Jurisdictional Delineation Report

CONDITIONAL USE PERMIT 210005

JURISDICTIONAL DELINEATION REPORT

PARADISE VALLEY RANCH
CENTER OF EXCELLENCE
RIVERSIDE COUNTY, CALIFORNIA
CUP 210005
HAN 200008

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December 21, 2021

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1.0 EXECUTIVE SUMMARY

The purpose of this Jurisdictional Delineation Report (JD) was to identify areas that potentially meet the regulatory jurisdiction of the U.S. Army Corps of Engineers (USACE) as Waters of the United States (WOTUS) pursuant to Section 404 of the Clean Water Act (33 USC 1344); Regional Water Quality Control Board (RWQCB) as Waters of the State (WOS) pursuant to Section 401 of the Clean Water Act and State Porter-Cologne Water Quality Control Act; and California Department of Fish and Wildlife (CDFW) as jurisdictional streambed and riparian habitat pursuant to Sections 1600 et seq. (CDFW 1600) of the California Fish and Game Code (CFG Code) for the proposed Center of Excellence and Wildfire Conservancy project (Project).

The Paradise Valley Ranch property (Property/Site), which recently completed a Lot Line Adjustment (LLA), is in unincorporated southwest Riverside County, east of the City of Hemet, approximately 4.0 aerial miles east of State Street, at the terminus of Cactus Valley Road.

The County of Riverside (County) conditionally approved and recorded the LLA involving three parcels on the Property on November 8, 2021. The final step for the LLA is for the three parcels to be assigned Assessor's Parcel Numbers (APN) by the Office of the County Recorder. One of the three parcels (47.75-acres) will be used for a Conditional Use Permit (CUP) that is required for the proposed Project. This legally recorded parcel will be referred to as "Parcel 3" herein to remain consistent with the legal description.

Parcel 3 was located within the southeastern portion of the Santa Ana Watershed. SBS personnel identified and mapped 16 potentially WOS/CDFW 1600 jurisdictional features. This included four ephemeral waterways, nine isolated ephemeral waterways/erosional gullies, two basin/berm areas, and one human-created pond. No wetland features were observed within Parcel 3. Additionally, no USACE WOTUS were determined to be present given that flows that do exit Parcel 3 dissipate in Cactus Valley and do not reach downstream Relatively Permanent Waterbodies (RPWs) or Traditionally Navigable Waters (TNWs).

The Project will avoid impacts to the 16 potentially jurisdictional features.

2.0 INTRODUCTION

The purpose of this Jurisdictional Delineation Report (JD) was to identify areas that potentially meet the regulatory jurisdiction of the USACE as WOTUS; RWQCB as WOS; and CDFW 1600 for the Project.

The Property is in unincorporated southwest Riverside County, east of the City of Hemet, approximately 4.0 aerial miles east of State Street, at the terminus of Cactus Valley Road. The Site address is 43700 Cactus Valley Road. Currently, the County is processing a LLA as described above. The Project parcel will be referred to as the "Parcel 3" herein. *Figure 1 - Regional Map* (Page 2) and *Figure 2 - Vicinity Map* (Page 3) depict the location of the Property and Parcel 3.

Parcel 3 was geographically located in Township 6 South, Range 1 East, Section 8 of the Hemet 7.5 Minute United States Geological Survey (USGS) California Quadrangle according to *Figure 3 - USGS Topographic Map* (Page 4). The Universal Transverse Mercator (UTM) coordinates of the center of Parcel 3 was Zone 11S; 509,091-meters East; 3,725,328-meters North; North American Datum 1983 (NAD83).

