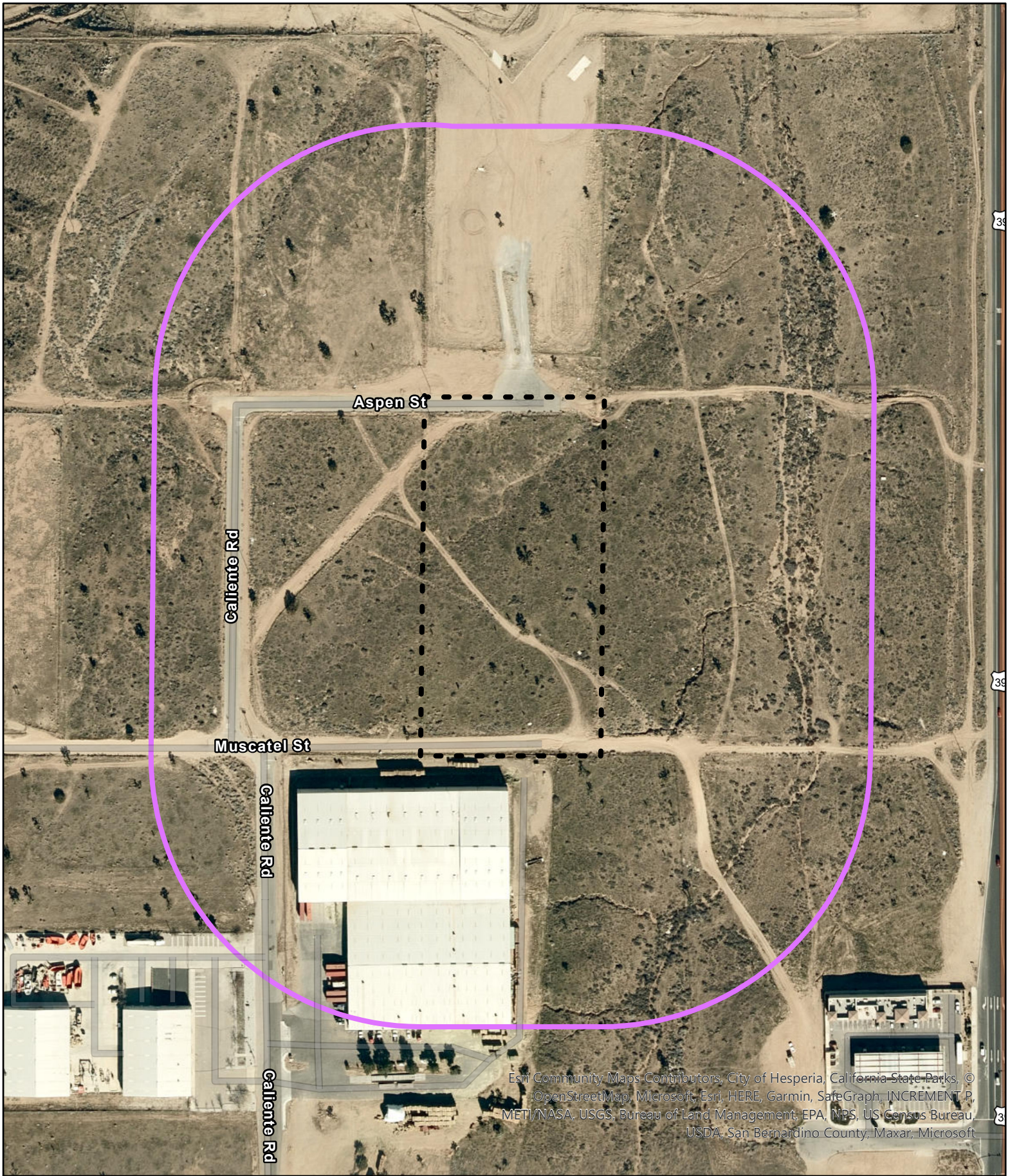














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## Section 2 Methodology

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### 2.1 LITERATURE REVIEW AND DATABASE SEARCHES

Prior to conducting the field surveys, CASC conducted a thorough literature review and records search of the Survey Area encompassing a 9-quad search of the U.S. Geological Survey (USGS) quad that the Survey Area is located in *Baldy Mesa* as well as the adjacent eight quads, *Shadow Mountain SE, Adelanto, Victorville, Phelan, Hesperia, Telegraph Peak, Cajon, and Silverwood Lake*, California. This 9-quad search was used for the CDFW Biogeographic Information and Observation System (CDFW 2021a), CDFW California Natural Diversity Database (CNDDDB) RareFind 5 (CDFW 2021b), and the California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants (CNPS 2021). In addition, the Survey Area was used to generate a Species and Resources List from the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation online system (IPaC; USFWS 2021a). This helped to identify special-status plant and wildlife species, vegetation communities, and other biological resources that have been previously documented within, near, and/or that have the potential to occur within the Survey Area. The *Special Animals List* (CDFW 2021c), *Special Vascular Plants, Bryophytes, and Lichens List* (CDFW 2021d), and CNPS California Rare Plant Ranking System (CRPR) were reviewed for the current status of rare and endangered plant and wildlife species. Other resources reviewed include the USFWS Critical Habitat for Threatened & Endangered Species Mapper (USFWS [ArcGIS Online] 2021); recent and historical aerial photography (Google Earth Pro 2021); the U.S. Department of Agriculture, Natural Resources Conservation Service (USDA) Web Soil Survey (USDA 2021a); and USFWS National Wetland Inventory (NWI) Mapper (USFWS 2021b).

### 2.2 GENERAL BIOLOGICAL RESOURCES SURVEYS

Following the literature review, CASC's biologists Kimberly Boydston and Zachariah Smith conducted a general biological resources assessment of the entire Survey Area. The Survey Area is defined as the Project Site plus a 500-foot boundary (Figure 3). The site assessment was performed on July 30, 2021, between the hours of 0615 and 1530, with weather conditions consisting of temperatures ranging from 71 to 98 degrees Fahrenheit (°F), winds approximately 0 to 3 miles per hour, and clear skies. The survey was conducted to document existing site conditions, obtain an inventory of plant and wildlife species, map vegetation communities/land uses, determine the potential for special-status plant and wildlife resources to occur within the Survey Area, and to identify any jurisdictional aquatic features. Representative photographs of the Project Site are provided at the end of this report in Appendix B, Project Site Photographs.



### 2.2.1 Vegetation/Land Use Mapping and Plant Species Inventory

Classification of the vegetation communities and other land uses within the Survey Area is based on the descriptions of terrestrial vegetation classification systems described in *A Manual of California Vegetation* (MCV Sawyer et al. 2009) and cross referenced with the *Preliminary Descriptions of the Terrestrial Natural Communities of California* (Holland 1986). Plant species nomenclature and taxonomy follow *The Jepson Manual: Vascular Plants of California, second edition* (Baldwin et al. 2012). All plant species encountered were noted and identified at minimum to the lowest possible taxonomic level necessary to determine rarity. Refer to Appendix C, Plant Compendia for a complete list of plant species observed within the Survey Area.

### 2.2.2 General Wildlife Observations

Field guides used to assist with identification of species during the habitat assessment included *The Sibley Guide to Birds* (Sibley 2014) for birds, *A Field Guide to Western Reptiles and Amphibians* (Stebbins 2003) for herpetofauna, *Bats of the United States and Canada* (Harvey et al. 2011) for bats, and *A Field Guide to Mammals of North America* (Reid 2006). Although common names of wildlife species are well standardized, scientific names are provided immediately following common names of wildlife species in this report (first reference only). To the extent possible, nomenclature of birds follows the most recent annual supplement of the American Ornithological Union's *Checklist of North American Birds* (Chesser et al. 2020), nomenclature of amphibians and reptiles follows *Scientific and Standard English Names of Amphibians and Reptiles of North America North of Mexico, with Comments Regarding Confidence in Our Understanding* (Crother 2017), and nomenclature for mammals follows the *Revised Checklist of North American Mammals North of Mexico* (Bradley et al. 2014). All wildlife species observed and/or otherwise detected through sign (e.g., tracks, scat) were recorded. Other wildlife species may occupy the Survey Area but, in some cases, may be nocturnal and not easily detectable during the day without extensive survey efforts during the appropriate season. Some species are transients or migrants and may occupy the Survey Area other times of the year outside of the time that the field survey was conducted. Refer to Appendix D, Wildlife Compendia for a complete list of wildlife species observed or otherwise detected within the Survey Area.

## 2.3 OTHER FIELD STUDIES

A database search of the CDFW's CNDDDB was used to identify and map all known (federally and State Threatened species) locations within one-mile to five miles of the Project Site (Appendix E, CDFW BIOS Map) as well as a comprehensive literature review of available previous biological studies and environmental documents completed for the Project and its vicinity. CASC's biologists also reviewed USFWS Critical Habitat documentation to determine the Project's location in relation to Critical Habitat (USFWS [ArcGIS Online] 2021). CASC biologists conducted 100-

percent visual coverage of the Survey Area which included efforts to record the location and general health of all Western Joshua tree on the Project Site. Additionally, CASC performed a habitat assessment and burrow search of the Project Site for Western burrowing owl (*Athene cunicularia*) and desert tortoise (*Gopherus agassizii*).

### **2.3.1 Jurisdictional Features Analysis**

CASC conducted a thorough literature review of relevant resources to obtain an initial understanding of the environmental setting and to preliminarily identify features that could be regulated by the jurisdictional agencies. CASC reviewed the USFWS NWI Mapper (USFWS 2021b). Review of this resource concluded that no wetland features are mapped within the Project Site or the buffer area.

### **2.3.2 Special Status Plants**

A database search of the CDFW's CNDDDB and the CNPS Online Inventory of Rare and Endangered Plants was used to identify and map rare plant records from a 9-quad search within a five-mile radius of the Project Site. Based on the database search and literature review, it was determined that a total of five (5) special-status plant species have the probability of occurrence at the Project Site.

### **2.3.3 Special Status Wildlife**

A database search of the CDFW's CNDDDB and RareFind/Bios Online Inventory was used to identify and map wildlife records from a 9-quad search within a five-mile radius of the Project Site. Based on the database search and literature review, it was determined that a total of twelve (12) special-status wildlife species have the probability of occurrence at the Project Site.

## **Section 3 Existing Conditions**

---

The following is a summarization of the results of the database review and general biological resources survey performed by CASC. Discussions regarding the general environmental setting, vegetation communities and other land uses present, and plant and wildlife species observed are presented below. Representative photographs of the Project Site are provided in Appendix B, and a complete list of all the plant and wildlife species observed within the Survey Area during the field survey is provided in Appendix C and D, respectively.

### **3.1 ENVIRONMENTAL SETTING**

The Project Site is bound by Aspen Road to the north, Muscatel Street to the south, undeveloped/undisturbed area to the east, and Caliente Road to the west. The Project Site total 5.08-acres and is undeveloped consisting mainly of Joshua tree woodland and other vegetation associated with this habitat type. A narrow dirt road transects the Project Site from northwest to southeast. The 500-foot buffer area (beyond the northern Project Site boundary) is undeveloped and partially graded, east and west are undeveloped Joshua tree woodland. A large warehouse resides in the southwest buffer area and the southeast of the Project Site is undeveloped. An unnamed natural drainage transects the edge of the eastern buffer area. See Figure 3 which shows these features on an aerial map.

#### **3.1.1 Climate**

The Survey Area, located in the high desert, has an arid climate characterized by cool winters and hot summers. With an average annual high temperature typically of approximately 79 °F, highs in the summer average approximately 100 °F and lows in the winter averaging approximately 46 °F, and low humidity throughout the year. Average annual precipitation for the Hesperia, California, area is approximately 5.06 inches (U.S. Climate Data 2021).

### **3.2 TOPOGRAPHY AND SOILS**

The Survey Area is in a region of San Bernardino County known as the “High Desert” due to its approximate elevation of 3,600 feet above mean sea level (amsl). Much of the Survey Area is relatively flat, with surface elevations varying between approximately 3,656 feet amsl in the southwest corner to approximately 3,645 feet amsl in the northeast corner.

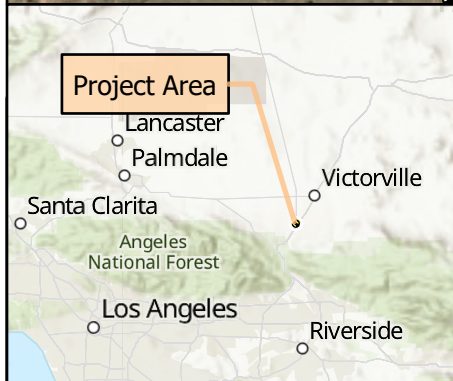
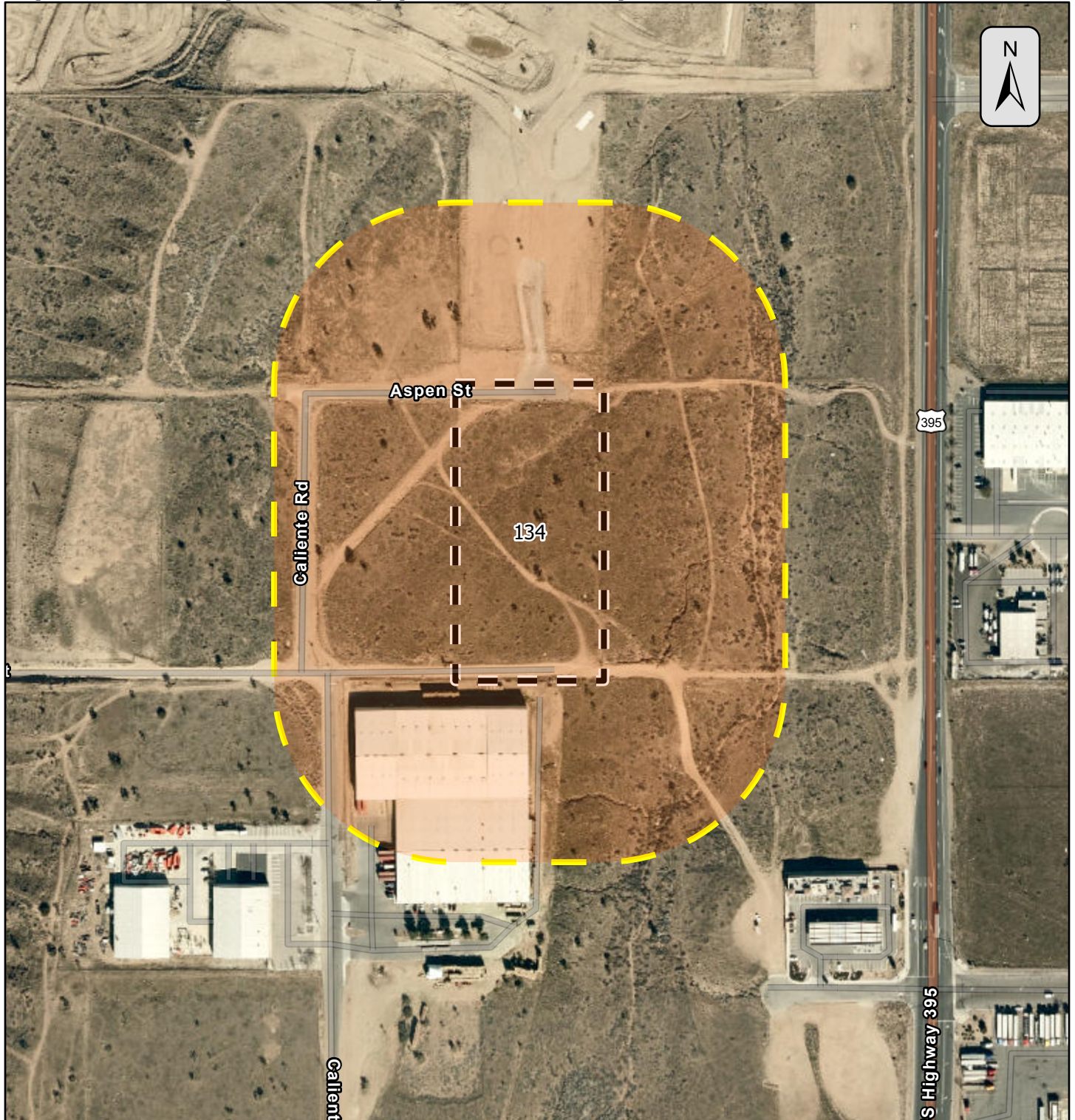
Soils within the Survey Area and in adjoining areas were reviewed prior to the field survey using the Web Soil Survey (USDA 2021a) (Figure 4, USDA Soils Map). Mapped soils within the Survey Area include the following:

Hesperia Loamy Fine Sand, 2 to 5 Percent Slopes

# USDA Soils

Loyal Brothers Proposed Facility (APN 3064-561-15)

Center: 117°24'8"W 34°24'46"N



## Soil Classification

Soil Type

Hesperia Loamy Fine Sand, 2 to 5 Percent Slopes

## Project Boundary

---

500 ft Buffer

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0 175 350 700 Ft

FIGURE 4  
SOILS MAP

**CASC**  
Engineering and Consulting



### 3.3 VEGETATION COMMUNITIES AND OTHER LAND USES

The site is undeveloped and still retains significant native vegetation. A single dirt road bisects the Project Site from southeast to northwest and there are no permanent structures on site. However, there is an abandoned mobile home on the northern Project Site boundary and a small homeless camp located in the center of the Project Site. The adjacent buffer area is also undeveloped with the exception of the property directly to the southwest of the Project Site where a large warehouse is located. The location of the warehouse can be seen in the aerial photograph presented in Figure 3.

