

October 21, 2025

High Desert Center LLC

Re: Biological Addendum Letter for High Desert Center, LLC, (APN: 0588-021, 28 & 29 & 0588-016-01) located in Yucca Valley, CA. RCA #2024-140 BA ADDENDUM

Dear: High Desert Center, LLC:

At the request of the project proponent, RCA Associates, Inc. conducted a biological resources assessment of the entire site including the parking lot area located to the north for the property referenced above to evaluate the site for the presence of pertinent biological issues such as endangered species or landscapes. The project proponent had omitted the proposed parking lot portion on the original documents submitted but has decided to add the parking lot portion back to the plans. Surveys for the entire property site were conducted on October 17 & 21, 2024. The portion that was originally surveyed then omitted is approximately 0.87-acres. The property is located southwest of the intersection of Pueblo Trail and Chula Vista Ave. in Yucca Valley, California (APN: 0588-021, 28 & 29 & 0588-016-01). The property site is located in Section 6, Township 1 South, Range 6 East (USGS Yucca Valley South, CA 7.5-minute quadrangle) (Figures 1 and 2). The area that was surveyed has been cleared of all vegetation and was previously used as a dirt parking lot in the past. Plants observed during the October 17 & 21, 2024 surveys included ruderal species encompassing Kelch grass cheatgrasses, and tumbleweed. The surveys were conducted by Mr. Ryan D. Hunter and Brian S. Bunyi of RCA Associates, Inc. The purpose of the survey was to evaluate the project area for the existence of any endangered species, biological resources, or Jurisdictional waters. This includes a survey for all living and dead western Joshua trees as well as any significant remnant pieces of western Joshua trees.

Methodologies

Pedestrian surveys were walked throughout the survey area and biologists from RCA Associates, Inc. evaluated the site for the presence of any endangered species, biological resources, or Jurisdictional waters on October 17 & 21, 2024, from 0930 to 0230 each day. Weather conditions consisted of wind speeds of 0 to 5 mph, temperatures in the low 70's (°F) (AM), and 0% cloud cover. Survey transects were walked throughout the property at a distance of 10 meters until the entire survey area had been covered.

Results

Based on the results of the October 17 & 21, 2024, field investigations, there were no western Joshua trees located within the proposed parking lot area on the northern portion of the site. No changes to the existing Desert Native Plant Protection Plan and Western Joshua Tree Conservation Act Census performed on October 17 & 21, 2024 are needed. There were no significant biological resources identified that were observed on site that would be negatively impacted or would require additional surveys at this time. The proposed parking lot area does not have any jurisdictional water features or areas on site, so an additional Jurisdictional delineation will not be needed. It is the professional opinion of RCA Associates Inc. that there is no need for additional focused surveys pertaining to biological resources on site such as western Joshua trees, jurisdictional waters, or other endangered species or species of focus. Preconstruction presence absence surveys may be required 30 days prior to groundbreaking for the burrowing owl.

If you have any questions, please call me Ryan D. Hunter at (760) 596-0017 or Brian S. Bunyi at (760) 998-7165.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan D. Hunter". The signature is fluid and cursive, with a large initial "R" and "H".

Ryan D. Hunter
President and Senior Biologist
RCA Associates, Inc.

References

California Burrowing Owl Consortium

1993. Burrowing Owl Survey Protocol and Mitigation Guidelines

California Department of Fish and Game

March 7, 2012. Staff Report on Burrowing Owl Mitigation. 34 pp.