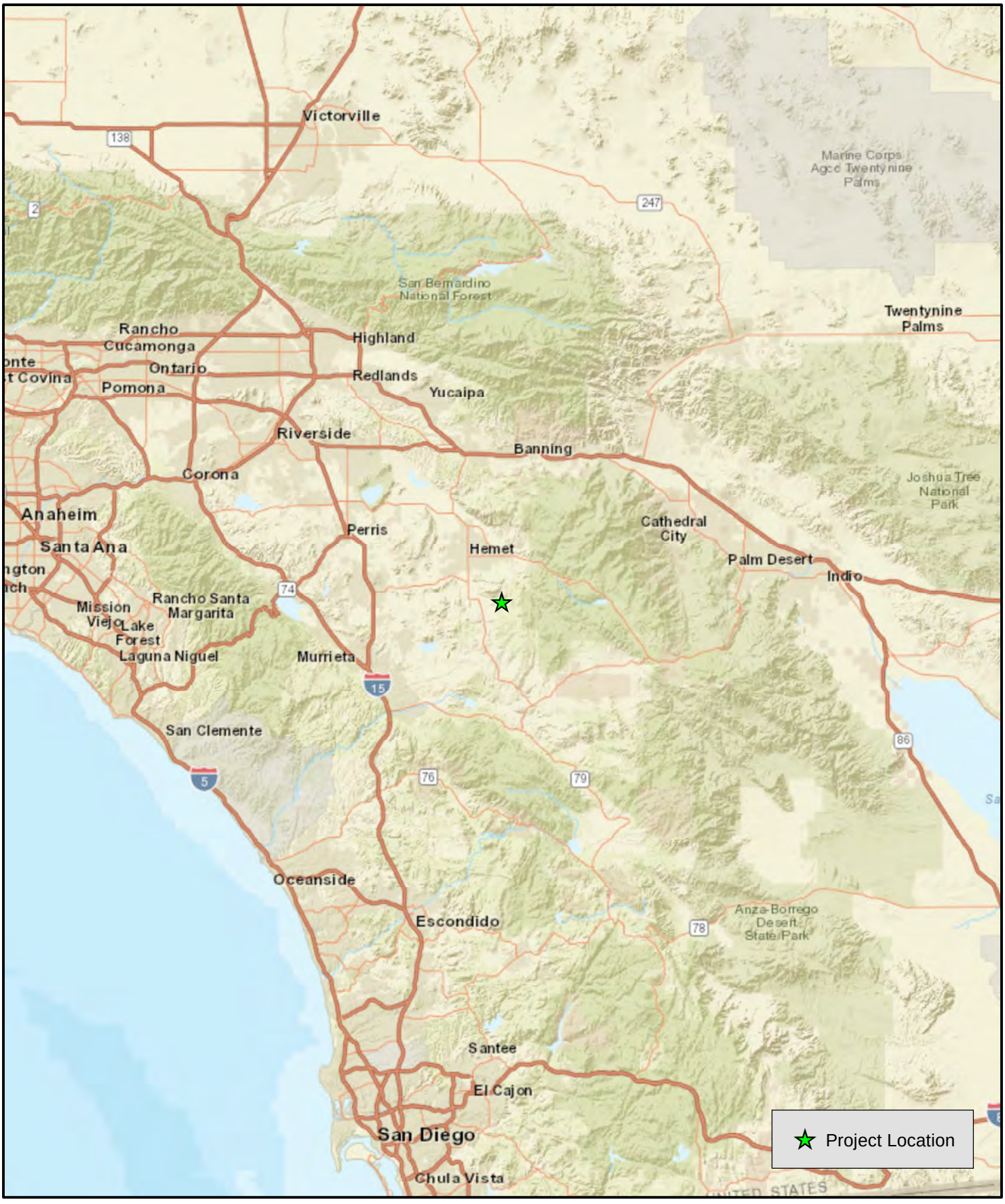

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FIGURE 1
Regional Map

DATE: December 3, 2021
COORDINATE SYSTEM: NAD 1983 UTM Zone 11
SOURCE: ESRI World Street Map, 4M

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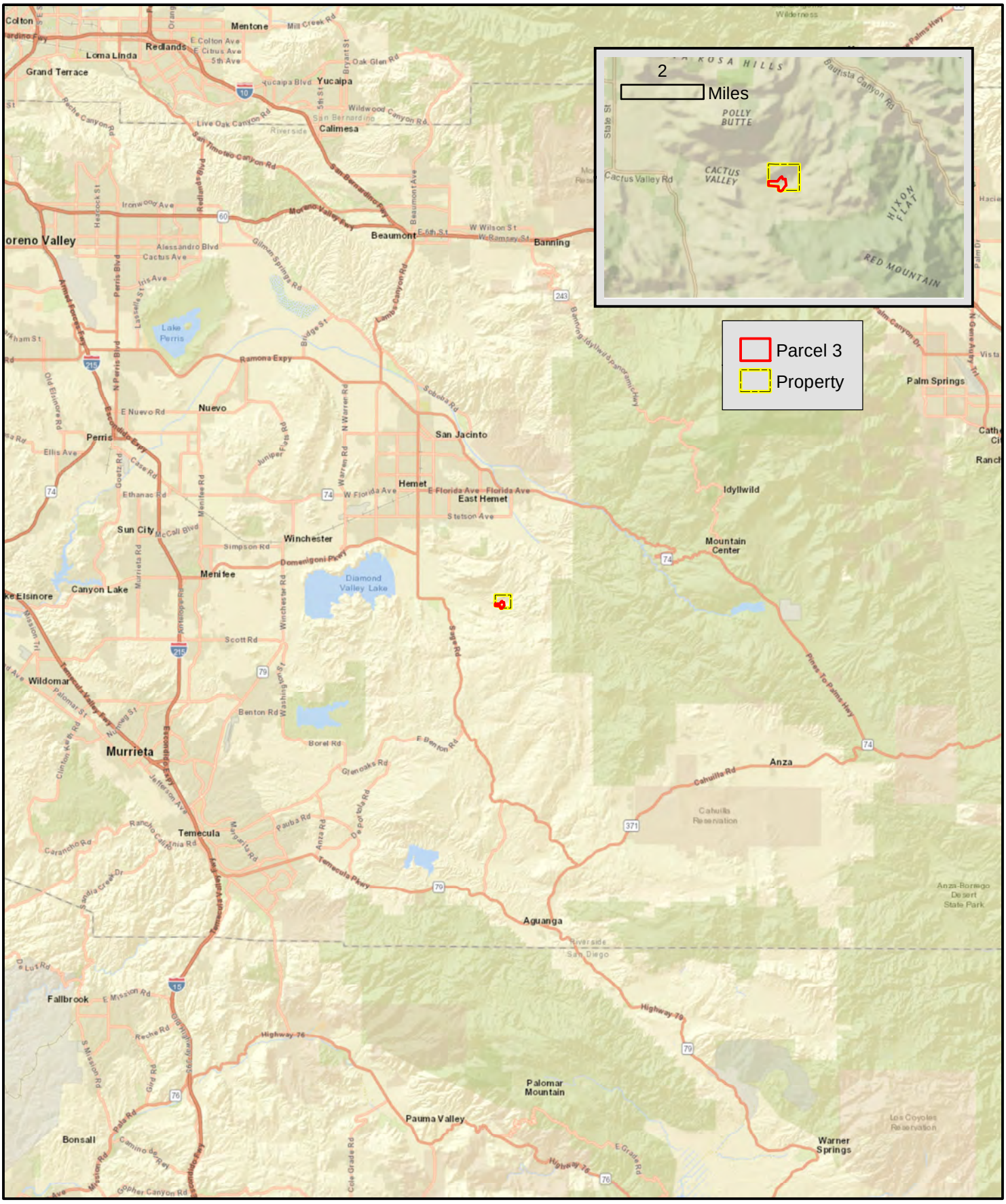

