APPENDIX C2

WESTERN JOSHUA TREE CENSUS REPORT

CARLSBAD
CLOVIS
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

September 26, 2025

Daniel R. Patneaude
DRP Enterprises, LLC
P.O. Box 4428
Palm Springs, CA 92263

Subject: Western Joshua Tree Census for the Sun Mesa (Billings) Mini Storage Project in Yucca Valley, San Bernardino County, California (LSA Project No. 20252490)

Dear Mr. Patneaude:

This letter report documents the results of a census of western Joshua trees (*Yucca brevifolia var. brevifolia*) conducted at the request of DRP Enterprises, LLC, for the Sun Mesa (Billings) Mini Storage project (project) on Assessor's Parcel Numbers 0597-111-67-0000. The 4.34-acre site is on the southwest corner of Newton Lane and Sun Mesa Road, north of Buena Vista Drive in Yucca Valley, San Bernardino County, California. Figure 1 (all figures provided in Attachment A) provides project location.

The Joshua tree census survey was conducted to comply with the permitting requirements of the Western Joshua Tree Conservation Act and California Department of Fish and Wildlife guidelines. This project is in the reduced fee area, as described in Fish and Game Code section 1927.3.

METHODS

The Western Joshua tree census was conducted on November 1, 2023, from 6:30 a.m. to 3:15 p.m. by LSA arborist Stan Spencer, senior biologist Christina Van Oosten and assistant biologist Eva Newby. Weather conditions during the census were clear, with winds of 0-2 miles per hour (mph) and temperatures from 66-78 Degrees Fahrenheit (°F).

The study area for the census includes the 4.34-acre project site plus a 15-meter (49-foot) buffer area around the site (Figure 2). They surveyed the study area on foot by walking 30-foot transects. The transect spacing provided for complete visual coverage of Joshua trees of all size classes on the site. As access was not provided to the buffer area, Joshua trees were surveyed from the edge of the project site (Assessor's Parcel Numbers 0597-111-67-0000). Each living or dead Joshua tree in the study area was assigned a unique identification number, tagged, photographed, and mapped using Global Positioning System (GPS) technology (datum WGS 84). Each Joshua tree stem or trunk arising from the ground was considered an individual tree. For each Joshua tree, the arborist recorded size class, maturity, and flowering/fruiting status. The collected information for each Joshua tree is provided in Table A (Attachment B). Figure 2 shows Joshua tree locations. Photographs of the Joshua trees are provided in Figure 3.

STAFF BACKGROUND

Dr. Spencer has a Ph.D. in botany from Claremont Graduate University (1997) and is an International Society of Arboriculture Certified Arborist (WE-9358A). He has conducted arborist studies throughout Southern California since 2003, including Joshua tree inventories in Los Angeles and San

Bernardino counties as well as Joshua tree relocation monitoring. Dr. Spencer is knowledgeable of Joshua tree ecology and identification and experienced in inventorying and assessing Joshua trees for general health and suitability for transplanting. Dr. Spencer can be contacted at 951-232-4124 or stan.spencer@lsa.net. Ms. Van Oosten has a B.S. in Zoology from California State Polytechnic University, Pomona (2008) and is a desert ecologist with more than 10 years' experience in the Southwest. She is knowledgeable of Joshua tree ecology and identification and experienced in inventorying and assessing Joshua trees for general health. Ms. Van Oosten is under the tutelage of Dr. Spencer to become an arborist herself and has conducted Joshua tree inventories in Kern and San Bernardino counties.

RESULTS

As shown in Table A, Joshua Tree Census Data, 98 Joshua trees were found in the study area: 87 on the project site and 11 in the buffer area. Fifty-eight of the 87 within the project site are alive, with 4 greater than 5 meters (16.4 feet), 27 are between 1 meter (3.8 feet) to less than 5 meters (16.4 feet), and the remaining 27 are less than 1 meter (3.8 feet) in height.