The single dominant vegetation community within the Survey Area was identified as Joshua tree woodland. This desert scrub community generally consists of open stands of Western Joshua tree along with the dominant shrub creosote (*Larrea tridentata*), smaller shrubs such as buckwheat (*Eriogonum* sp.) and occurs in well-drained soils below 4,000 feet above mean sea level (amsl).

Vegetation on site consists of Western Joshua tree, creosote bush, box-thorn (*Lycium andersonii*), interior California buckwheat (*Eriogonum fasciculatum* var. *polifolium*), slender buckwheat (*Eriogonum gracile*), desert tea (*Ephedra californica*), hoary saltbush (*Atriplex canescens*), Russian thistle (*Salsola tragus*), Mexican elderberry (*Sambucus Mexicana*), rubber rabbitbush (*Ericameria nauseosa*), and alkali goldenbush (*Isocoma arcadenia*). A complete list of all species recorded within the Survey Area can be found in Appendix C. CASC's biologists recorded a total of 48 Western Joshua tree within the Project boundary. Western Joshua tree were also recorded within the Project buffer. GPS was used to record the location of all dead and viable Western Joshua trees on the Project Site (Figure 5, Joshua Tree and Potential Burrow Locations).

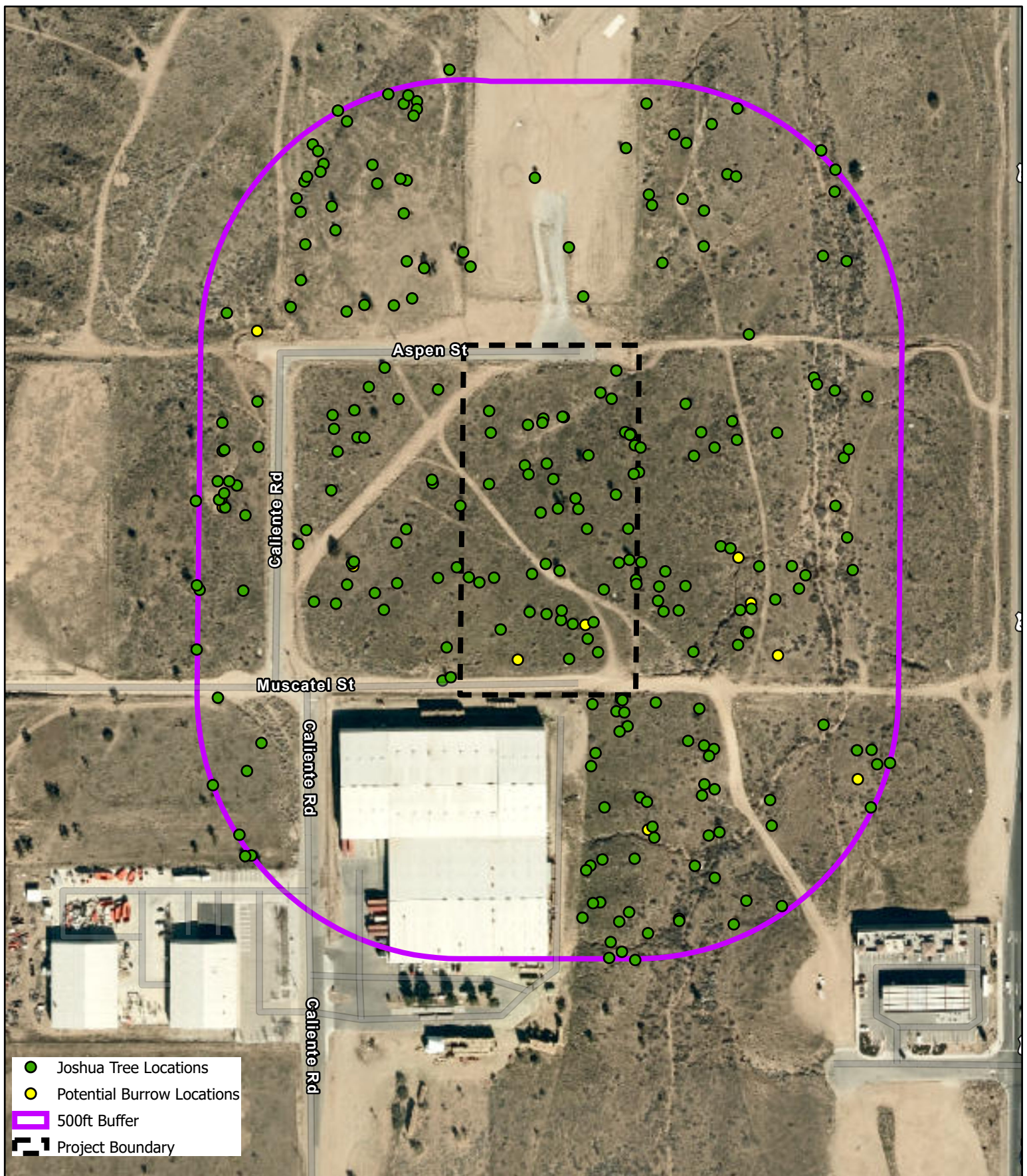


FIGURE 5  
JOSHUA TREE LOCATIONS AND  
POTENTIAL BURROW LOCATIONS  
LOYAL BROTHERS



## 3.4 GENERAL WILDLIFE OBSERVATIONS

The Survey Area is dominated by native vegetation and friable soils necessary to support various wildlife species. However, wildlife diversity during the field survey was generally low likely due to the low diversity of the plant assemblage and the brevity of the survey itself. A single-reconnaissance site assessment was performed for this report. The most commonly observed species within the Survey Area was mourning dove (*Zenaida macroura*), house finch (*Carpodacus mexicanus*), common raven (*Corvus corax*), and cactus wren (*Campylorhynchus brumeicapillus*). Refer to Appendix D for a complete list of wildlife species observed during the field survey.

## 3.5 REGULATORY SETTING

### 3.5.1 Federal Regulations

#### Federal Endangered Species Act of 1973

As defined within the FESA of 1973, an endangered species is any animal or plant listed by regulation as being in danger of extinction throughout all or a significant portion of its geographical range. A threatened species is any animal or plant that is likely to become endangered within the foreseeable future throughout all or a significant portion of its geographical range. Without a special permit, federal law prohibits the “take” of any individuals or habitat of federally-listed species. Under Section 9 of the FESA, take is defined as “harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect or attempt to engage in any such conduct.” The term “harm” has been clarified to include “any act which actually kills or injures fish or wildlife and emphasizes that such acts may include significant habitat modification or degradation that significantly impairs essential behavioral patterns of fish or wildlife.” Enforcement of FESA is administered by the USFWS.

Under the definition used by the FESA, “Critical Habitat” refers to specific areas within the geographical range of a species that were occupied at the time it was listed that contain the physical or biological features that are essential to the survival and eventual recovery of that species and that may require special management considerations or protection, regardless of whether the species is still extant in the area. Areas that were not known to be occupied at the time a species was listed can also be designated as Critical Habitat if they contain one or more of the physical or biological features that are essential to that species’ conservation and if the occupied areas are inadequate to ensure the species’ recovery. If a project may result in take or adverse modification to a species’ designated Critical Habitat and the project has a federal nexus, the project proponent may be required to provide suitable mitigation. Projects with a federal nexus may include projects that occur on federal lands, require federal permits (e.g., Clean Water Act Section 404 permit), or receive any federal oversight or funding. If there is a federal nexus, then

the federal agency that is responsible for providing funds or permits would be required to consult with the USFWS under the FESA.

Whenever federal agencies authorize, fund, or carry out actions that may adversely modify or destroy Critical Habitat, they must consult with USFWS under Section 7 of the FESA. The designation of Critical Habitat does not affect private landowners, unless a project they are proposing uses federal funds or requires federal authorization or permits (i.e., funding from the Federal Highway Administration or a permit from the U.S. Army Corps of Engineers).

### **Migratory Bird Treaty Act**

Pursuant to the MBTA (16 U.S. Government Code [USC] 703) of 1918, as amended in 1972, federal law prohibits the taking of migratory birds or their nests or eggs (16 USC 703; 50 CFR 10, 21). The statute states:

“Unless and except as permitted by regulations made as hereinafter provided in this subchapter, it shall be unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill...any migratory bird, any part, nest, or egg of any such bird...included in the terms of the [Migratory Bird] conventions...”

The Act covers the taking of any nests or eggs of migratory birds, except as allowed by permit pursuant to 50 CFR, Part 21. Disturbances causing nest abandonment and/or loss of reproductive effort (i.e., killing or abandonment of eggs or young) may also be considered a “take.” This regulation seeks to protect migratory birds and active nests.

In 1972, the MBTA was amended to include protection for migratory birds of prey (e.g., raptors). Six families of raptors occurring in North America were included in the amendment: Accipitridae (kites, hawks, and eagles); Cathartidae (New World vultures); Falconidae (falcons and caracaras); Pandionidae (ospreys); Strigidae (typical owls); and Tytonidae (barn owls). The provisions of the 1972 amendment to the MBTA protects all species and subspecies of the families listed above. The MBTA protects over 800 species including geese, ducks, shorebirds, raptors, songbirds and many relatively common species.

### **Executive Order 13112 – Invasive Species**

On February 3, 1999, President William J. Clinton signed Executive Order 13112 requiring federal agencies to combat the introduction or spread of invasive species in the United States. The order defines invasive species as “any species, including its seeds, eggs, spores, or other biological material capable of propagating that species, that is not native to that ecosystem whose introduction does or is likely to cause economic or environmental harm or harm to human health.” Federal Highway Administration guidance issued August 10, 1999 directs the use of the State’s

invasive species list, maintained by the California Invasive Species Council to define the invasive plants that must be considered as part of the NEPA analysis for a proposed project. Under the Executive Order, federal agencies cannot authorize, fund, or carry out actions that it believes are likely to cause or promote the introduction or spread of invasive species in the United States or elsewhere unless all reasonable measures to minimize risk of harm have been analyzed and considered.

### **3.5.2 State Regulations**

#### **California Environmental Quality Act**

CEQA provides for the protection of the environment within the State of California by establishing State policy to prevent significant, avoidable damage to the environment through the use of alternatives or mitigation measures for projects. It applies to actions directly undertaken, financed, or permitted by State lead agencies. If a project is determined to be subject to CEQA, the lead agency will be required to conduct an Initial Study (IS); if the IS determines that the project may have significant impacts on the environment, the lead agency will subsequently be required to write an Environmental Impact Report (EIR). A finding of non-significant effects will require either a Negative Declaration or a Mitigated Negative Declaration instead of an EIR. Section 15380 of the CEQA Guidelines independently defines “endangered” species as those whose survival and reproduction in the wild are in immediate jeopardy, while “rare” species are defined as those who are in such low numbers that they could become endangered if their environment worsens.

#### **California Endangered Species Act**

In addition to federal laws, the State of California has its own CESA, enforced by the CDFW. The CESA program maintains a separate listing of species beyond the FESA, although the provisions of each act are similar.

State-listed threatened and endangered species are protected under provisions of the CESA. Activities that may result in “take” of individuals (defined in CESA as; “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill”) are regulated by CDFW. Habitat degradation or modification is not included in the definition of “take” under CESA. Nonetheless, CDFW has interpreted “take” to include the destruction of nesting, denning, or foraging habitat necessary to maintain a viable breeding population of protected species.

The State of California considers an endangered species as one whose prospects of survival and reproduction are in immediate jeopardy. A threatened species is considered as one present in such small numbers throughout its range that it is likely to become an endangered species in the near future in the absence of special protection or management. A rare species is one that is considered present in such small numbers throughout its range that it may become endangered

if its present environment worsens. State threatened and endangered species are protected against take, as defined above, in the absence of incidental take permits.

The CDFW has also produced a species of special concern list to serve as a species watch list. Species on this list are either of limited distribution or their habitats have been reduced substantially, such that a threat to their populations may be imminent. Species of special concern may receive special attention during environmental review, but they do not have formal statutory protection. At the federal level, USFWS also uses the label species of concern, as an informal term that refers to species which might be in need of concentrated conservation actions.

As the Species of Concern designated by USFWS do not receive formal legal protection, the use of the term does not necessarily ensure that the species will be proposed for listing as a threatened or endangered species.

### **California Fish and Game Code**

*Sections 3503, 3503.5, 3511, and 3513*

The CDFW administers the CFGC. There are particular sections of the CFGC that are applicable to natural resource management. For example, Section 3503 makes it unlawful to destroy any birds' nest or any birds' eggs that are protected under the MBTA. Further, any birds in the orders Falconiformes or Strigiformes (Birds of Prey), such as hawks, eagles, and owls, are protected under Section 3503.5 which makes it unlawful to take, possess, or destroy their nest or eggs. A consultation with CDFW may be required prior to the removal of any bird of prey nest that may occur on a project site. Section 3511 lists fully protected bird species, where the CDFW is unable to authorize the issuance of permits or licenses to take these species. Pertinent species that are State fully protected include golden eagle (*Aquila chrysaetos*) and white-tailed kite (*Elanus leucurus*). In addition, Section 3513 makes it unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

#### **Section 4150**

Section 4150 of the CFGC protects nongame mammals, defined as any naturally-occurring mammal in California that is not a game mammal, fully protected mammal, or fur-bearing mammal. Nongame mammals, which includes bats and bat roosts, may not be taken or possessed except as provided by the CFGC or in accordance with applicable regulations.

### **Native Plant Protection Act**

Sections 1900–1913 of the CFGC were developed to preserve, protect, and enhance Rare and Endangered plants in the State of California. The act requires all State agencies to use their

authority to carry out programs to conserve Endangered and Rare native plants. Provisions of the Native Plant Protection Act prohibit the taking of listed plants from the wild and require notification of the CDFW at least ten days in advance of any change in land use which would adversely impact listed plants. This allows the CDFW to salvage listed plant species that would otherwise be destroyed.

### **California Desert Native Plants Act**

Division 23 of the California Food and Agriculture Code consists of the CDNPA. The CDNPA was developed to protect certain species of California desert native plants from unlawful harvesting on both public and privately-owned lands. The CDNPA only applies within the boundaries of Imperial, Inyo, Kern, Los Angeles, Mono, Riverside, San Bernardino, and San Diego Counties. Within these counties, the CDNPA prohibits the harvest, transport, sale, or possession of specific native desert plants unless a person has a valid permit or wood receipt, and the required tags and seals. The appropriate permits, tags and seals must be obtained from the sheriff or commissioner of the county where collecting will occur, and the county will charge a fee.