FIGURE 2
Vicinity Map

DATE: December 3, 2021
COORDINATE SYSTEM: NAD 1983 State Plane California VI FIPS 0406 (Feet)
SOURCE: ESRI World Street Map, National Geographic World Map, 4M

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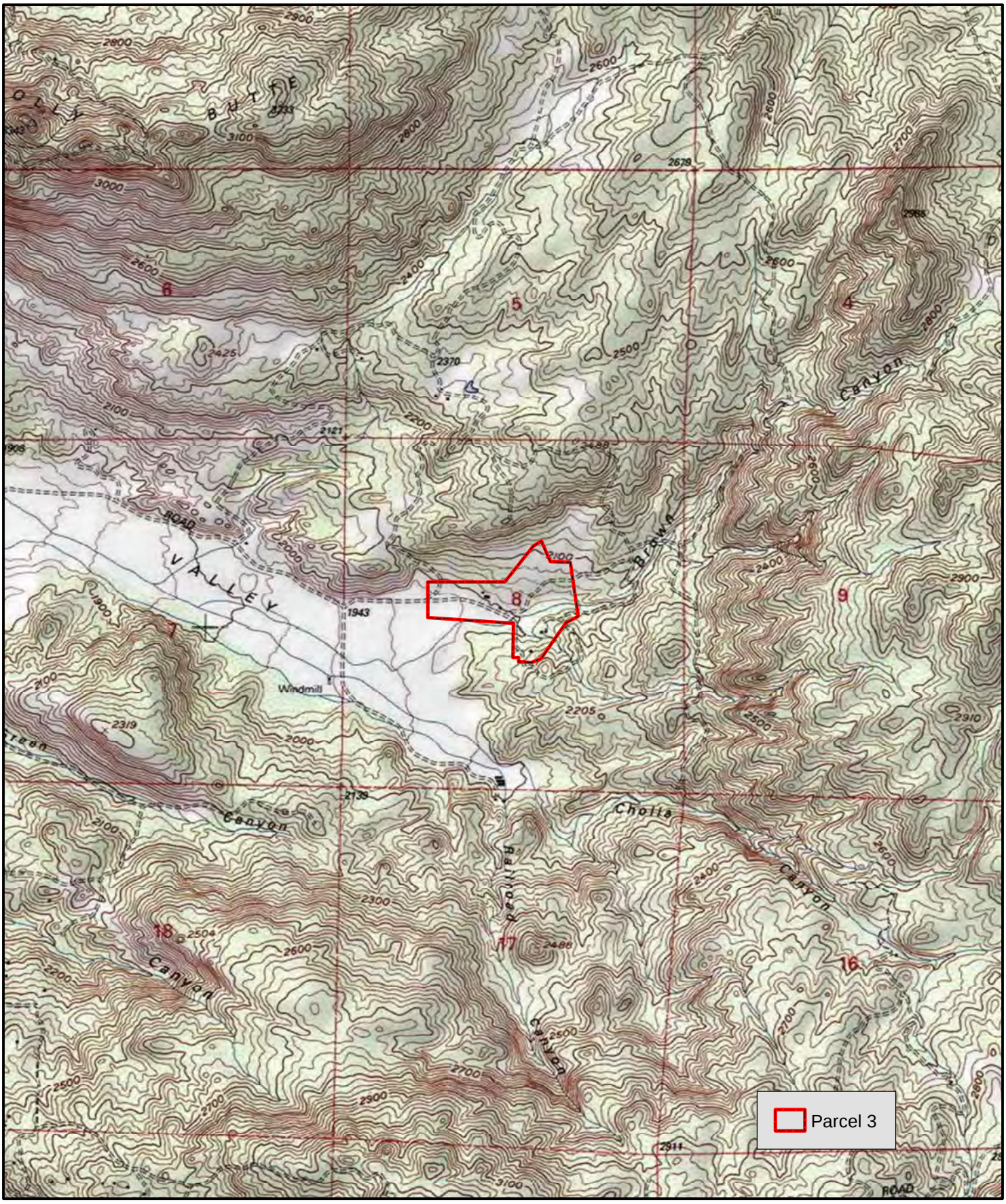