The 11 Joshua trees in the buffer area are spread through the eastern side of the project. Eight of the 11 are alive, with 1 greater than 5 meters (16.4 feet), 5 are between 1 meter (3.8 feet) to less than 5 meters (16.4 feet), and 2 are less than 1 meter (3.8 feet) in height. No Joshua tree seedlings were found in the study area or the buffer. No flowering or fruiting was observed for the current year.

If you have any questions about this Joshua tree census, please contact me at (626) 215-0329 or christina.vanoosten@lsa.net.

Sincerely,

LSA Associates, Inc.



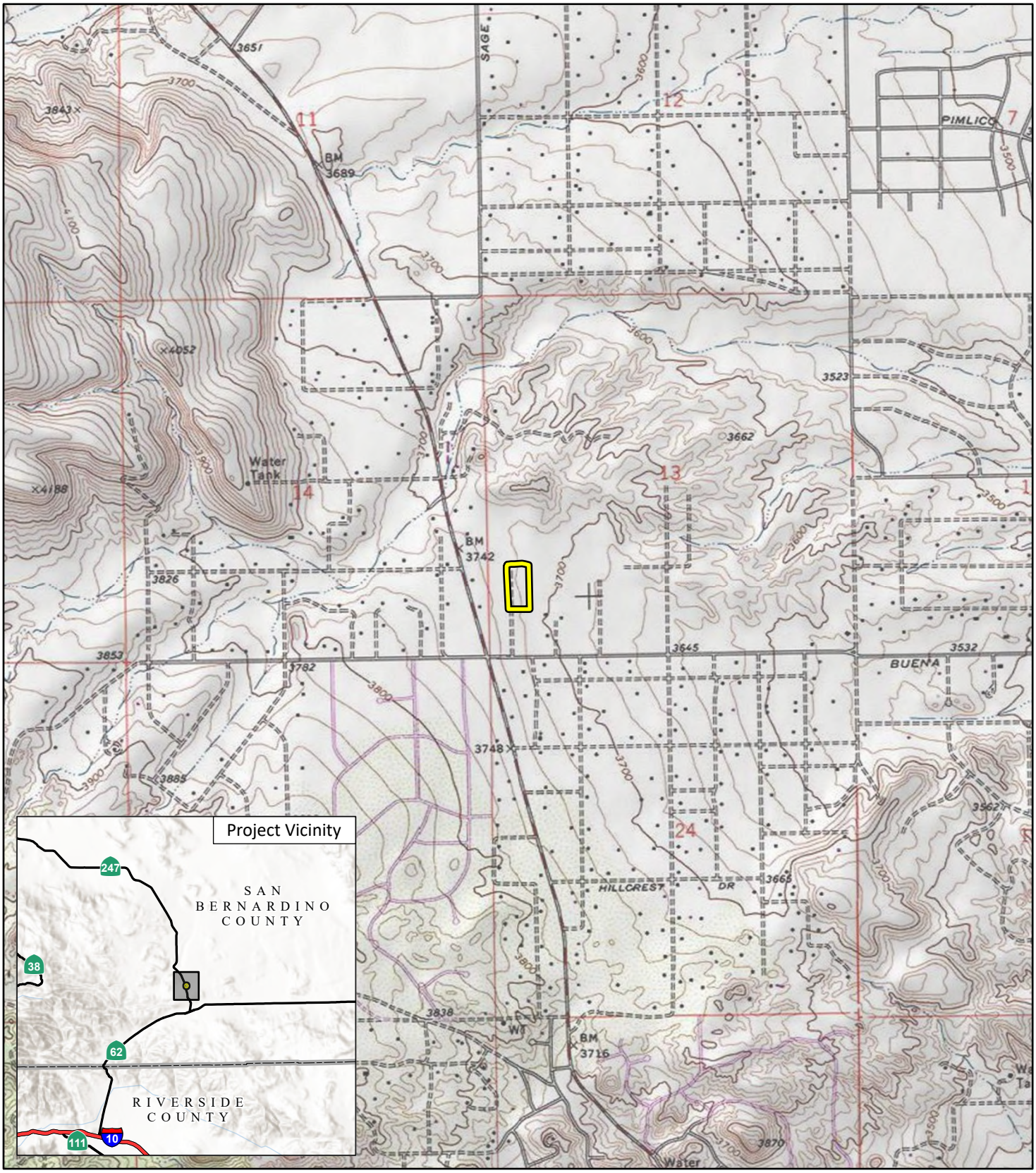
Christina Van Oosten
Senior Biologist

Attachments: A: Figure 1—Project Location
Figure 2—Joshua Tree Census
Figure 3—Representative Tree Photographs
B: Table A

ATTACHMENT A

FIGURES

Figure 1: Project Location
Figure 2: Joshua Tree Census
Figure 3: Joshua Tree Photographs