### **3.5.3 Local Policies and Ordinances**

#### **San Bernardino County Countywide Plan**

The Conservation Element of the County of San Bernardino General Plan identifies measures to preserve the unique environmental features and natural resources of the desert region, including native wildlife and vegetation. One role of the Conservation Element involves the identification of a community's natural resources and the adoption of policies for their preservation, development, and wise use.

## Section 4 Results

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The following discusses the potential for special-status plant and wildlife species and special-status vegetation communities to occur within the Survey Area. The CNDDDB and CNPS Online Inventory were queried for reported locations of special-status plant and wildlife species as well as special-status natural vegetation communities within the 9-quad search radius. All CNDDDB occurrences, documentation of special-status species and vegetation communities, and USFWS-designated Critical Habitat within a 5-mile radius of the Project Site are shown in Appendix E, CDFW BIOS Map. An evaluation of the potential for each species identified in the database records search to occur within the Survey Area is presented in the following section.

### 4.1 SPECIAL-STATUS SPECIES

The field survey was conducted to assess the conditions of the habitat(s) within the boundaries of the Survey Area to determine if the existing vegetation communities, at the time of the field survey, have the potential to provide suitable habitat(s) for special-status plant and wildlife species. Additionally, the potential for special-status species to occur within the Survey Area was determined based on the reported locations in the CNDDDB and CNPS Online Inventory and the following:

- **Present:** the species was observed or detected within the Survey Area during the field survey.
- **High:** Recent occurrence records indicate that the species has been known to occur on or within 1 mile of the Survey Area and the Survey Area is within the normal or expected range of this species. Intact, suitable habitat preferred by this species occurs within the Survey Area and/or there is viable landscape connectivity to a local known extant population(s) or sighting(s).
- **Moderate:** Recent occurrence records indicate that the species has been known to occur within 1 mile of the Survey Area and the Survey Area is within the normal expected range of this species. There is suitable habitat within the Survey Area but the site is ecologically isolated from any local known extant populations or sightings.
- **Low:** Recent occurrence records indicate that the species has been known to occur within 5 miles of the Survey Area, but the Survey Area is outside of the normal expected range of the species and/or there is poor quality or marginal habitat within the Survey Area.
- **Not Expected:** There are no occurrence records of the species occurring within 5 miles of the Survey Area, there is no suitable habitat within the Survey Area, and/or the Survey Area is outside of the normal expected range for the species.
- **Absent:** The species has been determined to conclusively be absent from the Survey Area.

The literature search identified five (5) special-status plant species and twelve (12) special-status wildlife species as having been reported to occur within the 9-quad search radius. Special-status plant and wildlife species were evaluated for their potential to occur within the Survey Area based on habitat requirements, availability and quality of suitable habitat, and known distributions. Special-status biological resources identified during the literature review as having the potential to occur within the 9-quad search radius.

#### 4.1.1 Special-Status Plant Species

Based on the results of the field survey and a review of specific habitat preferences, occurrence records, known distributions, and elevation ranges, it was determined that the Survey Area has a **low potential** to support white pygmy-poppy (*Canbya candida*, CRPR 4.2) and Booth's evening primrose (*Eremothera boothii* ssp. *boothii*, CRPR 2B.3). These species were not observed during the site visit. Sagebrush loeflingia (*Loeflingia squarrosa* var. *squarrosa*, CRPR 2B.2) is **not expected** to occur due to lack of suitable habitat. At the Project Site there is suitable habitat to support short-joint beavertail (*Opuntia basilaris* var. *brachyclada*, CRPR 1B.2) and according to the CNDDDB there is a known occurrence within 1-mile of the Project Site (Appendix E). This species is conspicuous and was not recorded during the site visit. Western Joshua tree (*Yucca brevifolia*, State Listed Candidate Threatened) was **present** and recorded in abundance within the Project Site and within the Survey Area.

#### Western Joshua Tree

CASC's biologist performed an inventory of all Western Joshua trees within the Survey Area (Project Site and the 500-foot buffer). At the Project Site, a total of 48 trees (both dead and alive) were recorded during the July 2021 site visit. Data on Western Joshua tree within the buffer was recorded as required by CDFW but are not presented in Table 1 (Figure 5). All data collected will be utilized to assess direct and indirect Project impacts to the vegetative community surrounding the Project.

The 48 Western Joshua trees on-site vary in shapes (clonal or non-clonal), height, and health (Table 1, Joshua Tree Inventory). Of the 48 Western Joshua trees on-site, only 21 trees meet the criteria as transplantable based on the factors presented below in Section 4.1.2 Criteria for Relocation. The remaining 27 trees were recorded as too large, clonal, damaged, had multiple branches or were dead (Appendix B, Photos 5, 7, and 8). Western Joshua trees larger than approximately 12 feet tall, have multiple branches, panicles (a loose branching cluster of flowers), or exposed roots tend to have a very low survival rate during transplanting. Likewise, clonal trees are difficult to transplant and have a low survival rate due to multiple root systems (CDFW). See Appendix B, Photograph 5 for an example of a clonal Western Joshua tree on the Project Site.



Per CDFW reporting requirements, each Western Joshua tree in Table 1 was photographed, a general health assessment performed (height, branching, clonal, etc.), and GPS location of each tree with scale (CASC's biologist was used in the photographs for scale) was noted (Appendix B, Photos 3, 5, and 6). Data was not collected on the presence of panicles at the time the Western Joshua tree inventory was performed as it was late in the blooming season.

*Sololocator* was used to correspond the photographs and GPS locations of all trees on the Project Site and within the buffer. Photographs of each Western Joshua tree on the Project Site are available upon request. A photograph of each tree (with scale) will be included in the final Incidental Take Permit application (ITP) to be submitted to CDFW.

Highlighted in green in Table 1 are those Western Joshua trees deemed appropriate for relocation according to the CDFW criteria (see below, Section 4.1.2 Criteria for Relocation). Avoidance or relocation of Western Joshua trees will reduce the mitigation obligation with avoidance being the preferred strategy followed by on-site relocation of Western Joshua trees. Since 21 of the Western Joshua tree meet the criteria for relocation, the very best specimens can be selected to improve the chances of survival and overall success. If Western Joshua tree can be incorporated into the Project Site landscape or avoided this would help to reduce the mitigation obligation. Avoidance and relocation are highly valued by the California Department of Fish and Wildlife. Table 1 shows the GPS location of all Western Joshua tree on-site, their approximate height and a general health assessment.

**Table 1. Western Joshua Tree Inventory**

| Tree Number | Approx Height inches/feet              | Health/Notes                                                                    | Location/GPS Coordinate |
|-------------|----------------------------------------|---------------------------------------------------------------------------------|-------------------------|
| 1           | 10-feet                                | Good; single trunk                                                              | 117°24'9"W 34°24'26"N   |
| 2           | 1-foot                                 | Dead                                                                            | 117°24'10"W 34°24'46"N  |
| 3           | 7-feet                                 | Good; 3 trunks, clonal                                                          | 117°24'9"W 34°24'48"N   |
| 4           | 6-feet                                 | Good; single trunk                                                              | 117°24'9"W 34°24'49"N   |
| 5           | 1-foot                                 | Good; single sprout                                                             | 117°24'9"W 34°24'49"N   |
| 6           | 4-feet                                 | Good; single trunk                                                              | 117°24'7"W 34°24'49"N   |
| 7           | 2-feet                                 | Good; single sprout                                                             | 117°24'8"W 34°24'48"N   |
| 8           | 1-foot                                 | Good; single sprout                                                             | 117°24'8"W 34°24'48"N   |
| 9           | 8-inchs                                | Good; single sprout                                                             | 117°24'9"W 34°24'48"N   |
| 10          | 3-feet                                 | Good; single trunk                                                              | 117°24'8"W 34°24'47"N   |
| 11          | Dead                                   | Dead                                                                            | 117°24'9"W 34°24'46"N   |
| 12          | 1 trunk @ 10-feet<br>2 trunks @ 4-feet | Good, 3-trunks, clonal                                                          | 117°24'9"W 34°24'45"N   |
| 13          | 1-trunk @15feet<br>1-trunk dead        | Moderate; two trunks, 1-alive & 1-dead; a lot of litter around the tree, clonal | 117°24'8"W 34°24'45"N   |
| 14          | 6-feet                                 | Good; single trunk                                                              | 117°24'8"W 34°24'45"N   |

|    |                                                                 |                                                                                     |                       |
|----|-----------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------|
| 15 | 1-trunk @6-feet<br>1-trunk @ 4-feet                             | Good; two trunks;<br>clonal                                                         | 117°24'8"W 34°24'44"N |
| 16 | Dead                                                            | Dead                                                                                | 117°24'7"W 34°24'45"N |
| 17 | Dead                                                            | Dead                                                                                | 117°24'7"W 34°24'45"N |
| 18 | 1-sprout @ 2-feet<br>1-sprout @8-<br>inches<br>1-sprout @1-foot | Good; clonal                                                                        | 117°24'7"W 34°24'45"N |
| 19 | 2-trunks; both<br>approx., 8-feet                               | Good, clonal, very<br>large                                                         | 117°24'7"W 34°24'45"N |
| 20 | 6-feet                                                          | Good; single trunk                                                                  | 117°24'8"W 34°24'45"N |
| 21 | 8-feet                                                          | Good; single trunk                                                                  | 117°24'8"W 34°24'45"N |
| 22 | 2-trunks both<br>approx. 25-feet                                | Good; very large tree,<br>clonal                                                    | 117°24'8"W 34°24'46"N |
| 23 | 6-feet                                                          | Good, single trunk,<br>leaning over                                                 | 117°24'8"W 34°24'46"N |
| 24 | 10-feet                                                         | Good, single trunk                                                                  | 117°24'8"W 34°24'46"N |
| 25 | 2-feet                                                          | Good; single trunk<br>surrounded by<br>several Dead trees                           | 117°24'8"W 34°24'47"N |
| 26 | 7-trunks; Multi-<br>trunk approx. 20-<br>feet                   | Good; 7-trunks, clonal<br>Multiple sprouts at<br>base of tree                       | 117°24'8"W 34°24'47"N |
| 27 | 2-trunks; 1 @ 5-<br>feet<br>1 dead/dying                        | Moderate; portion of<br>tree on ground but<br>alive                                 | 117°24'7"W 34°24'48"N |
| 28 | Dead                                                            | Dead                                                                                | 117°24'7"W 34°24'47"N |
| 29 | Dead                                                            | Dead                                                                                | 117°24'8"W 34°24'48"N |
| 30 | 2-4-feet                                                        | Good; 1-trunk with 3<br>branches                                                    | 117°24'8"W 34°24'48"N |
| 31 | 15-feet                                                         | Moderate; 1-trunk<br>dead, 2-trunks<br>leaning or fallen over,<br>1-healthy, clonal | 117°24'7"W 34°24'48"N |
| 32 | 2-feet                                                          | Good; 1-trunk                                                                       | 117°24'8"W 34°24'49"N |
| 33 | 4-feet                                                          | Good; 1-trunk                                                                       | 117°24'8"W 34°24'49"N |
| 34 | 1-6-feet                                                        | Good; 4 trunks, clonal                                                              | 117°24'7"W 34°24'49"N |
| 35 | 3-5-feet                                                        | Good; multi branches,<br>1-trunk                                                    | 117°24'6"W 34°24'50"N |
| 36 | 8-inches                                                        | Good; single sprout                                                                 | 117°24'7"W 34°24'49"N |
| 37 | 4-feet                                                          | Good; single trunk                                                                  | 117°24'6"W 34°24'49"N |
| 38 | Dead                                                            | Dead                                                                                | 117°24'6"W 34°24'49"N |
| 39 | 2 @ 7-feet<br>2 @ 15-feet                                       | Good; 4 trunks, clonal                                                              | 117°24'6"W 34°24'49"N |
| 40 | 4-feet                                                          | Good; single trunk<br>with sprouts at base;<br>clonal                               | 117°24'6"W 34°24'48"N |

|    |                                          |                                                                                                    |                       |
|----|------------------------------------------|----------------------------------------------------------------------------------------------------|-----------------------|
| 41 | 20-feet                                  | Good; single trunk with Dead trunk beside tree                                                     | 117°24'6"W 34°24'48"N |
| 42 | Dead                                     | Dead                                                                                               | 117°24'7"W 34°24'47"N |
| 43 | 6-feet                                   | Moderate; multi branched 1 alive and 1 dead                                                        | 117°24'6"W 34°24'47"N |
| 44 | 20-23-feet and Dead                      | Good; multi trunk, 2-trunks alive and 1 dead, clonal                                               | 117°24'6"W 34°24'46"N |
| 45 | 9-feet                                   | Good; single trunk; with cactus wren nest                                                          | 117°24'6"W 34°24'46"N |
| 46 | Dead                                     | Dead                                                                                               | 117°24'7"W 34°24'46"N |
| 47 | 7'-feet with multiple 1-foot sprouts     | Good; single trunk with 3-sprouts in close proximity; one dead trunk in close proximity            | 117°24'6"W 34°24'46"N |
| 48 | 4'-feet main trunk with Multiple sprouts | Good; main trunk 4'; 13 sprouts < 1' around main trunk; 3 trunks yellow and in poor health; clonal | 117°24'6"W 34°24'46"N |

#### 4.1.2 Criteria for Relocation

Each Western Joshua tree was evaluated for suitability of potential relocation and transplanting based on the following criteria which is provided on research completed by California Department of Fish and Wildlife:

- Trees from approximately 2-feet in height to approximately 12-feet.
- No visible sign of damage to the tree such as absence of bark due to rodents, vandalism, etc.
- Tree has minimal number of branches (between 2-3 branches).
- Tree is not excessively leaning.
- Tree does not have yellow or brown fronds.
- Proximity to other Western Joshua trees (i.e., clonal).
- Tree does not have exposed roots at the base.
- Presence of branches with panicles.

### 4.1.3 Special-Status Wildlife Species

Based on the results of the field survey and a review of specific habitat preferences, occurrence records, known distributions, and habitat associations, it was determined that the Survey Area has a **low potential** to support pallid bat [*Antrozous pallidus*, Species of Special Concern (SSC)] and yellow warbler (*Setophaga petechia*, SSC/Bird of Conservation Concern), desert tortoise (*Gopherus agassizii*, FE/SE), and Mohave ground squirrel (*Xerospermophilus mohavensis*, ST); **moderate potential** to support Cooper's hawk (*Accipiter cooperii*, CDFW Watch List), long-eared owl (*Asio otus*, SSC), loggerhead shrike (*Lanius ludovicianus*, SSC, Bird of Conservation Concern), Le Conte's thrasher (*Toxostoma lecontei*, SSC/Bird of Conservation Concern), gray vireo (*Vireo vicinior*, SSC/Bird of Conservation Concern), and coast horned lizard (*Phrynosoma blainvillii* SSC); **high potential** to support Western burrowing owl (*Athene cunicularia*, SSC and locally significant species); and **absent** is Mohave tui chub (*Siphateles bicolor mohavensis*, FE/SE) due to the lack of suitable habitat for this species at the Project Site.

## 4.2 SPECIAL-STATUS VEGETATION COMMUNITIES

Joshua tree woodland (*Yucca brevifolia* Alliance, G4 S3)<sup>2</sup> was recorded within the Survey Area and is a CDFW special-status habitat/vegetation community. On the list of California Sensitive Natural Communities, natural communities with ranks of S1-S3 are considered sensitive by CDFW (CDFW 2020). These communities need to be addressed in the CEQA review process. As such, any impacts to these sensitive natural communities may be considered significant under CEQA and require further mitigation to ensure compliance with the federal, State, and local regulations. These mitigation requirements are typically determined during the CEQA review and approval process.