California Department of Fish and Game

2023. Rarefind 5 Natural Diversity Database. Habitat and Data Analysis Branch. Sacramento, CA.

California Native Plant Society

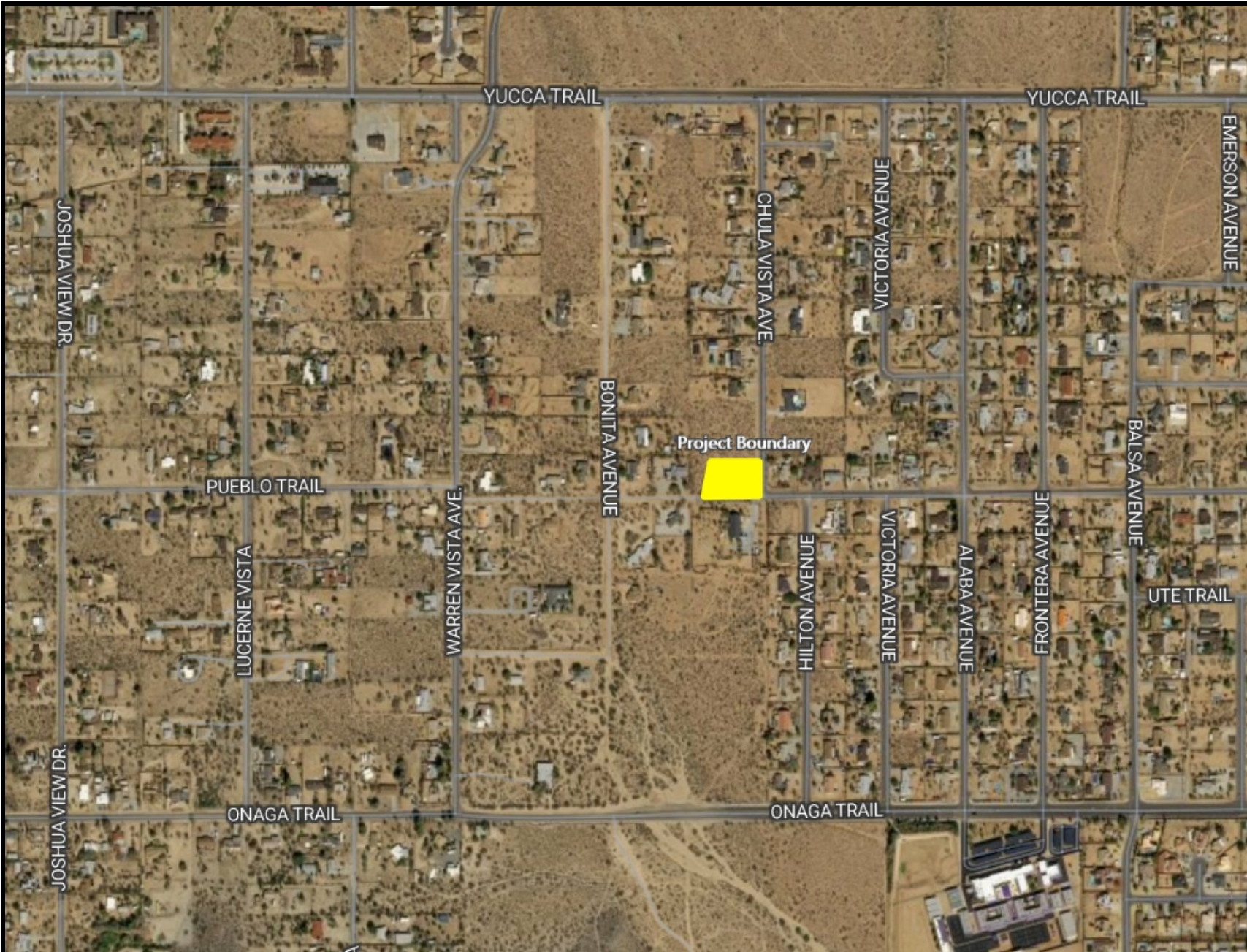
2001. Inventory of Rare and Endangered Plants of California (sixth edition). Rare Plant Scientific Advisory Committee, David P. Tibor, Convening Editor. California Native Plant Society. Sacramento, CA

Johnson, H.

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

Western Joshua Tree Conservation Act 1927. Added by Stats. 2023, Ch. 51, Sec. 5. (SB 122) Effective July 10, 2023. Conditionally operative pursuant to Section 1927.2.

FIGURES




Legend
 Project Boundary



Figure 1: Regional Exhibit

Produced By: RCA Associates Inc.

SW of the Intersection of Pueblo Trail and Chula Vista Ave. in Yucca Valley, CA.

Source:	Uinta Software
Acreeage:	0.87-acres (Approximately)
Project #:	2024-140 BA Addendum





Legend

 Project Boundary



Figure 2: Vicinity Exhibit

Produced By: RCA Associates Inc.

SW of the Intersection of Pueblo Trail and Chula Vista Ave. in Yucca Valley, CA.

Source:	Uinta Software
Acreege:	0.87-acres (Approximately)
Project #:	2024-140 BA Addendum