Project Area

FIGURE 1

N

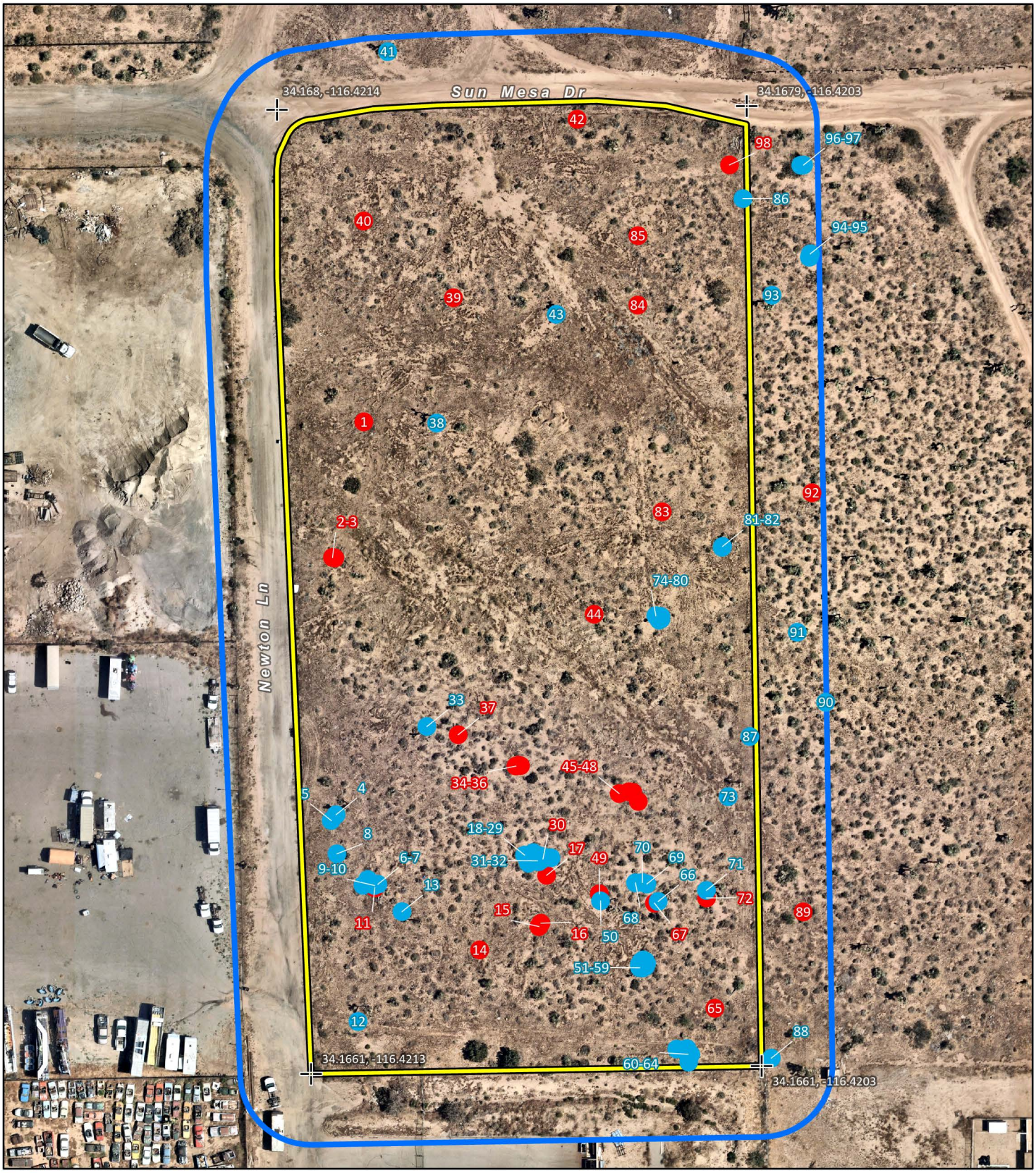
0 1000 2000
FEET

SOURCE: USGS 7.5' Quad - *Yucca Valley North (1989)*, CA

Sun Mesa (Billings) Mini Storage Project

Project Location

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LSA

Project Area

Study Area

Joshua Trees

Alive

Dead

0 14 28

Meters

FIGURE 2

Sun Mesa (Billings) Mini Storage Project

Joshua Tree Census

SOURCE: Nearmap Aerial Imagery (June 12, 2023)

J:\20231230\GIS\Pro\Sun Mesa Mini Storage Project\Sun Mesa Mini Storage Project.aprx (11/14/2023)



Photo 1: Tree 1



Photo 2: Tree 2



Photo 3: Tree 3



Photo 4: Tree 4



Photo 5: Tree 5



Photo 6: Tree 6



Photo 7: Tree 7



Photo 8: Tree 8



Photo 9: Tree 9



Photo 10: Tree 10



Photo 11: Tree 11



Photo 12: Tree 12

LSA

Sun Mesa (Billings) Mini Storage
Representative Tree Photographs

I:\20231230\G\Tree_Photos.cdr (11/14/2023)



Photo 13: Tree 13



Photo 14: Tree 14



Photo 15: Tree 15



Photo 16: Tree 16



Photo 17: Tree 17



Photo 18: Tree 18



Photo 19: Tree 19



Photo 20: Tree 20



Photo 21: Tree 21



Photo 22: Tree 22



Photo 23: Tree 23



