

APPENDIX C3
PLANT SURVEY REPORT

September 26, 2025

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

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

Dear Mr. Patneau:

This letter report documents the findings of a spring plant survey conducted at the request of DRP Enterprises, LLC, for the Sun Mesa (Billings) Mini Storage Project (project) on Assessor's Parcel Number 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. The elevation of the project site ranges from approximately 3,710 to 3,726 ft above mean sea level (amsl). Figure 1 (provided in Attachment B) shows the project location.

The survey was conducted to document the presence of any special-status species detectable during the time of the survey. Yucca Valley's annual rainfall varies significantly year-to-year but generally receives around 3-6 inches of rain annually. The rainy season occurs from approximately late November to late March. The 2023-2024 season rainfall to date at the time of the survey, based on records at the Yucca Valley Airport, was 7.9 inches.¹ A survey had previously been conducted for Western Joshua tree (*Yucca brevifolia*), a State candidate species.

METHODS

The plant survey was conducted by LSA botanist Stan Spencer, PhD, and LSA biologists Christina Van Oosten and Julia Lung on May 7, 2024, from 9:45 and 11:50 a.m., for a total of 6 person hours of survey effort. The survey was conducted in a manner consistent with California Native Plant Society (CNPS) 2001 guidelines.² The entire project site and adjacent right-of-way areas were surveyed by systematically walking along 15-meter (50-foot) wide, parallel line transects. Adjacent habitat in private properties to the south and east of the project site were visually surveyed from the property boundary, as no access was provided to those properties. The survey was floristic in nature, and all species observed on the site, including annual species that were past flower or dessicated, were identified to the degree required to determine rarity status.

¹ Weather Underground. Past weather for Station L22 Airport - KCAYUCCA49, <https://www.wunderground.com/dashboard/pws/KCAYUCCA49>, accessed 15 September 2025.

² California Native Plant Society. *CNPS Botanical Survey Guidelines*. June 2, 2001.

RESULTS AND DISCUSSION

No special-status plant species were observed during the survey except Western Joshua tree. A list of plant species observed in the study area is provided in Table A (Attachment A).

Please contact me at (951) 690-6309 or Christina Van Oosten at (626) 215-0329 if you have any questions regarding the results of this study.

Sincerely,

LSA Associates, Inc.



Stan Spencer
Associate/Botanist

Attachments: A: Table A – Vascular Plant Species Observed
B: Figure 1

ATTACHMENT A

TABLE A: VASCULAR PLANT SPECIES OBSERVED

Table A: Vascular Plant Species Observed

Scientific Name	Common Name
CONIFERS	
Cupressaceae	Cypress family
<i>Juniperus californica</i>	California juniper
GNETOPHYTES	
Ephedraceae	Ephedra family
<i>Ephedra nevadensis</i>	Nevada jointfir
EUDICOT FLOWERING PLANTS	
Asteraceae	Sunflower family
<i>Acamptopappus sphaerocephalus</i>	Rayless goldenhead
<i>Adenophyllum cooperi</i>	Adenophyllum
<i>Ambrosia dumosa</i>	White bur-sage
<i>Ambrosia salsola</i>	Burrobrush
<i>Baileya multiradiata</i>	Desert marigold
<i>Ericameria cooperi</i>	Cooper's goldenbush
<i>Stephanomeria exigua</i>	Small wreath-plant
Boraginaceae	Borage family
<i>Amsinckia tessellata</i>	Bristly fiddleneck
Brassicaceae	Mustard family
<i>Brassica tournefortii</i> *	Sahara mustard
<i>Hirschfeldia incana</i> *	Shortpod mustard
<i>Sisymbrium altissimum</i> *	Tall tumbledustard
<i>Sisymbrium irio</i> *	London rocket
Cactaceae	Cactus family
<i>Cylindropuntia echinocarpa</i>	Silver cholla
<i>Cylindropuntia ramosissima</i>	Diamond cholla
<i>Echinocereus engelmannii</i>	Hedgehog cactus
Chenopodiaceae	Saltbush family
<i>Atriplex canescens</i>	Fourwing saltbush
Euphorbiaceae	Spurge family
<i>Euphorbia albomarginata</i>	Rattlesnake weed
Fabaceae	Pea family
<i>Senegalia greggii</i>	Catclaw
<i>Senna armata</i>	Spiny senna
Geraniaceae	Geranium family
<i>Erodium cicutarium</i> *	Redstem stork's bill
Lamiaceae	Mint family
<i>Salvia columbariae</i>	Chia
<i>Scutellaria mexicana</i>	Bladder sage
Malvaceae	Mallow family
<i>Sphaeralcea ambigua</i>	Desert mallow
Nyctaginaceae	Four-o'clock family
<i>Mirabilis laevis</i>	Wishbone bush
Polygonaceae	Buckwheat family
<i>Eriogonum fasciculatum</i>	California buckwheat
<i>Eriogonum maculatum</i>	Buckwheat
Solanaceae	Nightshade family
<i>Lycium andersonii</i>	Water jacket