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FIGURE 3
USGS Topographic Map

DATE: December 3, 2021
COORDINATE SYSTEM: NAD 1983 State Plane California VI FIPS 0406 (Feet)
SOURCE: ESRI USA Topo Maps, 4M

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2.1 Project Description

2.1.1 Center of Excellence and Wildfire Conservancy

The Project CUP proposes the remodeling of five (5) existing structures and potential future development of two (2) new structures into the west coast "Center of Excellence" for firefighter drug and alcohol addiction recovery and a research/training site for the Wildfire Conservancy.

The proposed Center of Excellence will be modeled off the first and only existing facility in the United States (located in Marlboro, MD, approximately 30 miles southeast of Washington D.C.) dedicated solely to the treatment of firefighters. Similarly, this new west coast facility will provide behavioral health treatment, specializing in drug and alcohol addiction recovery while treating any underlying traumatic causes of that behavior. The facility will be fully licensed by the State of California with professional staff trained specifically for these types of behavioral health challenges in this profession and allowing the firefighters to receive the help they need in taking steps toward recovery and wellness. Severe cases are required by the State license to be transferred to hospital care and the staff is highly trained in recognizing such conditions. It is primarily a safe haven for firefighters to talk with other peers who have faced or overcome similar challenges, designed in partnership with the International Association of Fire Fighters (IAFF) and Advanced Recovery Systems (ARS), providing this unique and focused continuum of care for firefighters.

In addition, the property will be used by the Wildfire Conservancy, a California non-profit research foundation established in 2019. The Conservancy's mission focuses on three key areas: improving firefighter health and safety (including behavioral health), improving attack effectiveness, and advancing community resilience in the wildland urban interface. The Paradise Valley Ranch will become the field station for the Wildfire Conservancy, conducting research and training programs in partnership with the California State University system, CAL FIRE, CAL FIRE Local 2881, and the IAFF (among others). Please see a detailed description of the Wildfire Conservancy attached as Appendix A.

The Project's goal is to convert all existing facilities into use by the Center of Excellence and the Wildfire Conservancy. Five of these facilities are proposed for remodeling and two are proposed for extensive remodeling and/or a partial or full rebuild. All upgrades, remodeling, or reconstruction of existing facilities will use the same or similar footprint and size, (with the exception of the Ponderosa Lodge which has a 2,530 SF increase in size), built to meet the Center of Excellence's future treatment facility needs. One additional facility will be developed on the property to serve as visitor check-in, intake, exams, staff offices, and meeting rooms. A second additional facility will be developed for recovery, lodging, and treatment. No substantial remodeling or new construction related to the Sports Courts, Hacienda House, Guest Cottage, or Barns is proposed. *Table 1 – Facility Components* (below) details the existing and proposed facilities described.

Table 1 – Facility Components

SITE PLAN ID (Phase)	FACILITY	YEAR BUILT	AREA (Square Feet)	CURRENT USE	PROPOSED MODIFICATION/USE
Facility 1 Phase 1A	Silverado House	1998	8,467	7-bedroom facility	Drug/alcohol treatment facility with up to 32 beds in 2 dwelling units (assuming R-4 occupancy with firewall between units) Remodel only, same footprint, enclose existing carport