Photo 24: Tree 24

LSA

FIGURE 3

Sun Mesa (Billings) Mini Storage
Representative Tree Photographs

I:\20231230\G\Tree_Photos.cdr (11/14/2023)



Photo 25: Tree 25



Photo 26: Tree 26



Photo 27: Tree 27



Photo 28: Tree 28



Photo 29: Tree 29



Photo 30: Tree 30



Photo 31: Tree 31



Photo 32: Tree 32



Photo 33: Tree 33



Photo 34: Tree 34



Photo 35: Tree 35



Photo 36: Tree 36



Photo 37: Tree 37



Photo 38: Tree 38



Photo 39: Tree 29



Photo 40: Tree 40



Photo 41: Tree 41



Photo 42: Tree 42



Photo 43: Tree 43



Photo 44: Tree 44



Photo 45: Tree 45



Photo 46: Tree 46



Photo 47: Tree 47



Photo 48: Tree 48

LSA

FIGURE 3

Sun Mesa (Billings) Mini Storage
Representative Tree Photographs

I:\20231230\G\Tree_Photos.cdr (11/14/2023)



Photo 49: Tree 49



Photo 50: Tree 50



Photo 51: Tree 51



Photo 52: Tree 52



Photo 53: Tree 53



Photo 54: Tree 54



Photo 55: Tree 55



Photo 56: Tree 56



Photo 57: Tree 57



Photo 58: Tree 58



Photo 59: Tree 59



Photo 60: Tree 60

LSA

FIGURE 3

Sun Mesa (Billings) Mini Storage
Representative Tree Photographs

I:\20231230\G\Tree_Photos.cdr (11/14/2023)