Table A: Vascular Plant Species Observed

Scientific Name	Common Name
<i>Lycium cooperi</i>	Peach thorn
Zygophyllaceae	Caltrop family
<i>Larrea tridentata</i>	Creosote bush
MONOCOTS FLOWERING PLANTS	
Agavaceae	Agave family
<i>Yucca brevifolia</i>	Joshua tree
<i>Yucca schidigera</i>	Mojave yucca

* non-native species

ATTACHMENT B

FIGURE 1

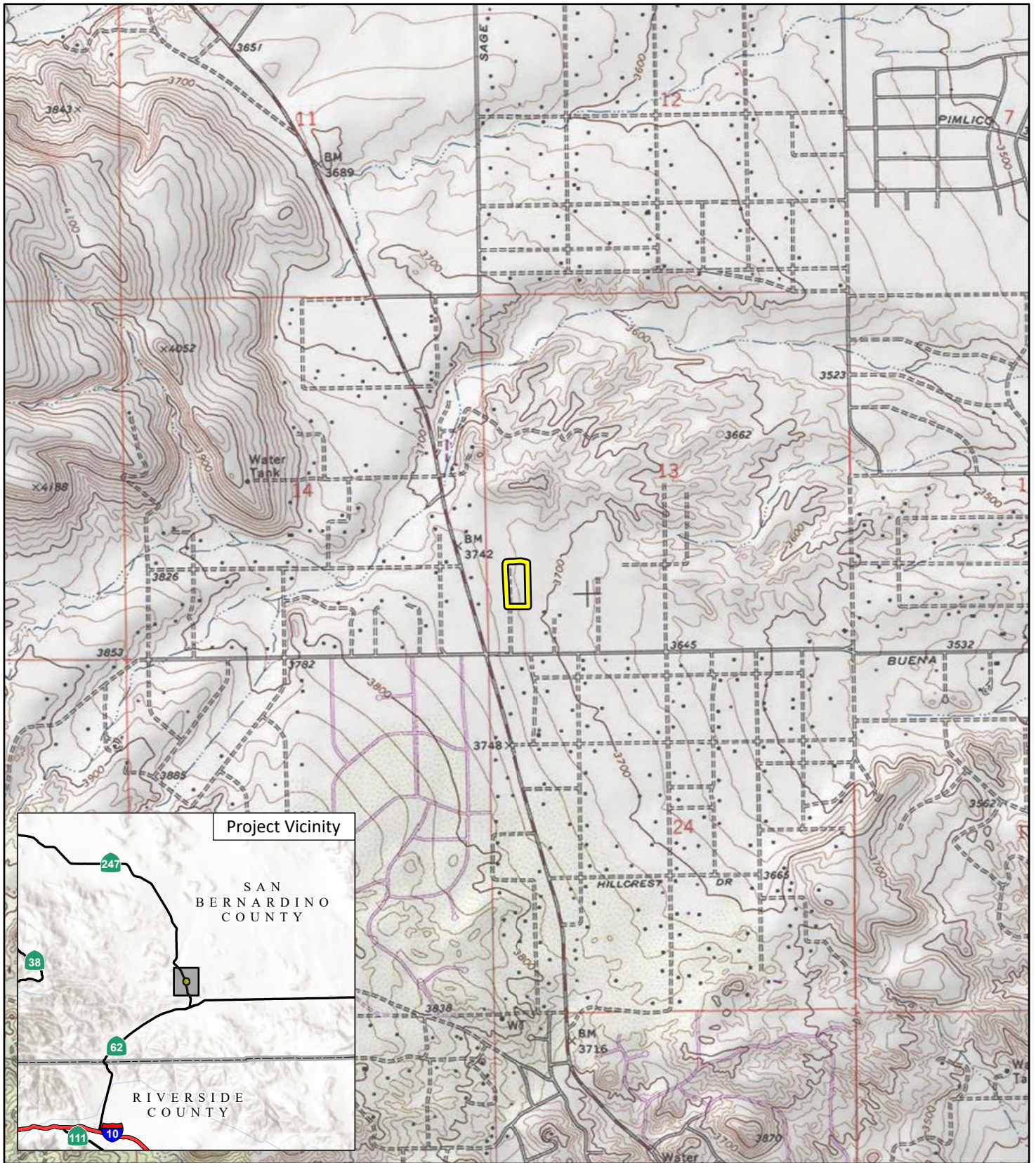



FIGURE 1

LSA

 Project Area



0 1000 2000
FEET

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

J:\20231230\GIS\Pro\Sun Mesa Mini Storage Project\Sun Mesa Mini Storage Project.aprx (11/16/2023)

Sun Mesa (Billings) Mini Storage Project
Project Location