SITE PLAN ID (Phase)	FACILITY	YEAR BUILT	AREA (Square Feet)	CURRENT USE	PROPOSED MODIFICATION/USE
Facility 2 Phase 1A	Garage	2004	2,400	Garage and storage	Commercial kitchen and dining Remodel only, same footprint
Facility 3 Pool House Phase 1A	Pool House/Fitness	2002	945	Pool house	Exercise facility Remodel only, same footprint
Facility 4 Phase 1B	Chaparral Lodge	1968	2,160	Bunk house and camp facility with 4-bedroom, kitchen, pool, 2 full baths and 2 half baths	Residential treatment facility with no more than 8 beds in 4 bedrooms, warming kitchen, dining room, living room, 1 office Extensive remodel, same footprint
Facility 5 Phase 1B	Ponderosa Lodge	1957	11,849	Bunk house and camp facility with conference hall	Residential treatment facility with up to 40 beds in 10 bedrooms, offices, lounges, and recreation room Extensive remodel, converted garages (current conference room) would need to be demolished and replaced with proposed additions
Facility 6 Phase 2	New Lodge	Proposed	16,777	To be built	Drug/alcohol treatment facility with up to 32 beds each with kitchen, dining, and lounge spaces (two-stories)
Facility 7 Phase 2	New Offices/Intake/ Administrative[1]	Proposed	16,777	To be built	The Project will require the installation of eight (8) temporary office trailers, to be removed after the development of a two-story, permanent structure in the same location, to be used for visitor check-in, intake, exams, staff offices, and meeting rooms
Sports Courts	Sports Courts	2002	27,100	Outdoor recreation	Outdoor recreation No change
Guest Cottage	Guest Cottage	2002	838	Guest Cottage/Residential unit with full kitchen and 1 bedroom and 1 bath	Existing Visitor residence

[1] Temporary office trailers part of Phase 1B

SITE PLAN ID (Phase)	FACILITY	YEAR BUILT	AREA (Square Feet)	CURRENT USE	PROPOSED MODIFICATION/USE
Hacienda House	Hacienda House	1957	2,000	Manager's residence and camp offices	Wildfire Conservancy
Barns	Barns/Potential Offices	1956	6,910	Storage, stables, living Unit	Existing - intended for use as storage/stables and equestrian therapy

Existing on-site amenities, which have been in use for over 40 years include: 3 pools, 2 man-made lakes, pool house, gym, rock-climbing wall, basketball/tennis court, batting cages, barn and horse stables, and hiking trails/roads. There will be administrative offices, conference/meeting rooms, and a possible caretaker's residence. All new facilities will be constructed to meet or exceed current California Fire and Building Code requirements. The Project will serve as a demonstration for new fire suppression techniques and building construction/design. As shown in *Table 2 – Proposed Private Solar Facilities* (below) the Project will also include small scale, private solar panels for individual building use as part of the proposed Phase I and 2 development (i.e., the Center of Excellence and the Wildfire Conservancy).

Table 2 – Proposed Private Solar Facilities

ONSITE LOCATION	ESTIMATED SQUARE FEET
Private Solar 1	13,084
Private Solar 2	8,700
Private Solar 3	33,452
TOTAL	**55,236**

Phasing

All the proposed treatment and research facilities will be constructed in two phases although the first phase will be divided into two sub-phases (Phases 1A and 1B). The following briefly describes the specific facilities that are included in each phase based as summarized in Table 1:

Phase 1A. This phase includes remodeling the Silverado House, Garage, Pool House, and Fitness Center but they will all retain their existing building footprints (total 11,812 sf).

Phase 1B. This phase includes extensive remodeling of the Chaparral and Ponderosa Lodges, but they will still retain their existing footprints (total 14,009 sf with the exception of the Ponderosa Lodge which has a 2,530-sf increase in size). This phase also includes the installation of eight (8) temporary trailers for office and administration functions until a permanent building can be constructed in Phase 2.

Phase 2. This phase includes construction of a new Lodge and new Office/Administration Buildings (total 33,554 sf). Once the new buildings have been completed and occupied, the eight temporary trailers installed in Phase 1B will be removed.

Minimal or No Change. The Project does not entail any substantial remodeling or new construction related to the Sports Courts, Hacienda House, Guest Cottages, or Barns.

Staffing/Occupancy

Project operations are proposed to be completed in two phases; 80 beds will be available in Phase 1 and an additional 32 beds added in Phase 2, for a total of 112 beds upon completion of Phase 2 (typical, anticipated occupancy will be 80% – 90%.). As shown in *Table 3 – Center of Excellence Proposed Staffing* (Page 8), it is anticipated that there will be up to approximately 64 full-time employees; the table below illustrates the breakdown of employees per shift, days of the week, and per Project phase. The Wildfire Conservancy

will require an additional 2 to 3 employees, for an overall total of 67 employees. There will be no seasonal employees. The Project will be operational 7 days per week, 24 hours a day, 365 days a year.

Table 3 – Center of Excellence Proposed Staffing

SHIFT	PHASE 1A EMPLOYEES	PHASE 1B ADDITIONAL EMPLOYEES	PHASE 2 ADDITIONAL EMPLOYEES	TOTAL EMPLOYEES
Mon – Fri - Day Shift	36	+17	+11	64
Mon – Fri - Swing Shift	13	+6	+2	21
Mon – Fri - Night Shift	5	+1	+2	8
Sat / Sun - Day Shift	15	+12	+5	32
Sat / Sun - Swing Shift	11	+6	+1	18
Sat / Sun - Night Shift	5	+1	+2	8

Circulation/Access/Parking

The Project will take access from Cactus Valley Road from the west which takes access from Route R3 (Cactus Valley Road to the west and Sage Road to the south). Onsite circulation will be modified to accommodate required Fire Department Access.