Photo 61: Tree 61



Photo 62: Tree 62



Photo 63: Tree 63



Photo 64: Tree 64



Photo 65: Tree 65



Photo 66: Tree 66



Photo 67: Tree 67



Photo 68: Tree 68



Photo 69: Tree 69



Photo 70: Tree 70



Photo 71: Tree 71



Photo 72: Tree 72

LSA

FIGURE 3

Sun Mesa (Billings) Mini Storage
Representative Tree Photographs

I:\20231230\G\Tree_Photos.cdr (11/14/2023)



Photo 73: Tree 73



Photo 74: Tree 74



Photo 75: Tree 75



Photo 76: Tree 76



Photo 77: Tree 77



Photo 78: Tree 78

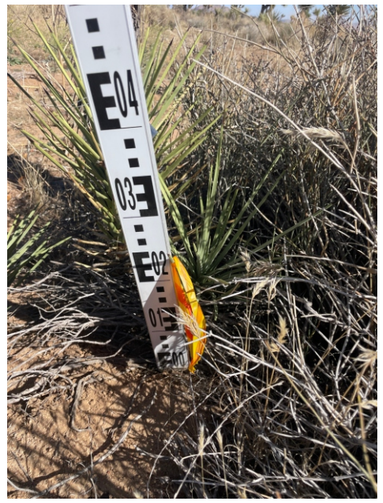


Photo 79: Tree 79



Photo 80: Tree 80



Photo 81: Tree 81



Photo 82: Tree 82



Photo 83: Tree 83



Photo 84: Tree 84



Photo 85: Tree 85



Photo 86: Tree 86



Photo 87: Tree 87



Photo 88: Tree 88 in buffer. No property access.



Photo 89: Tree 89 in buffer. No property access.



Photo 90: Tree 90 in buffer. No property access.



Photo 91: Tree 91 in buffer. No property access.



Photo 92: Tree 92 in buffer. No property access.



Photo 69: Tree 69 in buffer. No property access.



Photo 70: Tree 70 in buffer. No property access.



Photo 71: Tree 71 in buffer. No property access.



Photo 96: Tree 96 in buffer. No property access.

LSA

FIGURE 3

Sun Mesa (Billings) Mini Storage
Representative Tree Photographs

I:\20231230\G\Tree_Photos.cdr (11/14/2023)



Photo 97: Tree 97 in buffer. No property access.



Photo 98: Tree 98 in buffer. No property access.

LSA

FIGURE 3

Sun Mesa (Billings) Mini Storage
Representative Tree Photographs

I:\20231230\G\Tree_Photos.cdr (11/14/2023)

ATTACHMENT B

TABLE A

Table A: Joshua Tree Census Data

Tree Number	Latitude (WGS 84)	Longitude (WGS 84)	Size Class[1]	Live or Dead?	Mature (Branched)?	Flowering or Fruiting Stage?	Project Impact to Tree (Removal, Trim, Relocation, Other, or None)	Project Activity Within 15 Meters?
1	34.167359	-116.421207	B	Dead	Yes	None	Removal	Yes
2	34.167102	-116.421284	B	Dead	Unknown	None	Removal	Yes
3	34.167101	-116.421278	B	Dead	Yes	None	Removal	Yes
4	34.166611	-116.421285	C	Live	Yes	None	Removal	Yes
5	34.1666	-116.421296	B	Live	Yes	None	Removal	Yes
6	34.166477	-116.421191	B	Live	Yes	None	Removal	Yes
7	34.166487	-116.421214	B	Live	Yes	None	Removal	Yes
8	34.166536	-116.421284	A	Live	No	None	Removal	Yes
9	34.166475	-116.421199	A	Live	No	None	Removal	Yes
10	34.166476	-116.421226	A	Live	No	None	Removal	Yes
11	34.16647	-116.421199	B	Dead	Yes	None	Removal	Yes
12	34.166216	-116.421242	C	Live	Yes	None	Removal	Yes
13	34.166424	-116.421137	B	Live	Yes	None	Removal	Yes
14	34.166349	-116.42096	B	Dead	Yes	None	Removal	Yes
15	34.166392	-116.420823	B	Dead	Yes	None	Removal	Yes
16	34.166398	-116.420819	B	Dead	Unknown	None	Removal	Yes
17	34.166489	-116.420804	B	Dead	No	None	Removal	Yes
18	34.166528	-116.420854	B	Live	Yes	None	Removal	Yes
19	34.166525	-116.420811	B	Live	No	None	Removal	Yes
20	34.166529	-116.420833	B	Live	Unknown	None	Removal	Yes
21	34.166514	-116.420846	B	Live	No	None	Removal	Yes
22	34.166523	-116.42084	B	Live	No	None	Removal	Yes
23	34.166526	-116.420819	B	Live	No	None	Removal	Yes
24	34.166522	-116.420793	A	Live	No	None	Removal	Yes
25	34.166523	-116.420825	A	Live	No	None	Removal	Yes
26	34.166513	-116.420845	A	Live	No	None	Removal	Yes
27	34.166517	-116.420837	A	Live	No	None	Removal	Yes
28	34.166533	-116.420834	A	Live	Unknown	None	Removal	Yes
29	34.166518	-116.420816	A	Live	Yes	None	Removal	Yes
30	34.16652	-116.420812	A	Dead	No	None	Removal	Yes