## 4.3 NESTING BIRDS AND WILDLIFE MOVEMENT

The abundance of shrubs and Western Joshua tree located within the Survey Area provide nesting habitat for a number of nesting bird species. Several nests of cactus wren (*Campylorhynchus brumeicapillus*) were found during the site survey. Other avian species with potential to nest on the Project Site included mourning dove (*Zenaida macroura*), Anna's hummingbird (*Calypte anna*), American crow (*Corvus brachyrhynchos*), common raven (*Corvus corax*), and house finch (*Carpodacus mexicanus*). Turkey vulture (*Cathartes aura*) was also noted during the survey and can utilize the site for foraging and thermoregulation. Black-tailed jackrabbit (*Lepus californicus*) is expected to nest and forage on site. And coyote (*Canis latrans*) was observed foraging as evidenced by the presence of sign (scat and tracks). The site is undeveloped as are the adjacent properties. It is possible that wildlife moves readily throughout the site to access adjacent habitat.

<sup>2</sup>Global Ranking G4 = Apparently Secure – Uncommon but not rare; some cause for long-term concern due to decline or other factors. State Ranking S3 = Vulnerable – Vulnerable in the State due to a restricted range, relatively few populations (often 80 or fewer) recent or wide-spread declines, or other factors making it vulnerable to extirpation from the State.

## **4.4 REGIONAL CONNECTIVITY**

Wildlife movement corridors are defined as areas that connect suitable wildlife habitat areas in a region otherwise fragmented by rugged terrain, changes in vegetation, or human disturbance. A wildlife corridor is generally represented by a linear patch of habitat that provides a connection between two core areas of the same habitat, allowing for the large-scale movement of species within their native habitats. Natural features such as canyon drainages, ridgelines, or areas with vegetation cover provides corridors for wildlife travel. Wildlife movement corridors are important because they provide access for breeding opportunities, food, and water; allow the dispersal of individuals away from high population density areas; and facilitate the exchange of genetic traits between populations. The Project Site is not identified within the San Bernardino County General Plan as a Wildlife Corridor or Linkage, San Bernardino County Corridor Locations. The County identifies Wildlife Corridors and Areas of Critical Environmental Concern in their open space element of the General Plan.

## **4.5 CRITICAL HABITAT**

No USFWS-designated critical habitats (proposed or final) have been mapped within the Survey Area.

## **4.6 JURISDICTIONAL AQUATIC FEATURES**

### **Non-Wetland Features**

The Survey Area was surveyed for the presence of aquatic features including ephemeral drainage features. Given that the Project Site is located in the arid to semi-arid desert region, the Survey Area was assessed more specifically for ephemeral features (watercourses that flow only during and shortly after precipitation events). Within the eastern buffer area, there is an unnamed drainage feature that can be seen on the aerial photograph shown in Figure 3. This drainage feature will not be directly or indirectly affected by Project actions as it is a significant distance from the eastern boundary of the Project Site. It is only mentioned here because it was within the 500-foot buffer area. This feature will not be discussed further in this document as it is outside of the Project impact area.

There are no blueline drainage features or other features on the Project Site that would be considered jurisdictional. The site has not been graded or developed other than a dirt road that bisects the site from southeast to northwest (Figure 3). An erosion rill was noted on site and is located at the northwestern project boundary where the dirt road transects the western project boundary. There is evidence of minor surface scouring but none significant enough to be considered jurisdictional. Surface flow presumably follows this erosion rill across the dirt road and continues in a northerly direction. The erosion rill is anticipated to only support surface flow from the dirt road during high storm events. There was lack of an Ordinary High-Water Mark (OHWM) and lack of vegetation or other features to indicate this erosion rill would be jurisdictional.

### **Wetland Features**

No wetland features were noted within the Project boundary during the site visit.



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## Section 5 Conclusion and Recommendations

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The following sections discuss the potential impacts to biological resources that may occur from Project development and outline appropriate mitigation measures that would reduce potential impacts to less than significant levels.

### 5.1 SPECIAL-STATUS PLANT SPECIES

Development of the Project has the potential to impact these special-status plants: short-joint beavertail cactus (CRPR 1B.2), Booth's evening primrose (CRPR 2B.3), sagebrush loeflingia (CRPR 2B.3), and white pygmy poppy (CRPR 4.2). Impacts to special-status species with a CRPR of 1 or 2 would require disclosure under CEQA. Impacts to CRPR 3 and 4 species are not considered significant under CEQA and warrant no legal protection but may simply require CEQA disclosure. Western Joshua tree is addressed below in Section 5.4 Special-Status Vegetation Communities.

#### 5.1.1 Avoidance and Minimization Measures

Construction activities would involve site grading, mowing, and other soil-disturbing activities. Short-term impacts to vegetation would result from the removal or alteration of physical habitats that can be re-vegetated and reclaimed after Project construction. The removal or alteration of native habitat within the Project Site could result in the temporary or permanent displacement of plants and habitat. The following avoidance and minimization measures are recommended to reduce potential impacts to special-status plant species.

##### **BIO-1: Presence/Absence Surveys for Special-Status Plants**

Prior to construction, a qualified botanist shall conduct a pre-construction rare plant survey within the Project Site, particularly focusing on areas with suitable habitat to support special-status plant species. The survey shall be floristic in nature (i.e., identifying all plant species to the taxonomic level necessary to determine rarity), and shall be inclusive of, at a minimum, areas proposed for disturbance.

If individual or populations of special-status plant species are found along the edges of areas that are proposed for disturbance, measures to avoid and minimize impacts to these plants, including but not limited to flagging and/or fencing, shall be recommended and implemented, as appropriate. The surveys and reporting shall follow 2018 CDFW and/or 2001 CNPS guidelines.

The results of the survey shall be documented in a letter report that will be submitted to San Bernardino County and the California Department of Fish and Wildlife.

If State- and/or federally-listed plant species are present and avoidance is infeasible, consultation with the requisite resource agency will be conducted and an Incidental Take Permit may be warranted prior to the commencement of Project activities.

## **5.2 NESTING BIRDS AND WILDLIFE MOVEMENT**

The Survey Area is surrounded by undeveloped land to the north, south, east, and west, and implementation of the Project will not inhibit wildlife from moving to adjacent open space which surrounds the Project Site. Abundant suitable bird nesting habitat is present throughout the Project Site and buffer area. Development of the Project has the potential to impact these special-status birds: yellow warbler (SSC/Bird of Conservation Concern), Cooper's hawk (CDFW Watch List), long-eared owl (SSC), loggerhead shrike (SSC, Bird of Conservation Concern), Le Conte's thrasher (SSC/Bird of Conservation Concern), gray vireo (SSC/Bird of Conservation Concern), and Western burrowing owl (SSC) (which will be discussed in detail below in Section 5.3).

### **5.2.1 Avoidance and Minimization Measures**

Pursuant to the MBTA (16 U.S. Government Code [USC] 703) of 1918, as amended in 1972, federal law prohibits the taking of migratory birds or their nests or eggs (16 USC 703; 50 CFR 10, 21). The following avoidance and minimization measure is recommended to reduce potential impacts to nesting birds to a less than significant level.

Impacts to special-status species designated as endangered, threatened, rare, or a candidate species would require disclosure under CEQA. Impacts to SSC species are not considered significant under CEQA and warrant no legal protection but may simply require CEQA disclosure.

#### **BIO-2: Nesting Bird Preconstruction Surveys**

If it is not feasible to avoid the nesting bird season (typically January through July for raptors and February through August for other avian species), a qualified biologist shall conduct a pre-construction nesting bird survey for avian species to determine the presence/absence, location, and status of any active nests on or directly adjacent to the Project Site. If active nests are located, the extent of the survey buffer area surrounding the nest should be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and the CFGC, the nesting bird survey shall occur no earlier than seven (7) days prior to the commencement of construction.

In the event that active nests are discovered, a suitable buffer (distance to be determined by the biologist) shall be established around such active nests, and no construction within the buffer allowed, until the biologist has determined that the nest(s) is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest).

### 5.3 SPECIAL-STATUS WILDLIFE SPECIES

Based on the results of the field survey and a review of specific habitat preferences, occurrence records, known distributions, and elevation ranges, it was determined that the Survey Area has a low potential to support pallid bat (SSC), desert tortoise (FE/SE), and Mohave ground squirrel (ST); moderate potential to support coast horned lizard (SSC); and high potential to support Western burrowing owl (SSC and locally significant within the County of San Bernardino).

CEQA requires Project proponents to analyze and disclose potential environmental impacts associated with Project development. Any potentially significant impact must be mitigated to the extent feasible. CEQA requires public agencies in California to analyze and disclose potential environmental impacts associated with a project that the agency will carry out, fund, or approve. Any potentially significant impact must be mitigated to the extent feasible. Impacts to special-status species designated as endangered, threatened, rare, or a candidate species would require disclosure under CEQA. Impacts to SSC species are not considered significant under CEQA and warrant no legal protection but may simply require CEQA disclosure.

#### 5.3.1 Avoidance and Minimization Measures

The following avoidance and minimization measures are recommended to reduce potential impacts to desert tortoise, Mohave ground squirrel, and Western burrowing owl to a less than significant level.

##### **BIO-3: Presence/Absence Survey for Desert Tortoise**

Presence/absence surveys shall be conducted by a USFWS approved biologist and follow the USFWS approved Presence/Absence Survey Guidelines which are only outlined below (USFWS 2009. *Draft Revised Recovery Plan for the Mojave Population of the Desert Tortoise*).

Surveys should be conducted during the desert tortoise's most active periods (April through May or September through October) (Nussear and Tracy 2007; Inman 2008; USFWS 2009). Surveys outside these time periods may be approved by USFWS, and CDFG in California (e.g., warm weather in March or rainfall in August stimulating increased desert tortoise activity).

Desert tortoises utilize burrows to avoid daily and annual thermal extremes. Therefore, surveys should take place when air temperatures are below 40 degrees C (104 degrees F) (Zimmerman et al. 1994; Walde et al. 2003; Inman 2008). Air temperature is measured ~5-cm from the soil surface in an area of full sun, but in the shade of the observer.

Ten-meter (~30-ft) wide belt transects should be used during surveys. For all projects, surveys which cover the entire project area with the 10-m belt transects (100 percent coverage) are always an acceptable option. Transects should be completed in a random order, oriented in a logistically convenient pattern (e.g., lines, squares, or triangles). Any sampling design other than simple systematic or random sampling must be approved by USFWS (e.g. stratification).

Occurrence of either live desert tortoises or desert tortoise sign (burrows, scats, and carcasses) in the action area indicates desert tortoise presence and therefore requires formal consultation with USFWS.

If neither desert tortoises nor sign are encountered during the action area surveys, as well as project perimeter surveys where appropriate, please contact your local USFWS office. Informal consultation with the USFWS may be required even though no desert tortoises or sign are found during surveys.

#### **BIO-4: Presence/Absence Survey for Mohave Ground Squirrel**

Presence/absence surveys shall be conducted by a CDFW approved biologist and follow the CDFW approved Mohave Ground Squirrel Survey Guidelines (January 2003; minor process and contact changes in July 2010). Mohave ground squirrel (*Xerospermophilus mohavensis*) is known in the region of the Project and has been observed within 5-miles of the Project Site. A habitat assessment with possible focused protocol level trapping surveys may be necessary prior to Project build out. .

CDFW qualified biologist shall perform a one-day habitat assessment to determine if suitable habitat is present on the Project Site. Visual surveys to determine Mohave ground squirrel activity and habitat quality shall be undertaken during the period of March 15 through April 15. All potential habitat on a Project site shall be visually surveyed during daylight hours by a biologist who can readily identify the Mohave ground squirrel and the white-tailed antelope squirrel (*Ammospermophilus leucurus*). If visual surveys do not reveal presence of the Mohave ground squirrel on the Project Site, standard small-mammal trapping grids shall be established in potential Mohave ground squirrel habitat.

**BIO-5: Protocol Level Surveys for Western Burrowing Owl**

Project-specific CEQA mitigation is important for burrowing owls because most populations exist on privately owned parcels that, when proposed for development or other types of modification, may be subject to the environmental review requirements of CEQA. Additionally, *Western burrowing owls are locally significant within the County of San Bernardino as they are in severe decline.*

Surveys for Western burrowing owl shall be performed by a qualified biologist. A qualified biologist is a biologist who has demonstrated pertinent field experience in identifying owls in varying habitats and who is recognized by CDFW to work without supervision. Surveys shall follow *Staff Report on Burrowing Owl Mitigation* (CDFW 2012).

**Breeding Season Surveys Number of Visits and Timing**

Conduct 4 survey visits: 1) at least one site visit between February 15 and April 15, and 2) a minimum of three survey visits, at least three weeks apart, between April 15 and July 15, with at least one visit after June 15. Note: many burrowing owl migrants are still present in southwestern California during mid-March, therefore, exercise caution in assuming breeding occupancy early in the breeding season. Survey method. Rosenberg et al. (2007) confirmed walking line transects were most effective in smaller habitat patches. Conduct surveys in all portions of the project site that were identified in the Habitat Assessment. Conduct surveys by walking straight-line transects spaced 7 m to 20 m apart, adjusting for vegetation height and density (Rosenberg et al. 2007). At the start of each transect and, at least, every 100 m, scan the entire visible project area for burrowing owls using binoculars. During walking surveys, record all potential burrows used by burrowing owls as determined by the presence of one or more burrowing owls, pellets, prey remains, whitewash, or decoration. Some burrowing owls may be detected by their calls, so observers should also listen for burrowing owls while conducting the survey.

Weather conditions: Poor weather may affect the surveyor's ability to detect burrowing owls, therefore, avoid conducting surveys when wind speed is >20 km/hr, and there is precipitation or dense fog. Surveys have greater detection probability if conducted when ambient temperatures are >20° C, less than 12km/hr, and cloud cover is less than 75%.

Time of day: Daily timing of surveys varies according to the literature, latitude, and survey method. However, surveys between morning civil twilight and 10:00 AM

and two hours before sunset until evening civil twilight provide the highest detection probabilities (Barclay pers. comm. 2012, Conway et al. 2008).

**BIO-6: Pre-Construction Western Burrowing Owl Clearance Surveys**

If more than 30-days pass after focused surveys for Western burrowing owl are conducted, then it will be necessary to conduct pre-construction burrowing owl clearance surveys. All surveys shall be conducted by a qualified biologist to ensure that burrowing owls remain absent from the Project Site and impacts to burrowing owls do not occur.

In accordance with the *Staff Report on Burrowing Owl Mitigation* (CDFW 2012), two (2) pre-construction clearance surveys should be conducted 14-30 days and 24 hours prior to any vegetation removal or ground disturbing activities. Once surveys are completed, the qualified biologist shall prepare a final report documenting surveys and findings. If no burrowing owls or occupied burrows are detected, Project construction activities may begin. If an occupied burrow is found within the Project Site during pre-construction clearance surveys, a burrowing owl exclusion and mitigation plan shall be prepared and submitted to the County, which may consult with CDFW for review, prior to initiating Project construction activities.

**BIO-7: Passive and Active Relocation of Western Burrowing Owls**

If Western burrowing owls are observed on the Project Site during preconstruction surveys, CDFW shall be immediately notified to determine if avoidance of the nest is appropriate until the nest is vacated or to gain concurrence from CDFW on active or passive relocation actions. All passive or relocation activities shall be in concurrence with CDFW guidelines (*Staff Report on Burrowing Owl Mitigation* 2012).

If burrowing owls are present and nesting on-site the following steps shall be necessary to reduce impacts to less than significant. These steps may be augmented by recommendations from CDFW:

- a. Occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFW verifies through non-invasive methods that: (1) owls have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.



- b. A qualified biologist shall exclude all owls from active burrows using one-way doors. Concurrently, all inactive burrows and other sources of secondary refuge for burrowing owls shall be collapsed and removed from the site.
- c. Following and 24 to 48-hour observation period, all vacated burrows shall be collapsed.
- d. A qualified biologist shall conduct a post-exclusion survey confirming the absence of burrowing owls on the Project Site. Should newly occupied burrows be discovered on the Project Site the exclusion activities shall be repeated.