Employee parking calculations are based upon one (1) parking stall per employee for peak shift. Due to the remoteness of the site, employee carpooling will be highly encouraged. Client parking calculations are based upon 1 parking stall per 4 beds. The Wildfire Conservancy will have 2-3 employees 2-4 Days per week and training events of less than 25 participants will be held once a month on weekends when the Treatment Facility parking requirements are the lowest; no additional parking is required for training events.

Due to the existing site topography, providing Americans with Disabilities Act (ADA) paths of travel between buildings and other uses on the site is not practical. In order to comply with ADA requirements, the Center for Excellence will provide ADA accessible van and golf cart shuttle service from parking areas to each building and use on the site.

2.1.2 Existing/Proposed General Plan and Zoning Designations

The Project site is currently zoned Rural Residential (R-R). The current General Plan Land Use Designations are Rural Residential and Rural Mountainous. Surrounding zoning and land use to the north and west are Rural Residential and Rural Mountainous, respectively. Surrounding zoning and land use to the east are Rural Residential and Open Space Rural, respectively. Surrounding zoning and land use to the south are Rural Residential and Conservation Habitat, respectively. The zoning and land use designations of the site and surrounding area are delineated in *Table 4 – Land Use and Zoning Designations* (below). The site plan of the proposed facilities is consistent with the existing onsite zoning and General Plan land use designations. The proposed uses are also consistent and compatible with surrounding zoning and land use designations.

Table 4 – Land Use and Zoning Designations

LOCATION/ DIRECTION	GENERAL PLAN LAND USE DESIGNATION	COUNTY ZONING
Project Site	Rural Residential (R-R) Rural Mountainous (R-M)	Rural Residential (R-R)
North	Rural Mountainous (R-M)	Rural Residential (R-R)

LOCATION/ DIRECTION	GENERAL PLAN LAND USE DESIGNATION	COUNTY ZONING
South	Conservation Habitat	Rural Residential (R-R)
East	Open Space Rural	Rural Residential (R-R)
West	Rural Mountainous (R-M)	Rural Residential (R-R)

For the treatment facility (i.e., Center of Excellence), either the Residential Facility or Residential Care Facility would be the closest permitted uses allowed in the current R-R zone. The use being permitted would either be classified as a Residential Facility or Residential Care Facility as defined by the zoning. The R-R zoning would also allow the wildfire research facility (i.e., Wildfire Conservancy) to be permitted since it would be similar in character and intensity to other uses permitted in the zone.

Therefore, the proposed treatment and research facilities are consistent with the existing zoning and General Plan land use designations for the site. In addition, they are of low intensity and would be compatible with surrounding zoning and General Plan land use designations (e.g., Rural Mountainous, Open Space Rural, and Conservation Habitat).

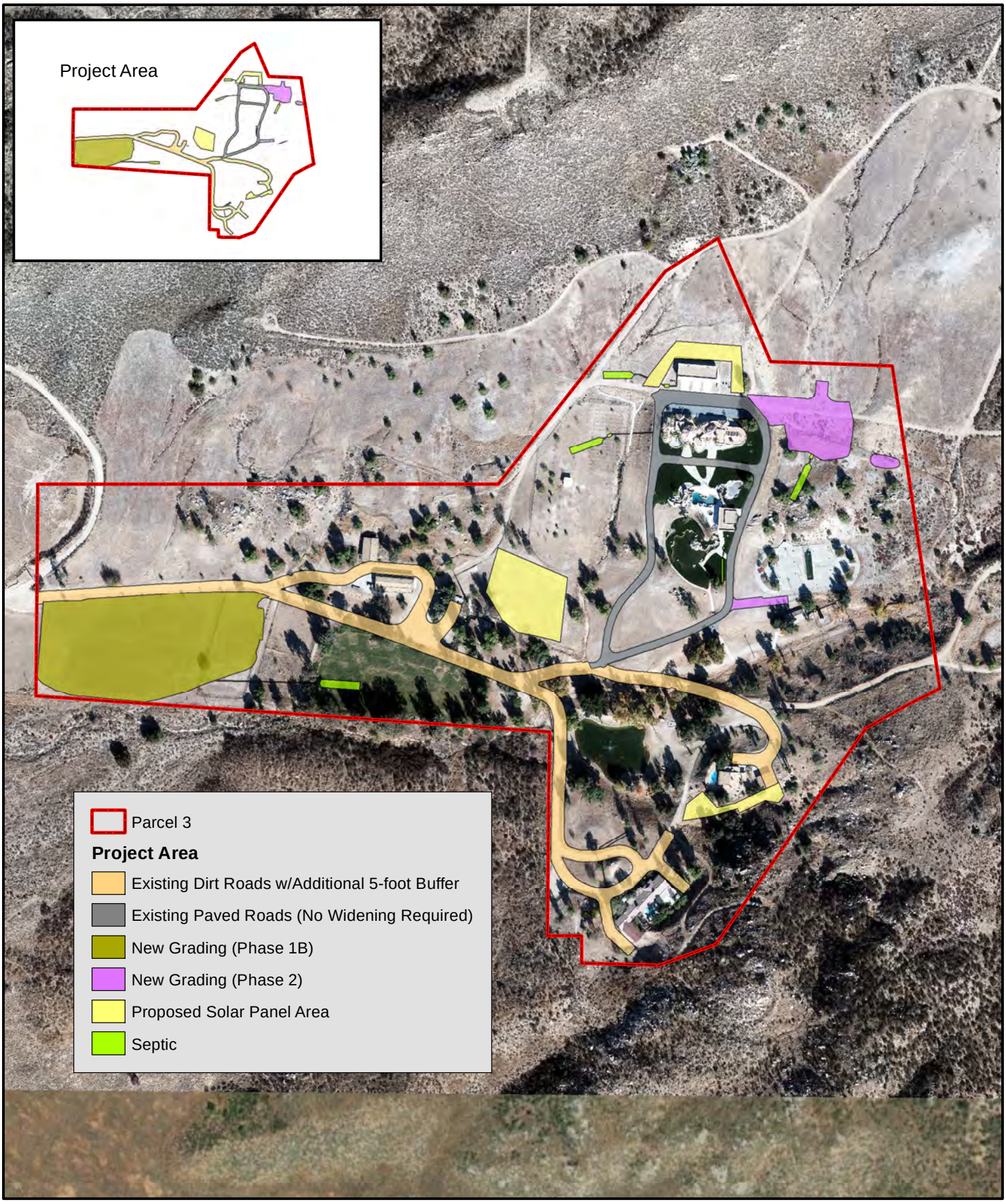
The Project area is depicted on *Figure 4 – Project Area* (Page 10). Detailed Project information, site plan, and grading plan are provided in Appendix A.