Table A: Joshua Tree Census Data

Tree Number	Latitude (WGS 84)	Longitude (WGS 84)	Size Class[1]	Live or Dead?	Mature (Branched)?	Flowering or Fruiting Stage?	Project Impact to Tree (Removal, Trim, Relocation, Other, or None)	Project Activity Within 15 Meters?
31	34.166517	-116.420825	A	Live	No	None	Removal	Yes
32	34.166515	-116.420821	A	Live	No	None	Removal	Yes
33	34.166776	-116.421073	B	Live	Yes	None	Removal	Yes
34	34.166698	-116.42087	B	Dead	Yes	None	Removal	Yes
35	34.166699	-116.42086	B	Dead	Yes	None	Removal	Yes
36	34.1667	-116.420864	B	Dead	No	None	Removal	Yes
37	Yes	-116.421002	B	Dead	Unknown	None	Removal	Yes
38	Yes	-116.42104	C	Live	Yes	None	Removal	Yes
39	Yes	-116.420997	B	Dead	Yes	None	Removal	Yes
40	Yes	-116.42120	B	Dead	Yes	None	Removal	Yes
41	Yes	-116.421139	C	Live	Yes	None	Other (in buffer)	Yes
42	Yes	-116.420707	B	Dead	Yes	None	Removal	Yes
43	Yes	-116.420761	B	Live	Yes	None	Removal	Yes
44	Yes	-116.420685	B	Dead	Yes	None	Removal	Yes
45	Yes	-116.420634	B	Dead	Yes	None	Removal	Yes
46	Yes	-116.420603	B	Dead	Unknown	None	Removal	Yes
47	Yes	-116.420612	B	Dead	No	None	Removal	Yes
48	Yes	-116.420591	B	Dead	Unknown	None	Removal	Yes
49	Yes	-116.420684	B	Dead	Yes	None	Removal	Yes
50	Yes	-116.420681	C	Live	Yes	None	Removal	Yes
51	Yes	-116.420594	B	Live	Yes	None	Removal	Yes
52	Yes	-116.420586	B	Live	Yes	None	Removal	Yes
53	Yes	-116.420578	A	Live	Unknown	None	Removal	Yes
54	Yes	-116.420588	A	Live	No	None	Removal	Yes
55	Yes	-116.42058	A	Live	Unknown	None	Removal	Yes
56	Yes	-116.420594	A	Live	No	None	Removal	Yes
57	Yes	-116.420591	A	Live	Unknown	None	Removal	Yes
58	Yes	-116.42058	A	Live	No	None	Removal	Yes
59	Yes	-116.420587	A	Live	Unknown	None	Removal	Yes
60	Yes	-116.420486	B	Live	Yes	None	Removal	Yes