## **5.4 SPECIAL-STATUS VEGETATION COMMUNITIES**

The Western Joshua tree is a candidate species in the initial stages of consideration for listing as threatened under the California Endangered Species Act (CESA) (Office of Administrative Law's Notice ID #Z2019-1112-01 and Z2020-0924-01 Petition to list Western Joshua Tree (*Yucca brevifolia*) as a Threatened Species). CDFW regulates all “take” of listed or candidate species. In preparation for Project development, an Incidental Take Permit (ITP) application will need to be completed with supporting documentation and an application fee paid to CDFW.

### **5.4.1 Avoidance and Minimization Measures**

The following avoidance and minimization measure is recommended to reduce potential impacts and lessen mitigation obligation for special-status Western Joshua tree woodland to a less than significant level.

Mitigation can consist of avoidance, removal, on-site relocation, off-site relocation, and purchase of credits in a CDFW approved mitigation bank. In the instance of relocation of Western Joshua tree, the Project proponent will be responsible for preparation of long-term maintenance, monitoring, watering, and weeding plan to ensure the health of the transplanted tree, the placement of fencing and signage around transplanted trees, and if requested by CDFW, an endowment to maintain the relocated trees. Purchase of credits in a CDFW approved mitigation bank can be an option once bank approval is finalized.

San Bernardino County Countywide Plan Policy NR-5.6 Mitigation Banking supports the proactive assemblage of lands to protect biological resources and facilitate development through private or public mitigation banking. The County does require public and private conservation lands or mitigation banks to ensure that easement and fee title agreements provide funding methods sufficient to manage the land in perpetuity.

**BIO-8: Incidental Take Permit from CDFW**

An Incidental Take Permit (ITP) application and supporting documentation shall be submitted to CDFW for review and approval for removal of Western Joshua trees on the Project Site. An ITP establishes a performance standard requiring that the impacts be “minimized and fully mitigated” with “measures that are roughly proportional in extent to the impact of the authorized taking on the species.”<sup>3</sup> Therefore, additional mitigation measures, such as the purchase of credits from an approved conservation or mitigation bank, land acquisition, or entry into a conservation easement, will be determined in consultation with CDFW to meet ITP requirements. Because the Western Joshua tree was designated as a candidate species in October 2020 and is still subject to a status review by CDFW, it is impractical to determine the specific details of mitigation, beyond compliance with the ITP.

A completed application requires a completed CEQA document to accompany the ITP application and fee. CDFW requires the CEQA document have a state clearing house number, show proof of filing fees, and that the document has been circulated. CDFW will then review the ITP and CEQA document and make a determination of mitigation.

**BIO-9: Desert Native Plant Protection and Relocation Plan**

A *Desert Native Plant Protection and Relocation Plan* (Plan) for the proposed Project shall be composed that will provide detailed specifications for the proposed treatment, avoidance, or relocation of all smoke trees (*Cotinus* sp.), species in the Agavaceae family, mesquite (*Prosopis* sp.), large creosote bushes (*Larrea* sp.), Western Joshua trees, and any other plants protected by the State Desert Native Plant Act. Further, the Protected Desert Plant Plan will provide measures to meet the requirements of Chapter 16.24 of the City of Hesperia’s (City) Municipal Code to protect, preserve, and mitigate impacts to Western Joshua tree. The City’s Protected Plant Policy (HMC 16.24) states the following for commercial and industrial projects:

- The Plan shall be certified by an arborist or registered botanist.
- An application and fee shall be completed and paid to the City of Hesperia.
- Healthy, transplantable Western Joshua trees shall be relocated on-site or may be placed in an adoption program.

<sup>3</sup> Fish & G. Code § 2081(b); Cal. Code Regs., tit. 14, §§ 783.2-783.8

The *Desert Native Plant Protection and Relocation Plan* will address requirements of the City's Protected Plant Policy and provide details from the initial survey of the site's Western Joshua trees and other sensitive desert plant species, detailed specifications for the protection of trees to be preserved on site, and relocation/salvage requirements for those trees or bushes requiring removal and relocation. Specifically, the Plan will include site location and characteristics; relocation requirements including Western Joshua tree and other sensitive desert plant species report and removal/relocation and transplanting specifics; success criteria and associated necessary fees, protective measures prior to, during and after construction, and maintenance after construction.

## **5.5 CRITICAL HABITAT**

There is no USFWS-designated critical habitat mapped within the Survey Area. Therefore, no impacts to critical habitat are expected to occur as a result of the Project, and no further recommendations or avoidance and minimization measures are warranted.

## Section 6      References

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## **Appendix A      CUP Site Plan**

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# CONDITIONAL USE PERMIT SITE PLAN

PROPOSED TRUCK/TRAILER REPAIR AND MAINTENANCE FACILITY  
APN 3064-561-15  
NORTH SIDE OF MUSCATEL STREET, SOUTH SIDE OF ASPEN ROAD  
APPROXIMATELY 280' EAST OF CALIENTE ROAD  
CITY OF HESPERIA

## LEGEND

EOFF EDGE OF PAVEMENT  
EX EXISTING  
FH EX. FIRE HYDRANT  
GW GUY WIRE  
OH OVERHANG  
PFH PROPOSED FIRE HYDRANT  
PL PROPERTY LINE  
PP POWER POLE  
RW RIGHT-OF-WAY  
TYP. TYPICAL  
WC WATER CAP

EXISTING TREE/SHRUB TO BE REMOVED/RELOCATED

ADA PATH OF TRAVEL  
PROPOSED CURB & GUTTER  
EXISTING CONTOURS  
FLOWLINES  
CENTERLINE  
EXISTING RW  
PROPERTY LINES  
EXISTING UTILITY LINE  
PROPOSED BUILDING FOOTPRINT

PROPOSED AC PAVING  
EXISTING AC PAVING  
PROPOSED PCC PAVING  
PROPOSED LANDSCAPING

## UTILITIES:

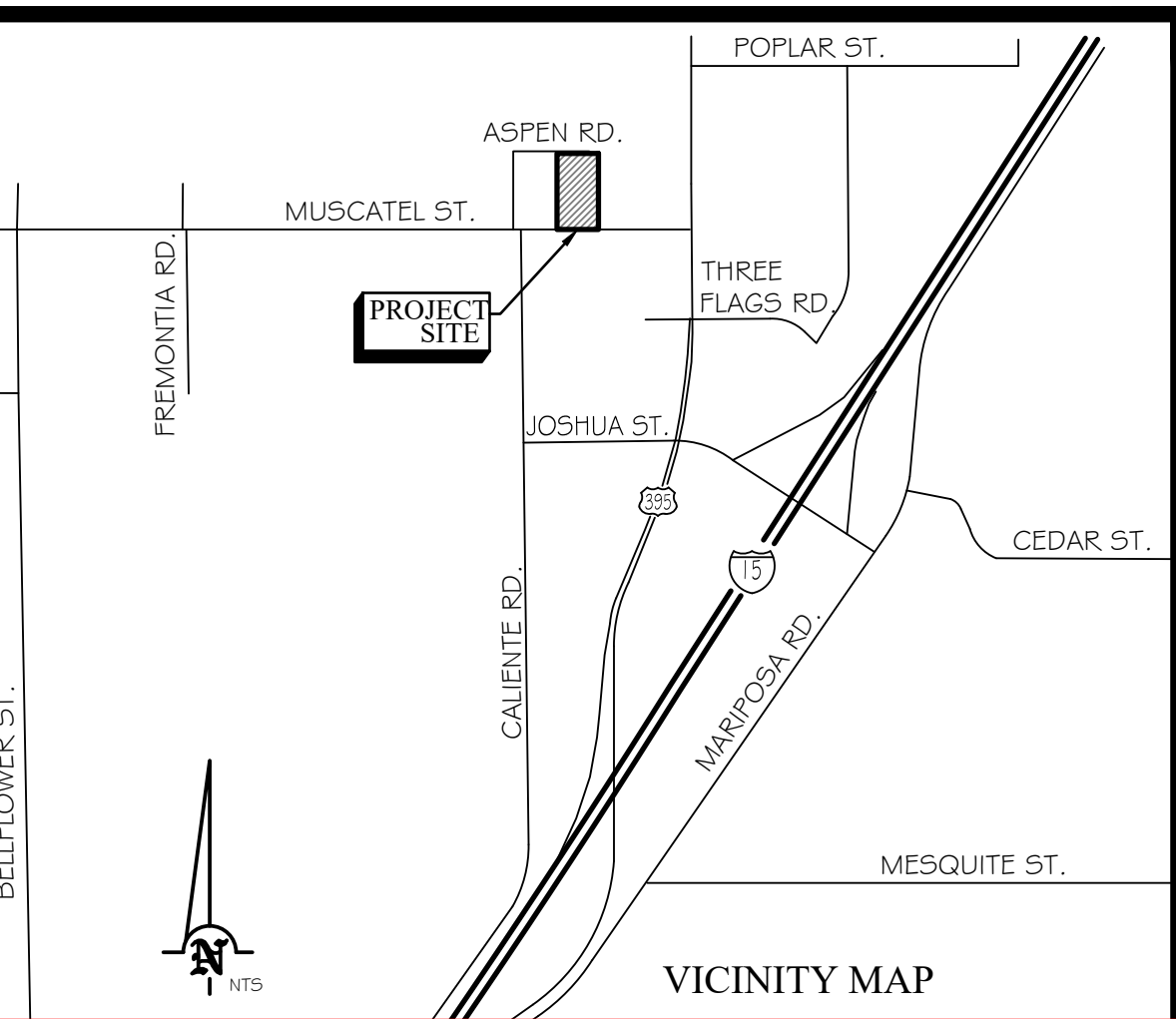
ELECTRIC:  
SOUTHERN CALIFORNIA  
EDISON COMPANY  
30553 RIMROCK RD  
BARSTOW, CA 92311  
(760) 252-6402

TELEPHONE:  
FRONTIER COMMUNICATIONS  
9 S. 4TH STREET  
REDLANDS, CA 92373  
(909) 748-6676

WATER/SEWER:  
CITY OF HESPERIA  
9700 SEVENTH AVENUE  
HESPERIA, CA 92345  
(760) 947-1840

GAS:  
SOUTHWEST GAS COMPANY  
13471 MARIPOSA ROAD  
VICTORVILLE, CA 92392  
(760) 951-4044

TELEPHONE:  
RACE COMMUNICATIONS  
1170 UNIT C, E. TEHACHAPI BLVD.  
TEHACHAPI, CA 93561  
(877) 722-3633

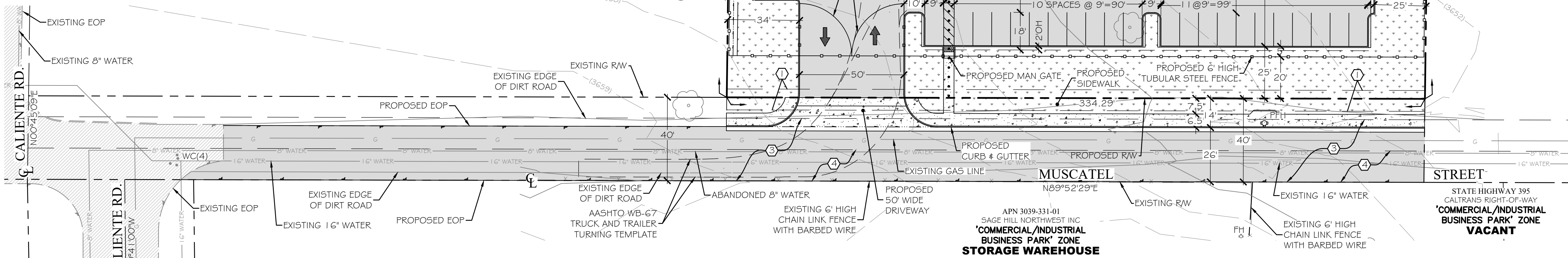


## NOTES:

- ASSESSOR'S PARCEL NUMBER: 3064-561-15
- EXISTING GROSS AREA: 221,461 SF = 5.08 AC
- EXISTING NET AREA: 221,461 SF = 5.08 AC
- PROPOSED DEDICATION: 25,064 SF = 0.57 AC
- PROPOSED NET AREA: 196,396 SF = 4.51 AC
- EXISTING/PROPOSED ZONE DESIGNATION: COMMERCIAL INDUSTRIAL BUSINESS PARK (CIBP) ZONE OF "MAIN STREET AND FREEWAY CORRIDOR" SPECIFIC PLAN
- EXISTING/PROPOSED GENERAL PLAN DESIGNATION: SPECIFIC PLAN
- EXISTING LAND USE: VACANT
- TRUCK / TRAILER REPAIR AND MAINTENANCE FACILITY
- AREA SUMMARY:  
PROPOSED NET AREA: 196,396 SF = 4.51 AC  
ACCESS/PARKING: 149,496 SF = 76.12 % OF NET AREA  
LANDSCAPING: 30,069 SF = 15.31 % OF NET AREA  
AREA TO REMAIN NATURAL: 4,031 SF = 2.03% OF NET AREA  
BUILDING FOOTPRINT: 12,800 SF = 6.46 % OF NET AREA
- PARKING SUMMARY:  
REQUIRED PARKING:  
DIESEL TRUCK REPAIR: 3 SPACES PER SERVICE BAY = 3 SPACES X 12 BAYS = 36 SPACES  
NON SERVICE BAY AREA: 4 / 1,000 SF = 3,200 SF / 1,000 SF X 4 SPACES = 13 SPACES  
TOTAL REQUIRED PARKING: 49 SPACES  
TOTAL PROVIDED PARKING: 49 SPACES  
TOTAL REQUIRED MOTORCYCLE PARKING SPACES: (1) 56 SF AREA  
TOTAL PROVIDED MOTORCYCLE PARKING SPACES: (1) 56 SF AREA  
TOTAL REQUIRED ACCESSIBLE SPACES: 2 SPACES, 1 VAN ACCESSIBLE  
TOTAL PROVIDED ACCESSIBLE SPACES: 2 SPACES, 2 VAN ACCESSIBLE  
TOTAL REQUIRED LOADING SPACES FOR 12,800 SF = (1) 10' X 20' SPACE  
TOTAL PROVIDED LOADING SPACES: (1) 10' X 20' SPACE
- PROJECT SITE IS LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) PER FIRM MAP NO. 06071 C6475H DATED AUGUST 28, 2008
- A PRUNUS CAROLINIANA, CAROLINA LAUREL CHERRY HEDGE (15 GALLON PLANTS, 3' ON CENTER) IS PROPOSED ALONG THE NORTH FENCE LINE TO PROVIDE SCREENING OF THE TRUCK PARKING AREA. A HEIGHT OF 12' SHALL BE MAINTAINED TO PROVIDE FULL SCREENING OF TRUCKS FROM THE RIGHT OF WAY.