2.2 Project Area

The Project was located within Parcel 3 and consisted of new grading for temporary trailers, associated parking, and associated water quality management plan (WQMP) basin (Phase 1B; 3.11-acres); grading for new decomposed granite (DG) driveway on existing roads, new Lodge/Office Administration Building and associated WQMP basin (Phase 2; 0.83-acre); and existing circulation roads. A portion of the existing roads (1.04-acres) were already paved and will not be utilized further in this document as part of the Project's development footprint since no new grading will be associated with this area. The existing dirt roads that are part of the CUP circulation will be surfaced with DG and will require widening in some locations to meet the County's 20-foot and/or 24-foot required width. The grading associated with those areas will be completed during the precise grading plan, and therefore, those exact areas are unknown at this time. For the purpose of this Analysis, that road alignment is depicted at the required widths with a five-foot buffer on each side of the road for associated grading. It is important to note that the area will ultimately be less than what is depicted herein per the Project's engineer 4M Engineering and Development (4M) (3.17-acres) since the dirt roads already exist, and these areas have been reduced in three locations where these areas intersect with potential MSHCP Section 6.1.2 Riparian/Riverine Area bed and bank resources to avoid impacts to said resources. The Project will also consist of both ground mounted and rooftop solar to aid in powering the existing and new facilities. The proposed ground mounted solar areas are depicted and totaled 1.27-acres), and new/expanded septic facilities (0.20-acre) to accommodate the needs of the Project.

All Project development acreages throughout this document were based on the Project's AutoCAD file prepared by 4M, which was converted for ArcGIS use by Searl Biological Services (SBS). Figure 4 depicts the areas described above. Parcel 3 totaled 47.75-acres[2] . The total area proposed for the Project was 9.62-acres. The total area for grading/new development minus the existing paved roads was 8.59-acres. The Project site plan and grading plan are presented in the attached Appendix A.

[2] All acreages throughout this document were based on an AutoCAD file of the legal surveyed property boundary from 4M that was converted by SBS using ESRI ArcMap (GIS). Acreages may not be exact and may not match other sources (i.e., county APNs) due to the conversion process and the fact that these acreages are based on a legal survey.



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N

0 125 250 500 750 1,000 Feet

1 inch = 333 feet

FIGURE 4
Project Area

DATE:Novtember 22, 2021
COORDINATE SYSTEM: NAD 1983 State Plane California VI FIPS 0406 (Feet)
SOURCE: ESRI World Imagery, High Res Imagery, 4M

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2.3 Property Description

As described above, the County recently approved LLA210115 involving three parcels on the Property. Parcel 3 will be used for the Project CUP 210005. This parcel is referred to as the "Parcel 3" and is utilized for this analysis herein. *Figure 5 – LLA* (Page 12) depicts the LLA parcel alignments.

The Property is owned and operated by PVR Management, LLC (Applicant/Owner). The Site is currently utilized as a camp retreat (though currently suspended due to the Covid-19 Pandemic) and contains the existing onsite amenities described below, which have been in use for over 40 years. The existing facilities were all located within Parcel 3.