Table A: Joshua Tree Census Data

Tree Number	Latitude (WGS 84)	Longitude (WGS 84)	Size Class[1]	Live or Dead?	Mature (Branched)?	Flowering or Fruiting Stage?	Project Impact to Tree (Removal, Trim, Relocation, Other, or None)	Project Activity Within 15 Meters?
61	Yes	-116.420512	A	Live	No	None	Removal	Yes
62	Yes	-116.420485	A	Live	Unknown	None	Removal	Yes
63	Yes	-116.42048	B	Live	Yes	None	Removal	Yes
64	Yes	-116.420488	A	Live	No	None	Removal	Yes
65	Yes	-116.420423	B	Dead	Unknown	None	Removal	Yes
66	Yes	-116.420549	B	Live	Yes	None	Removal	Yes
67	Yes	-116.420558	B	Dead	Unknown	None	Removal	Yes
68	Yes	-116.42060	B	Live	Yes	None	Removal	Yes
69	Yes	-116.420574	B	Live	Unknown	None	Removal	Yes
70	Yes	-116.420585	A	Live	No	None	Removal	Yes
71	Yes	-116.420438	B	Live	Yes	None	Removal	Yes
72	Yes	-116.420438	B	Dead	No	None	Removal	Yes
73	Yes	-116.420384	B	Live	Yes	None	Removal	Yes
74	Yes	-116.420544	B	Live	Yes	None	Removal	Yes
75	Yes	-116.420537	B	Live	No	None	Removal	Yes
76	Yes	-116.420532	A	Live	Unknown	None	Removal	Yes
77	Yes	-116.420532	A	Live	No	None	Removal	Yes
78	Yes	-116.420536	A	Live	No	None	Removal	Yes
79	Yes	-116.420538	A	Live	Unknown	None	Removal	Yes
80	Yes	-116.420535	A	Live	Unknown	None	Removal	Yes
81	Yes	-116.420388	B	Live	Yes	None	Removal	Yes
82	Yes	-116.420389	B	Live	Unknown	None	Removal	Yes
83	Yes	-116.420526	B	Dead	Unknown	None	Removal	Yes
84	Yes	-116.420574	B	Dead	Unknown	None	Removal	Yes
85	Yes	-116.420571	B	Dead	Yes	None	Removal	Yes
86	Yes	-116.420329	B	Live	Yes	None	Removal	Yes
87	Yes	-116.420332	B	Live	Yes	None	Removal	Yes
88	Yes	-116.420295	B	Live	Unknown	None	Other (in buffer)	Yes
89	Yes	-116.420216	B	Dead	Unknown	None	Other (in buffer)	Yes
90	Yes	-116.420157	B	Live	Yes	None	Other (in buffer)	Yes

Table A: Joshua Tree Census Data

Tree Number	Latitude (WGS 84)	Longitude (WGS 84)	Size Class[1]	Live or Dead?	Mature (Branched)?	Flowering or Fruiting Stage?	Project Impact to Tree (Removal, Trim, Relocation, Other, or None)	Project Activity Within 15 Meters?
91	Yes	-116.42022	B	Live	Yes	None	Other (in buffer)	Yes
92	Yes	-116.420181	B	Dead	Yes	None	Other (in buffer)	Yes
93	Yes	-116.420266	B	Live	Yes	None	Other (in buffer)	Yes
94	Yes	-116.420176	B	Live	Yes	None	Other (in buffer)	Yes
95	Yes	-116.420179	A	Live	No	None	Other (in buffer)	Yes
96	Yes	-116.420189	A	Live	No	None	Other (in buffer)	Yes
97	Yes	-116.420195	B	Live	Yes	None	Other (in buffer)	Yes
98	Yes	-116.420359	B	Dead	Yes	None	Removal	Yes

Source: Compiled by LSA (2023)

[1] A = Height less than 1 meter (3.8 feet) ; B = Height 1 m (3.8 feet) to less than 5 m (16.4 feet); C = Height 5 m (16.4 feet) or more.