## BUILDING INFORMATION:

- MAXIMUM BUILDING HEIGHT: 29 FEET
- BUILDING OCCUPANCY: B & S-1
- BUILDING TYPE: V



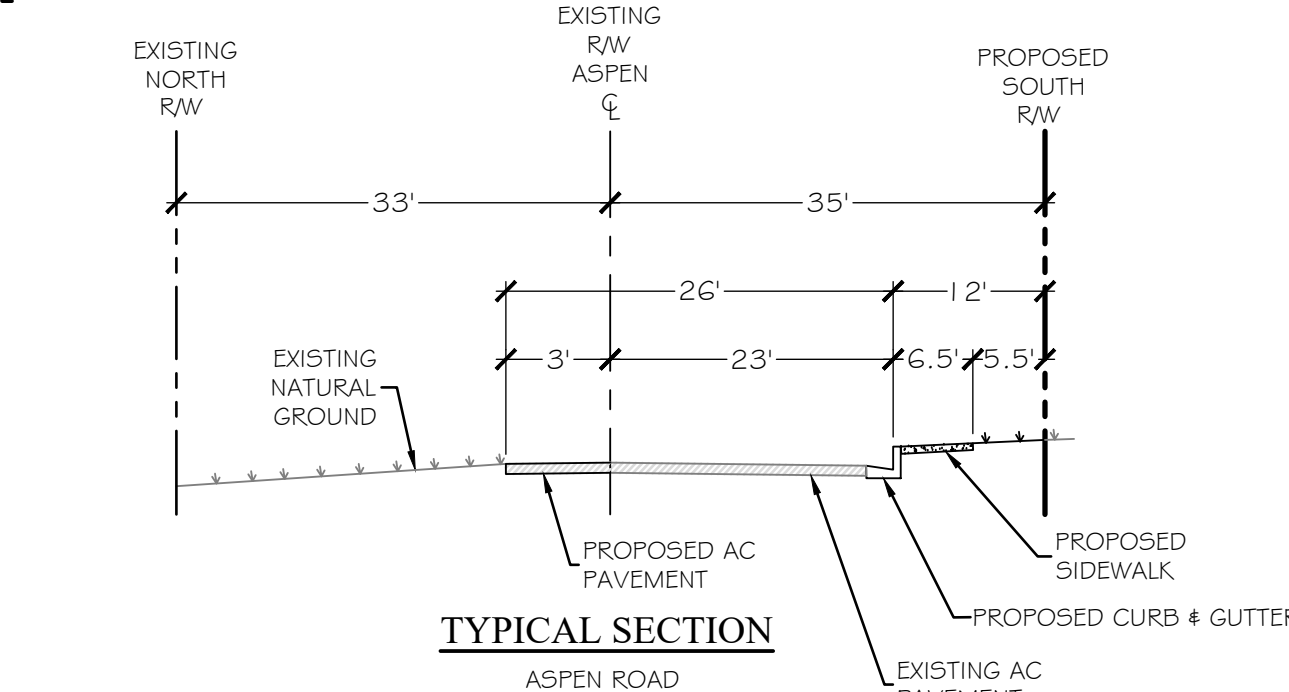
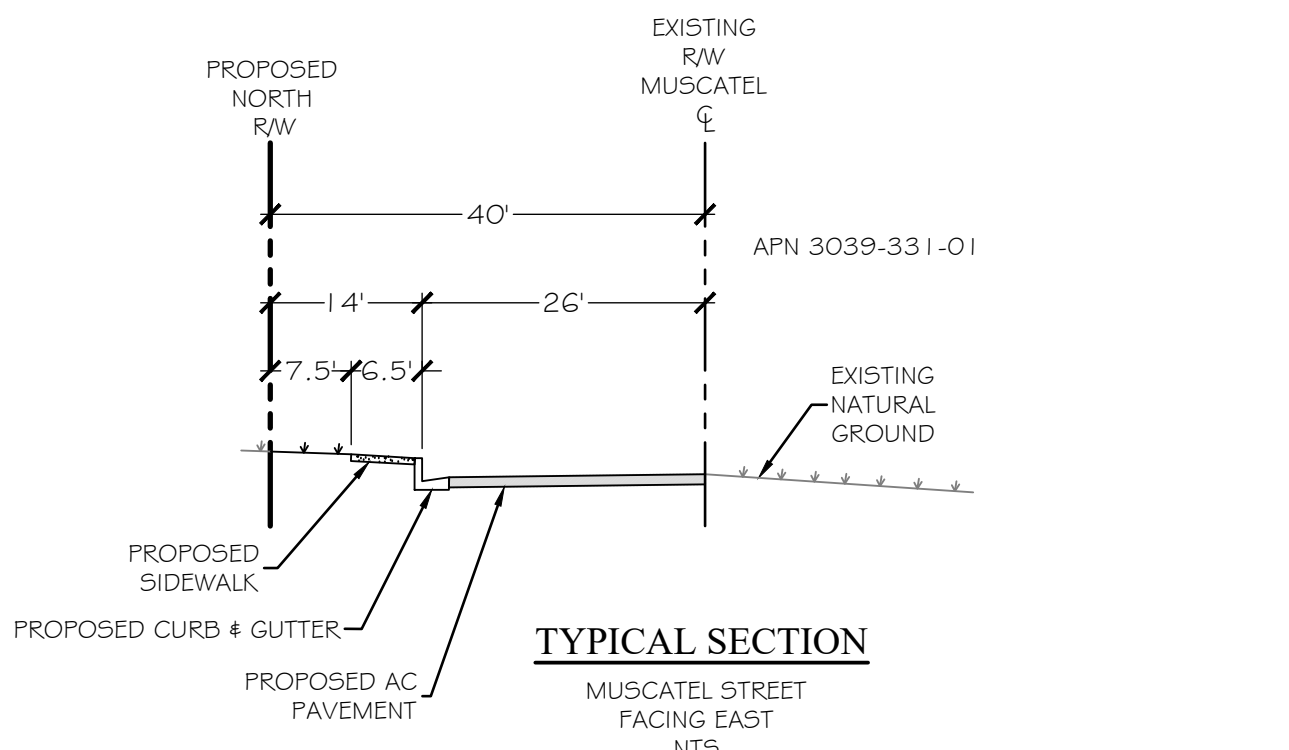
## LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF HESPERIA, THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

## EASEMENTS

- AN EASEMENT FOR APPURTENANT FIXTURES AND/OR EQUIPMENT NECESSARY OR USEFUL FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON, RECORDED JANUARY 03, 1985 AS INSTRUMENT NO. 1985-004725, OF OFFICIAL RECORDS.
- AN EASEMENT FOR WATER LINES AND ALL OTHER UTILITIES, IN FAVOR OF THE COUNTY OF SAN BERNARDINO, RECORDED AUGUST 24, 1987 AS INSTRUMENT NO. 1987-292709, OF OFFICIAL RECORDS.
- AN EASEMENT FOR WATER LINES, IN FAVOR OF THE COUNTY OF SAN BERNARDINO, RECORDED FEBRUARY 27, 1974 IN BOOK 8376 PAGE 648, OF OFFICIAL RECORDS.
- AN EASEMENT FOR INGRESS AND EGRESS PURPOSES AND FOR PLACEMENT OF ANY OR ALL UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF JOHN C. VAIN, RECORDED APRIL 4, 1937 IN BOOK 4223, PAGE 14 OF OFFICIAL RECORDS.
- AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES, IN FAVOR OF NORMAN WITTENBERG, RECORDED OCTOBER 25, 1962 IN BOOK 5790, PAGE 823 OF OFFICIAL RECORDS.



## BENCHMARK

COUNTY OF SAN BERNARDINO BM F-1047  
AT INTERSTATE 15 & MAIN ST., 67.5 FT NW OF CL NW LINES HWY., 168 FT OF SW SIDE W CONC. PIER OF PHELAN ROAD, OVERPASS 175 FT S PHELAN ROAD, 48 FT S/W OF FENCE CORNER, 6 FT S/E OF PP#4653855-3, 0.3 FT S/E OF FENCE.

## BASIS OF BEARING

CENTERLINE OF MUSCATEL ROAD BETWEEN HWY 395 AND CALIENTE ROAD. BEARING BEING S69°52'29"E PER RS 52161.

ELEVATION = 3781.63'

## PREPARED FOR/APPLICANT:

### LOYAL BROTHERS

ATTN: ADRIAN LEAL  
12231 HIBISCUS ROAD  
ADELANTO, CA 92301  
(909) 782-8798

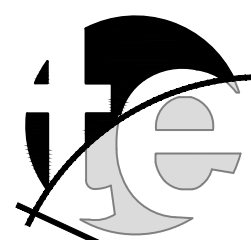
## PROPERTY OWNER:

### FAMILIA LEAL INVESTMENT INC

C/O LOYAL BROTHERS  
ATTN: ADRIAN LEAL  
12231 HIBISCUS ROAD  
ADELANTO, CA 92301  
(909) 782-8798

## CONDITIONAL USE PERMIT SITE PLAN

PROPOSED TRUCK/TRAILER REPAIR AND MAINTENANCE FACILITY  
APN 3064-561-15  
NORTH SIDE OF MUSCATEL STREET, SOUTH SIDE OF ASPEN ROAD  
APPROXIMATELY 280' EAST OF CALIENTE ROAD  
CITY OF HESPERIA



land planning  
civil engineering  
landscape architecture  
phone 909.748.7777  
fax 909.748.7776

thatcher engineering & associates, inc.  
1461 ford street, suite 105, redlands, ca 92373

Job Number: 170602 Date Prepared: 2/25/21 Drawn By: RL Reference Number: 170602SP



## **Appendix B**      Project Site Photographs

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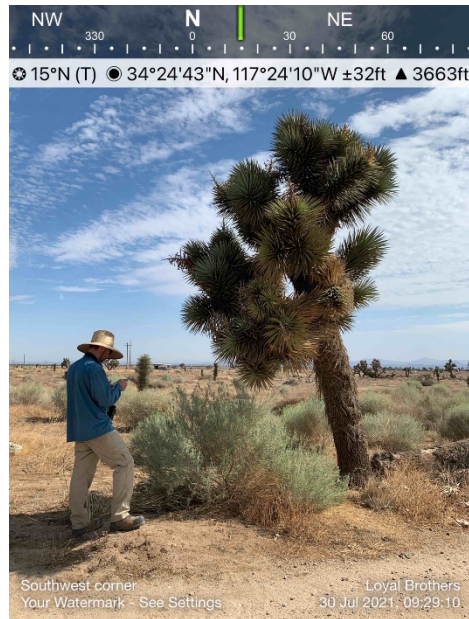
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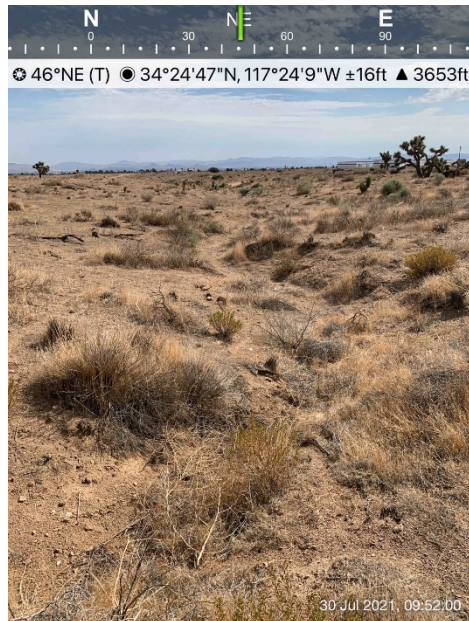
*Photograph 1. Looking South across the Project Site.*



*Photograph 2. Looking West across the Project Site.*



*Photograph 3. Photo taken from Southwest corner of the Project Site.*



*Photograph 4. Looking Northeast across the undisturbed portion of the Project Site.*



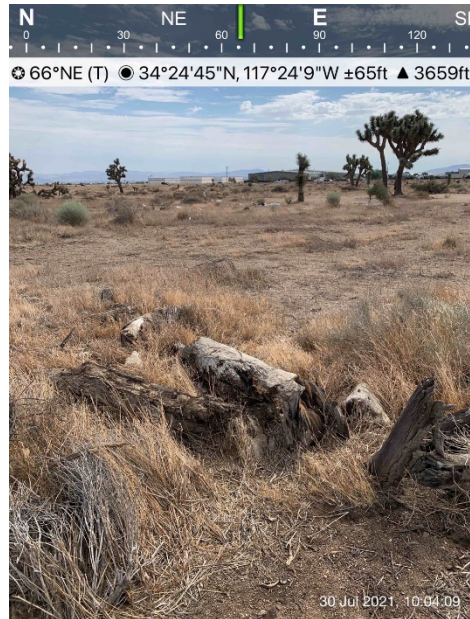


*Photograph 5. Looking Northeast at large Joshua tree. Biologist in picture for scale.*



*Photograph 6. Looking North. A portion of the site contained significant debris.*





*Photograph 7. Looking Northeast. Foreground is dead Joshua tree, background are several live trees.*



*Photograph 8. Looking Southwest. Joshua trees on site are in varying stages of growth.*



*Photograph 9. Looking West at undisturbed portion of the Project Site.*



*Photograph 10. Looking South. Dead Joshua tree in foreground, adjacent warehouse off-site in background.*

## **Appendix C**      Plant Compendia

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## APPENDIX C

### Plant Compendia

The following vascular plant species were observed by CASC at the Loyal Brothers Project Site in Hesperia, California during July 2021.

\*Indicates introduced nonnative species

| SPECIES/SCIENTIFIC NAME           | FAMILY/COMMON NAME            |
|-----------------------------------|-------------------------------|
| <b>ANGIOSPERMAE</b>               | <b>FLOWERING PLANTS</b>       |
| <i>ASTERACEAE (COMPOSITAE)</i>    | <i>SUNFLOWER FAMILY</i>       |
| <i>Ambrosia psilostachya</i>      | western ragweed               |
| <i>Dicoria canescens</i>          | desert dicoria                |
| <i>Dittrichia graveolens</i>      | stinkwort                     |
| <i>Ericamaria nauseosa</i>        | rubber rabbitbush             |
| <i>Isocoma acradenia</i>          | alkali goldenbush             |
| <i>Stephanomeria pauciflora</i>   | desert wirelettuce            |
| <i>BRASSICACEAE</i>               | <i>BORAGE FAMILY</i>          |
| <i>Hirschfeldia incana</i> *      | shortpod mustard              |
| <i>CACTACEAE</i>                  | <i>CACTUS FAMILY</i>          |
| <i>Cylindropuntia echinocarpa</i> | silver cholla (in buffer)     |
| <i>Opuntia basilaris</i>          | beavertail cactus (in buffer) |
| <i>CAPRIFOLIACEAE</i>             | <i>HONEYSUCKLE FAMILY</i>     |
| <i>Sambucus mexicana</i>          | Mexican elderberry            |
| <i>CHENOPODIACEAE</i>             | <i>GOOSEFOOT FAMILY</i>       |
| <i>Atriplex canescens</i>         | hoary saltbush                |
| <i>Salsola tragus</i> *           | Russian thistle               |
| <i>CUPRESSACEAE</i>               | <i>CYPRESS FAMILY</i>         |
| <i>Juniperus osteosperma</i>      | Utah juniper (in buffer)      |
| <i>EPHEDRACEAE</i>                | <i>EPHEDRA FAMILY</i>         |
| <i>Ephedra californica</i>        | desert tea                    |

| SPECIES/SCIENTIFIC NAME                              | FAMILY/COMMON NAME            |
|------------------------------------------------------|-------------------------------|
| <i>EUPHORBIACEAE</i>                                 | <i>SPURGE FAMILY</i>          |
| <i>Euphorbia albomarginata</i>                       | rattlesnake weed              |
| <i>GERANIACEAE</i>                                   | <i>GERANIUM FAMILY</i>        |
| <i>Erodium brachycarpum</i> *                        | long-beaked filaree           |
| <i>LAMIACEAE (LABIATAE)</i>                          | <i>MINT FAMILY</i>            |
| <i>Marrubium vulgare</i>                             | horehound                     |
| <i>LILIACEAE</i>                                     | <i>LILY FAMILY</i>            |
| <i>Yucca brevifolia</i>                              | Joshua tree                   |
| <i>POLYGONACEAE</i>                                  | <i>BUCKWHEAT FAMILY</i>       |
| <i>Eriogonum fasciculatum</i> var. <i>polifolium</i> | Interior California buckwheat |
| <i>Eriogonum fasciculatum</i>                        | California buckwheat          |
| <i>Eriogonum gracile</i>                             | slender buckwheat             |
| <i>SOLANACEAE</i>                                    | <i>NIGHTSHADE FAMILY</i>      |
| <i>Lycium andersonii</i>                             | box-thorn                     |
| <i>ZYGOPHULLACEAE</i>                                | <i>CALTROP FAMILY</i>         |
| <i>Larrea tridentata</i>                             | creosote bush                 |
| MONOCOTYLEDONES                                      | MONOCOTS                      |
| <i>POACEAE</i>                                       | <i>GRASS FAMILY</i>           |
| <i>Schismus barbatus</i> *                           | Mediterranean schismus        |
| <i>Vulpia myuros</i> *                               | fescue                        |

Floral compendia identified during surveys were recorded in terms of relative abundance and host habitat type. Floral taxonomy used in this report follows the *Jepson Manual* (Hickman 1993) and for sensitive species, the *California Native Plant Society Rare Plant Inventory*, 5<sup>th</sup> Edition (Pavlik and Skinner 1994). Additional common plant names are taken from Munz (1974) and Sawyer and Keeler-Wolf (2009)

## **Appendix D      Wildlife Compendia**

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## APPENDIX D

### Wildlife Compendia

The following is a list of wildlife species recorded by CASC at the Loyal Brothers Project Site in Hesperia, California July 2021. Presence may be noted if a species is seen or hears, or identified by the presence of tracks, scat, or other sign.

\*Indicates introduced nonnative species

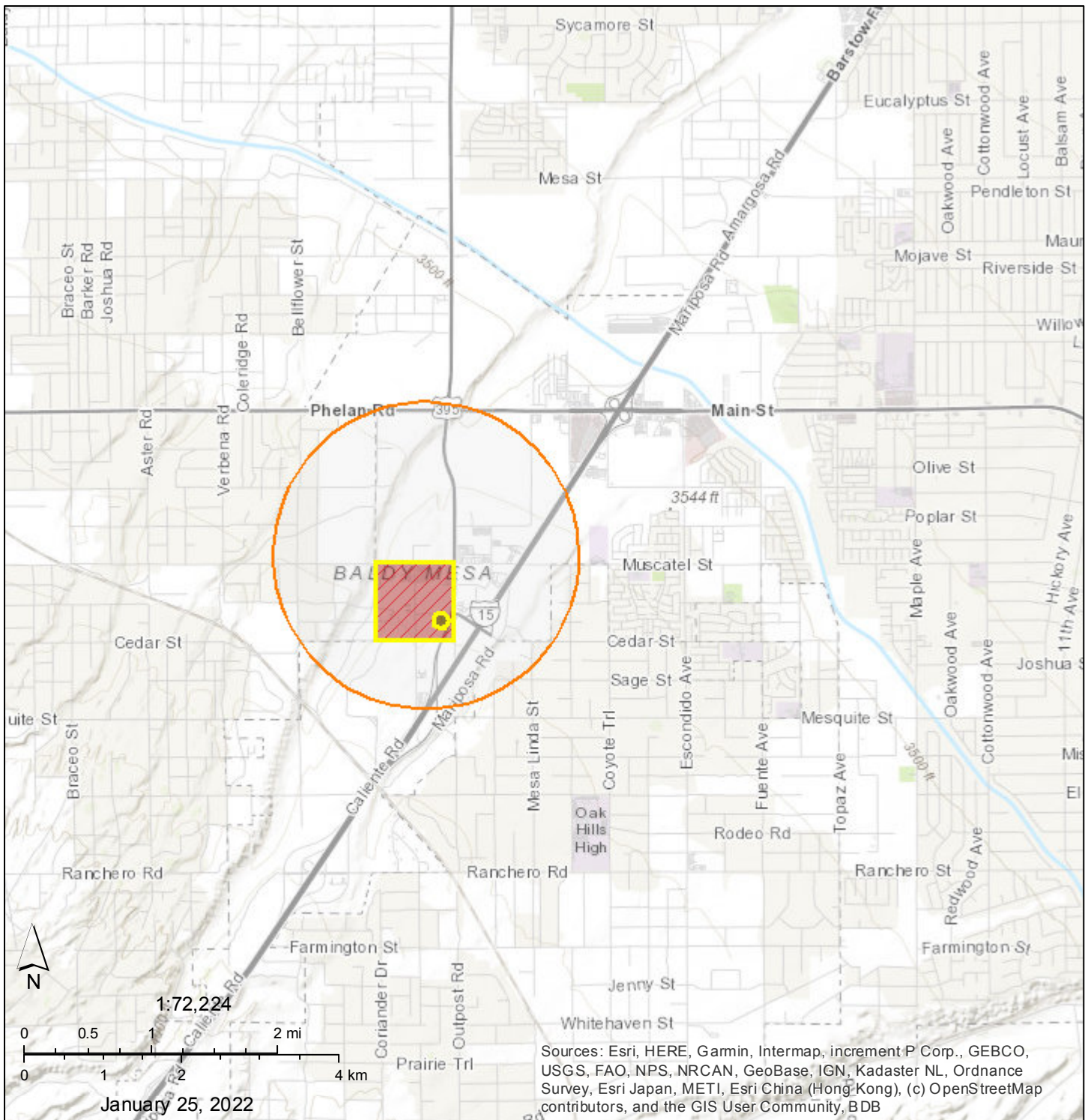
| SPECIES/SCIENTIFIC NAME               | COMMON NAME                     |
|---------------------------------------|---------------------------------|
| <b>REPTILIA</b>                       | <b>REPTILES</b>                 |
| <i>IGUANIDAE</i>                      | <i>IGUANID LIZARDS</i>          |
| <i>Sceloporus occidentalis</i>        | western fence lizard            |
| <b>AVES</b>                           | <b>BIRDS</b>                    |
| <i>ACCIPITRIDAE</i>                   | <i>KITES, HAWKS, AND EAGLES</i> |
| <i>Cathartes aura</i>                 | turkey vulture                  |
| <i>COLUMBIDAE</i>                     | <i>PIGEONS AND DOVES</i>        |
| <i>Zenaida macroura</i>               | mourning dove                   |
| <i>TROCHILIDAE</i>                    | <i>HUMMINGBIRDS</i>             |
| <i>Calypte anna</i>                   | Anna's hummingbird              |
| <i>CORVIDAE</i>                       | <i>CROWS AND RAVENS</i>         |
| <i>Corvus brachyrhynchos</i>          | American crow                   |
| <i>Corvus corax</i>                   | common raven                    |
| <i>TROGLODYTIDAE</i>                  | <i>WRENS</i>                    |
| <i>Campylorhynchus brumeicapillus</i> | cactus wren                     |
| <i>FRINGILLIDAE</i>                   | <i>FINCHES</i>                  |
| <i>Carpodacus mexicanus</i>           | house finch                     |
| <b>MAMMALIA</b>                       | <b>MAMMALS</b>                  |
| <i>LEPORIDAE</i>                      | <i>RABBITS AND HARES</i>        |
| <i>Lepus californicus</i>             | black-tailed jackrabbit         |
| <b>MAMMALIA</b>                       | <b>MAMMALS</b>                  |
| <i>CANIDAE</i>                        | <i>DOGS, FOXES, AND ALLIES</i>  |
| <i>Canis latrans</i>                  | coyote (scat and tracks)        |

Taxonomy and nomenclature follows Behr (1998) and Laudenslayer et.al. (1991. A checklist of the amphibians, reptiles, birds, and mammals of California. California Fish and Game 77:109-141.), Sibley (2000) and the American Ornithologists' Union (1998. The A.O.U. Checklist of North American Birds, 7<sup>th</sup> Ed. American Ornithologists' Union, Washington D.C.

## Appendix E CDFW BIOS Map

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# Map of Project Area 1-Mile Radius



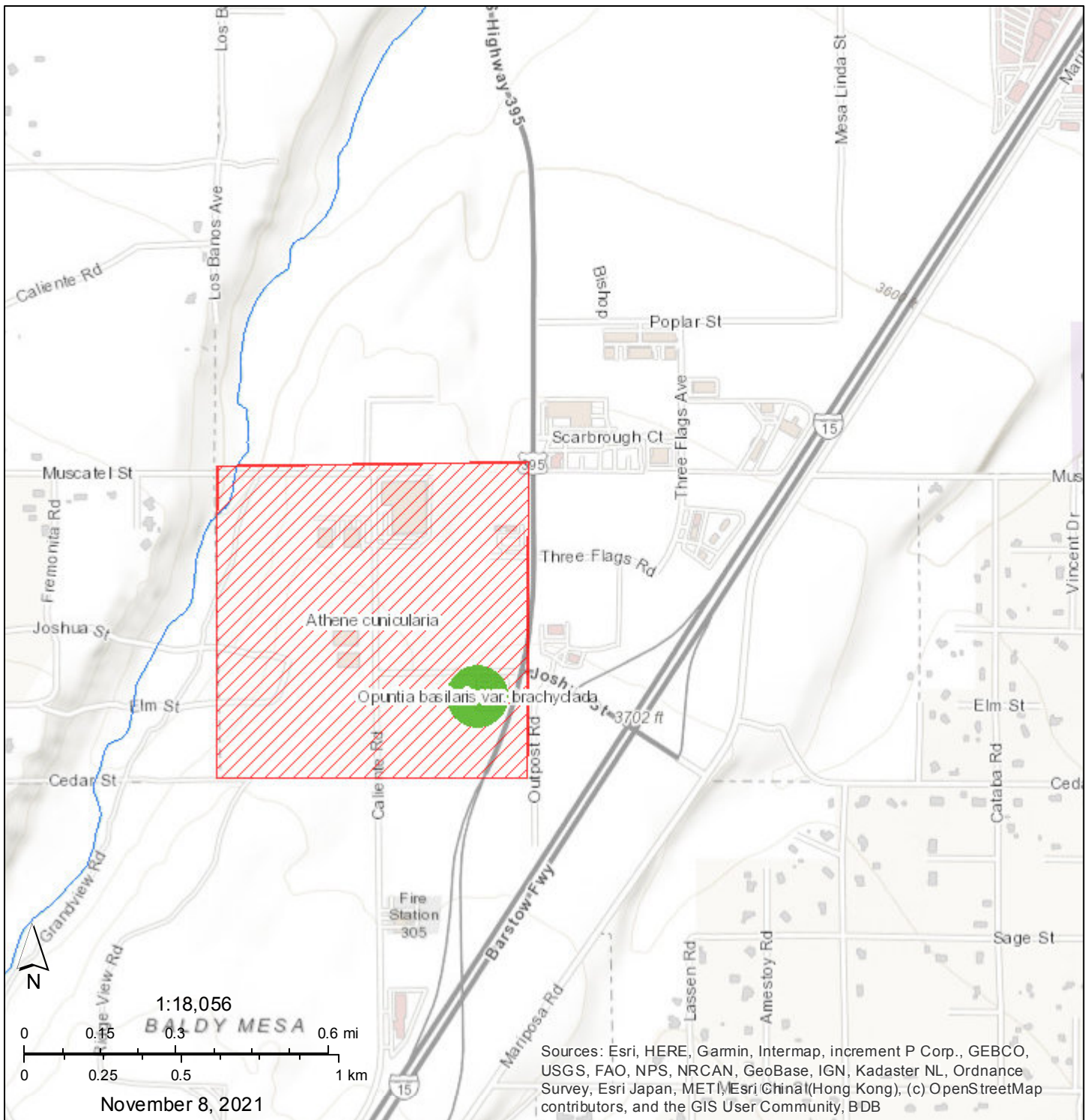
## California Natural Diversity Database (CNDDDB) Commercial [ds85]

- |  |                      |  |                                  |
|--|----------------------|--|----------------------------------|
|  | Plant (80m)          |  | Animal (non-specific)            |
|  | Plant (specific)     |  | Animal (circular)                |
|  | Plant (non-specific) |  | Terrestrial Comm. (80m)          |
|  | Plant (circular)     |  | Terrestrial Comm. (specific)     |
|  | Animal (80m)         |  | Terrestrial Comm. (non-specific) |
|  | Animal (specific)    |  | Terrestrial Comm. (circular)     |

- |  |                              |
|--|------------------------------|
|  | Aquatic Comm. (80m)          |
|  | Aquatic Comm. (specific)     |
|  | Aquatic Comm. (non-specific) |
|  | Aquatic Comm. (circular)     |
|  | Multiple (80m)               |
|  | Multiple (specific)          |
|  | Multiple (non-specific)      |

- |  |                                  |
|--|----------------------------------|
|  | Multiple (circular)              |
|  | Sensitive EO's (Commercial only) |

# Map of Project Area



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, BDB

## California Natural Diversity Database (CNDDB) Commercial [ds85]

- Plant (80m)
- ▨ Plant (specific)
- ⋯ Plant (non-specific)
- Plant (circular)
- ▬ Animal (80m)
- ⋯ Animal (specific)

- ▨ Animal (non-specific)
- Animal (circular)
- Terrestrial Comm. (80m)
- ▨ Terrestrial Comm. (specific)
- ⋯ Terrestrial Comm. (non-specific)
- Terrestrial Comm. (circular)

- Aquatic Comm. (80m)
- ▨ Aquatic Comm. (specific)
- ⋯ Aquatic Comm. (non-specific)
- Aquatic Comm. (circular)
- ▬ Multiple (80m)
- ⋯ Multiple (specific)
- ⋯ Multiple (non-specific)

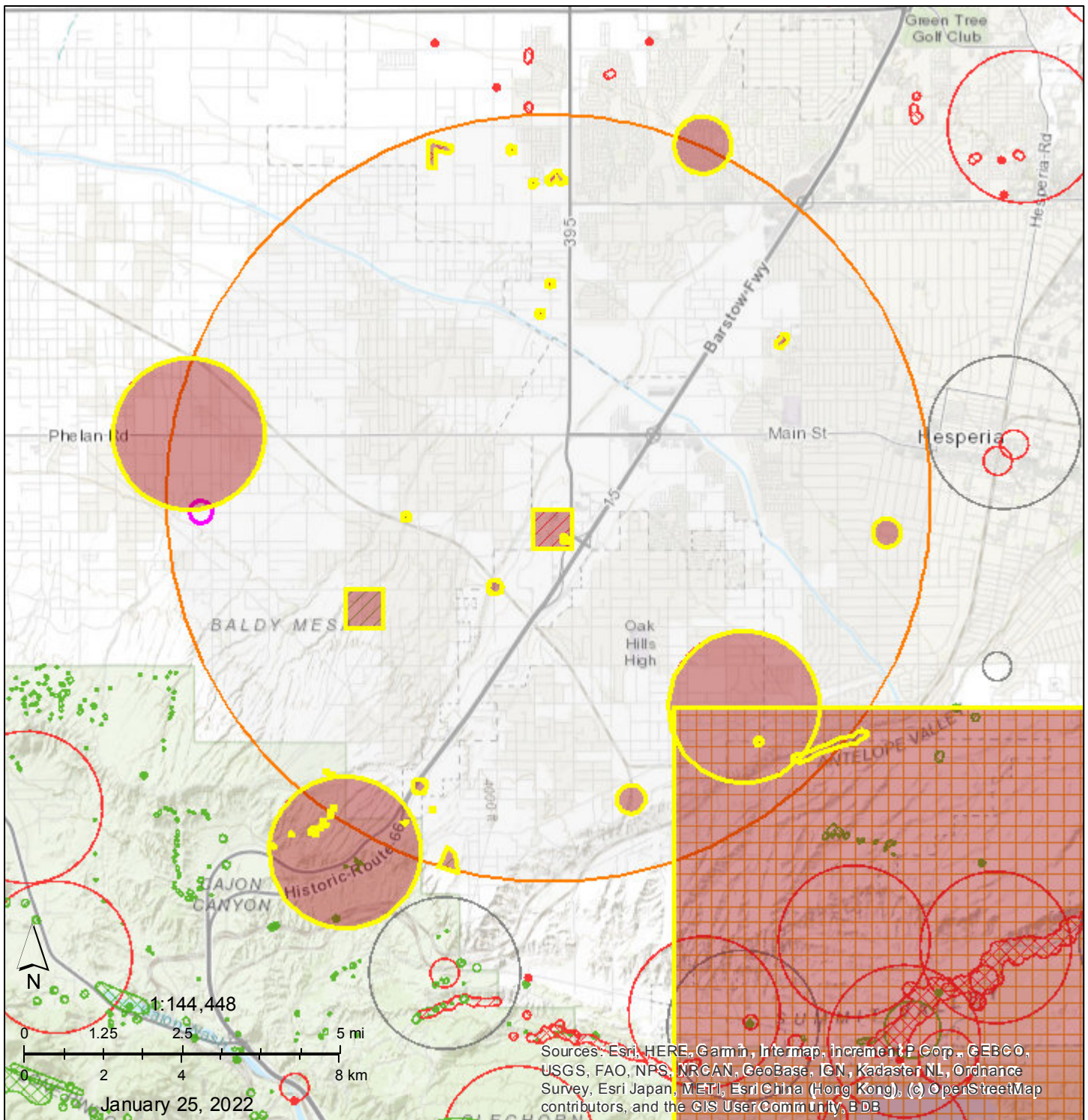
- Multiple (circular)
- Sensitive EO's (Commercial only)

California Natural Diversity Database (CNDDB) Commercial [ds85]

| Scientific Name                    | Common Name            | Element Code | Occ Number | MAPNDX | EONDX | Key Quad Code | Key Quad Name | Key County Code | Accuracy          | Presence        | Occ Type                  | Occ Rank | Sensitive | Site Date | Elm Date | Owner Management | Federal Status | State Status | Global Rank | State Rank | Rare Plant Rank | CDFW Status | Other Status                  | Symbology | Taxon Group |
|------------------------------------|------------------------|--------------|------------|--------|-------|---------------|---------------|-----------------|-------------------|-----------------|---------------------------|----------|-----------|-----------|----------|------------------|----------------|--------------|-------------|------------|-----------------|-------------|-------------------------------|-----------|-------------|
| Athene cunicularia                 | burrowing owl          | ABNSB10010   | 255        | 36996  | 31993 | 3411744       | Baldy Mesa    | SBD             | non-specific area | Presumed Extant | Natural/Native occurrence | Good     | N         | 19890610  | 19890610 | CALTRANS         | None           | None         | G4          | S3         |                 | SSC         | BLM_S; IUCN_LC; USFWS_BCC     | 203       | Birds       |
| Opuntia basilaris var. brachyclada | short-joint beavertail | PDCAC0D053   | 20         | 38936  | 33943 | 3411744       | Baldy Mesa    | SBD             | 80 meters         | Presumed Extant | Natural/Native occurrence | Poor     | N         | 19890323  | 19890323 | CALTRANS         | None           | None         | G5T3        | S3         | 1B.2            |             | BLM_S; SB_CalBG/RSABG; USFS_S | 101       | Dicots      |



# Map of Project Area 5-Mile Radius



## California Natural Diversity Database (CNDDB) Commercial [ds85]

- Plant (80m)
- Plant (specific)
- Plant (non-specific)
- Plant (circular)
- Animal (80m)
- Animal (specific)

- Animal (non-specific)
- Animal (circular)
- Terrestrial Comm. (80m)
- Terrestrial Comm. (specific)
- Terrestrial Comm. (non-specific)
- Terrestrial Comm. (circular)

- Aquatic Comm. (80m)
- Aquatic Comm. (specific)
- Aquatic Comm. (non-specific)
- Aquatic Comm. (circular)
- Multiple (80m)
- Multiple (specific)
- Multiple (non-specific)

- Multiple (circular)
- Sensitive EO's (Commercial only)



## California Natural Diversity Database (CNDDB) Commercial [ds85]

| Scientific Name                      | Common Name            | Element Code | Occ Number | MAPNDX | EONDX  | Key Quad Code | Key Quad Name   | Key County Code | Accuracy          | Presence        | Occ Type                  | Occ Rank  | Sensitive | Site Date | Elm Date | Owner Management          | Federal Status | State Status | Global Rank | State Rank | Rare Plant Rank | CDFW Status | Other Status                           | Symbolog |
|--------------------------------------|------------------------|--------------|------------|--------|--------|---------------|-----------------|-----------------|-------------------|-----------------|---------------------------|-----------|-----------|-----------|----------|---------------------------|----------------|--------------|-------------|------------|-----------------|-------------|----------------------------------------|----------|
| Phrynosoma blainvillii               | coast horned lizard    | ARACF12100   | 224        | 03148  | 28000  | 3411744       | Baldy Mesa      | SBD             | 1 mile            | Extirpated      | Natural/Native occurrence | None      | N         | 19920516  | XXXXXXX  | PVT                       | None           | None         | G3G4        | S3S4       |                 | SSC         | BLM_S; IUCN_LC                         | 204      |
| Phrynosoma blainvillii               | coast horned lizard    | ARACF12100   | 244        | 03171  | 27993  | 3411734       | Cajon           | SBD             | 1 mile            | Presumed Extant | Natural/Native occurrence | Unknown   | N         | XXXXXXX   | XXXXXXX  | USFS-SAN BERNARDINO NF    | None           | None         | G3G4        | S3S4       |                 | SSC         | BLM_S; IUCN_LC                         | 204      |
| Asio otus                            | long-eared owl         | ABNSB13010   | 15         | 03285  | 25557  | 3411734       | Cajon           | SBD             | 1/5 mile          | Presumed Extant | Natural/Native occurrence | Unknown   | N         | 19500312  | 19500312 | UNKNOWN                   | None           | None         | G5          | S3?        |                 | SSC         | IUCN_LC                                | 204      |
| Accipiter cooperii                   | Cooper's hawk          | ABNKC12040   | 4          | 03390  | 27356  | 3411743       | Hesperia        | SBD             | 1/5 mile          | Presumed Extant | Natural/Native occurrence | Unknown   | N         | 19520503  | 19520503 | UNKNOWN                   | None           | None         | G5          | S4         |                 | WL          | IUCN_LC                                | 204      |
| Athene cucularia                     | burrowing owl          | ABNSB10010   | 255        | 36996  | 31993  | 3411744       | Baldy Mesa      | SBD             | non-specific area | Presumed Extant | Natural/Native occurrence | Good      | N         | 19890610  | 19890610 | CALTRANS                  | None           | None         | G4          | S3         |                 | SSC         | BLM_S; IUCN_LC; USFWS_BCC              | 203      |
| Opuntia basilaris var. brachyclada   | short-joint beavertail | PDCAC0D053   | 20         | 38936  | 33943  | 3411744       | Baldy Mesa      | SBD             | 80 meters         | Presumed Extant | Natural/Native occurrence | Poor      | N         | 19890323  | 19890323 | CALTRANS                  | None           | None         | G5T3        | S3         | 1B.2            |             | BLM_S; SB_CalBG/RSABG; USFS_S          | 101      |
| Opuntia basilaris var. brachyclada   | short-joint beavertail | PDCAC0D053   | 12         | 03175  | 21479  | 3411744       | Baldy Mesa      | SBD             | non-specific area | Presumed Extant | Natural/Native occurrence | Fair      | N         | 19861124  | 19861124 | UNKNOWN                   | None           | None         | G5T3        | S3         | 1B.2            |             | BLM_S; SB_CalBG/RSABG; USFS_S          | 103      |
| Setophaga petechia                   | yellow warbler         | ABPBX03010   | 29         | 03321  | 24913  | 3411743       | Hesperia        | SBD             | 1 mile            | Presumed Extant | Natural/Native occurrence | Unknown   | N         | 19530510  | 19530510 | UNKNOWN                   | None           | None         | G5          | S3S4       |                 | SSC         | USFWS_BCC                              | 204      |
| Xerospermophilus mohavensis          | Mohave ground squirrel | AMAFB05150   | 318        | 62236  | 62272  | 3411744       | Baldy Mesa      | SBD             | 80 meters         | Presumed Extant | Natural/Native occurrence | Good      | N         | 20050713  | 20050713 | PVT                       | None           | Threatened   | G2G3        | S2S3       |                 |             | BLM_S; IUCN_VU                         | 201      |
| Loeflingia squarrosa var. artemisium | sagebrush loeflingia   | PDCAR0E011   | 20         | 64626  | 64705  | 3411744       | Baldy Mesa      | SBD             | 80 meters         | Presumed Extant | Natural/Native occurrence | Fair      | N         | 20050426  | 20050426 | PVT                       | None           | None         | G5T3        | S2         | 2B.2            |             | BLM_S                                  | 101      |
| Athene cucularia                     | burrowing owl          | ABNSB10010   | 948        | 69405  | 70181  | 3411744       | Baldy Mesa      | SBD             | specific area     | Presumed Extant | Natural/Native occurrence | Good      | N         | 20060227  | 20060227 | PVT                       | None           | None         | G4          | S3         |                 | SSC         | BLM_S; IUCN_LC; USFWS_BCC              | 202      |
| Canbya candida                       | white pygmy-poppy      | PDPAP05020   | 3          | 27631  | 925    | 3411733       | Silverwood Lake | SBD             | non-specific area | Presumed Extant | Natural/Native occurrence | Unknown   | N         | 19800603  | 19800603 | UNKNOWN                   | None           | None         | G3G4        | S3S4       | 4.2             |             | SB_CalBG/RSABG; USFS_S                 | 803      |
| Athene cucularia                     | burrowing owl          | ABNSB10010   | 1041       | 71314  | 72219  | 3411744       | Baldy Mesa      | SBD             | 80 meters         | Presumed Extant | Natural/Native occurrence | Good      | N         | 20070629  | 20070326 | PVT                       | None           | None         | G4          | S3         |                 | SSC         | BLM_S; IUCN_LC; USFWS_BCC              | 201      |
| Athene cucularia                     | burrowing owl          | ABNSB10010   | 949        | 69406  | 70182  | 3411744       | Baldy Mesa      | SBD             | specific area     | Presumed Extant | Natural/Native occurrence | Good      | N         | 20060227  | 20060227 | PVT                       | None           | None         | G4          | S3         |                 | SSC         | BLM_S; IUCN_LC; USFWS_BCC              | 202      |
| Athene cucularia                     | burrowing owl          | ABNSB10010   | 1042       | 71316  | 72220  | 3411743       | Hesperia        | SBD             | specific area     | Presumed Extant | Natural/Native occurrence | Excellent | N         | 20060228  | 20060228 | PVT-KB HOME               | None           | None         | G4          | S3         |                 | SSC         | BLM_S; IUCN_LC; USFWS_BCC              | 202      |
| Gopherus agassizii                   | desert tortoise        | ARAAF01012   | 66         | 72320  | 73283  | 3411744       | Baldy Mesa      | SBD             | 1/10 mile         | Presumed Extant | Natural/Native occurrence | Good      | N         | 20000621  | 20000621 | UNKNOWN                   | Threatened     | Threatened   | G3          | S2S3       |                 |             | IUCN_VU                                | 204      |
| Phrynosoma blainvillii               | coast horned lizard    | ARACF12100   | 566        | 76183  | 77173  | 3411733       | Silverwood Lake | SBD             | 80 meters         | Presumed Extant | Natural/Native occurrence | Fair      | N         | 20080424  | 20080424 | PVT-SCE, CITY OF HESPERIA | None           | None         | G3G4        | S3S4       |                 | SSC         | BLM_S; IUCN_LC                         | 201      |
| Opuntia basilaris var. brachyclada   | short-joint beavertail | PDCAC0D053   | 65         | 77517  | 78357  | 3411734       | Cajon           | SBD             | specific area     | Presumed Extant | Natural/Native occurrence | Unknown   | N         | 20060629  | 20060629 | USFS-SAN BERNARDINO NF    | None           | None         | G5T3        | S3         | 1B.2            |             | BLM_S; SB_CalBG/RSABG; USFS_S          | 102      |
| Opuntia basilaris var. brachyclada   | short-joint beavertail | PDCAC0D053   | 93         | 77554  | 78416  | 3411744       | Baldy Mesa      | SBD             | 80 meters         | Presumed Extant | Natural/Native occurrence | Good      | N         | 20061011  | 20061011 | PVT                       | None           | None         | G5T3        | S3         | 1B.2            |             | BLM_S; SB_CalBG/RSABG; USFS_S          | 101      |
| Opuntia basilaris var. brachyclada   | short-joint beavertail | PDCAC0D053   | 71         | 77523  | 78371  | 3411734       | Cajon           | SBD             | non-specific area | Presumed Extant | Natural/Native occurrence | Good      | N         | 20100605  | 20100605 | BLM                       | None           | None         | G5T3        | S3         | 1B.2            |             | BLM_S; SB_CalBG/RSABG; USFS_S          | 103      |
| Calochortus palmeri var. palmeri     | Palmer's mariposa-lily | PMLIL0D122   | 49         | 27631  | 81205  | 3411733       | Silverwood Lake | SBD             | non-specific area | Presumed Extant | Natural/Native occurrence | Unknown   | N         | 19800603  | 19800603 | UNKNOWN                   | None           | None         | G3T2        | S2         | 1B.2            |             | BLM_S; SB_CalBG/RSABG; SB_SBBG; USFS_S | 803      |
| Lanius ludovicianus                  | loggerhead shrike      | ABPBR01030   | 53         | 80994  | 81984  | 3411744       | Baldy Mesa      | SBD             | 80 meters         | Presumed Extant | Natural/Native occurrence | Fair      | N         | 20070410  | 20070410 | PVT                       | None           | None         | G4          | S4         |                 | SSC         | IUCN_LC; USFWS_BCC                     | 201      |
| Xerospermophilus mohavensis          | Mohave ground squirrel | AMAFB05150   | 11         | 03300  | 24275  | 3411743       | Hesperia        | SBD             | 2/5 mile          | Extirpated      | Natural/Native occurrence | None      | N         | 19770701  | 19770701 | PVT                       | None           | Threatened   | G2G3        | S2S3       |                 |             | BLM_S; IUCN_VU                         | 204      |
| Opuntia basilaris var. brachyclada   | short-joint beavertail | PDCAC0D053   | 64         | 77515  | 78355  | 3411734       | Cajon           | SBD             | non-specific area | Presumed Extant | Natural/Native occurrence | Unknown   | N         | 20170323  | 20170323 | UNKNOWN                   | None           | None         | G5T3        | S3         | 1B.2            |             | BLM_S; SB_CalBG/RSABG; USFS_S          | 103      |
| Opuntia basilaris var. brachyclada   | short-joint beavertail | PDCAC0D053   | 70         | 77522  | 78370  | 3411734       | Cajon           | SBD             | specific area     | Presumed Extant | Natural/Native occurrence | Unknown   | N         | 20170627  | 20170627 | USFS-SAN BERNARDINO NF    | None           | None         | G5T3        | S3         | 1B.2            |             | BLM_S; SB_CalBG/RSABG; USFS_S          | 102      |
| Opuntia basilaris var. brachyclada   | short-joint beavertail | PDCAC0D053   | 198        | B4211  | 117135 | 3411734       | Cajon           | SBD             | specific area     | Presumed Extant | Natural/Native occurrence | Unknown   | N         | 20141024  | 20141024 | USFS-SAN BERNARDINO NF    | None           | None         | G5T3        | S3         | 1B.2            |             | BLM_S; SB_CalBG/RSABG; USFS_S          | 102      |

|                      |                        |            |    |       |        |         |                    |     |        |                    |                              |         |   |          |          |  |      |            |      |      |  |  |        |     |
|----------------------|------------------------|------------|----|-------|--------|---------|--------------------|-----|--------|--------------------|------------------------------|---------|---|----------|----------|--|------|------------|------|------|--|--|--------|-----|
| Charina<br>umbratica | southern<br>rubber boa | ARADA01011 | 97 | A7942 | 120615 | 3411733 | Silverwood<br>Lake | SBD | 1 mile | Presumed<br>Extant | Natural/Native<br>occurrence | Unknown | Y | 1990XXXX | 1990XXXX |  | None | Threatened | G2G3 | S2S3 |  |  | USFS_S | 999 |
|----------------------|------------------------|------------|----|-------|--------|---------|--------------------|-----|--------|--------------------|------------------------------|---------|---|----------|----------|--|------|------------|------|------|--|--|--------|-----|