The remaining areas of the Property, which are not a part of this Project, consisted of natural open space, dirt roads/trails, and mowed areas to protect the existing facilities from wildfires.

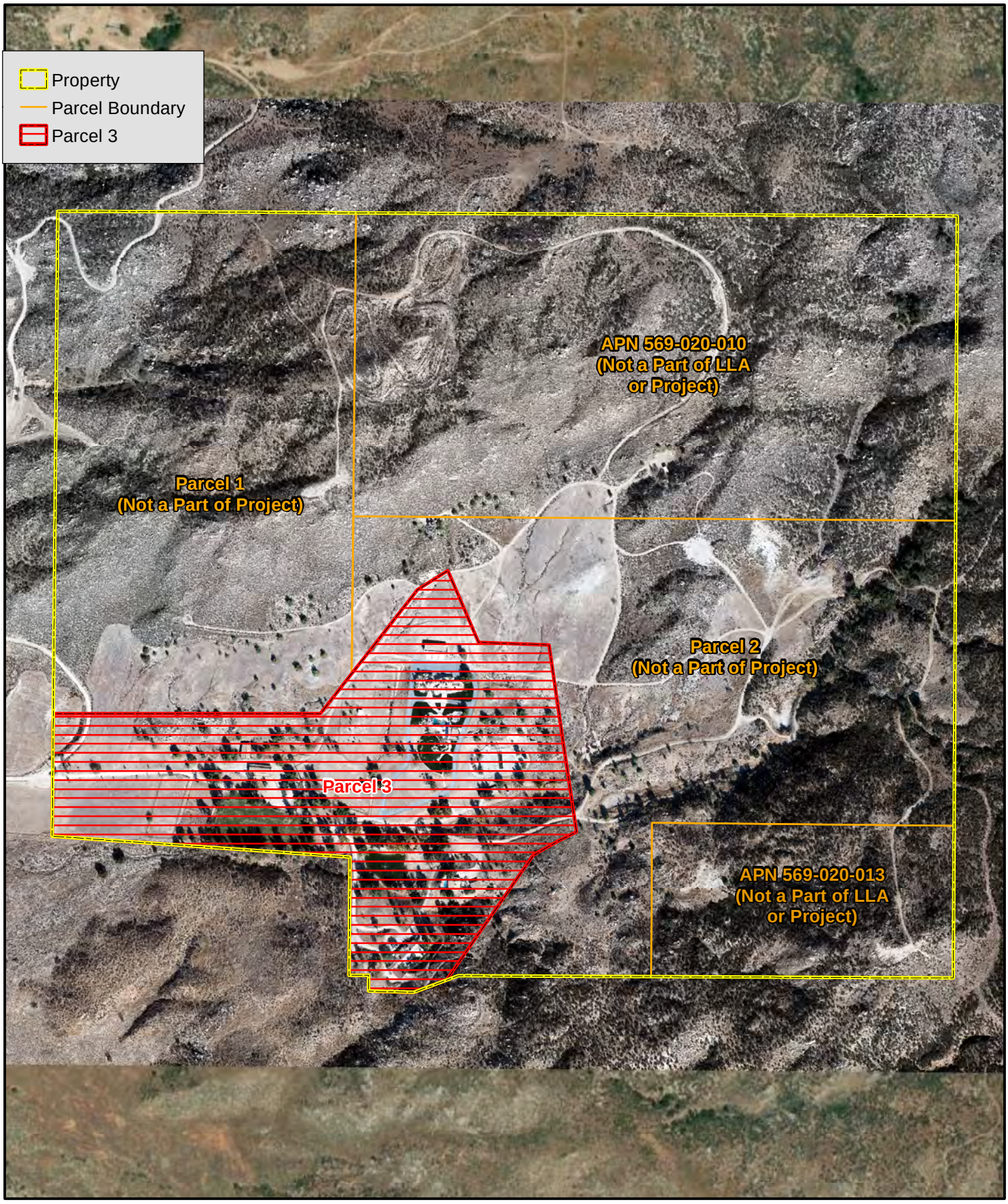
2.3.1 Watershed Location

The Property was located within the southeastern portion of the Santa Ana Watershed (HUC6 180702) within the following sub-watersheds: south-central portion of the San Jacinto Watershed (HUC8 18070202), in the southeastern portion of the Lower San Jacinto River Watershed (HUC10 1807020203), near the central portion of the Saint Johns Canyon Watershed (HUC12 180702020301). *Figure 6 – Watershed Location* (Page 13) depicts the Property's location within each of these Hydrologic Units.

2.3.2 Soils

According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey (United States Department of Agriculture Natural Resources Conservation Service, 2021), Parcel 3 consisted of nine soil series as depicted by *Figure 7 – NRCS Soils* (Page 14). A brief description, as described by the NRCS, is presented below. Acreages are provided in *Table 5 – NRCS Soils* (Page 15). No hydric, clay, or saline-alkali soils series were present on Parcel 3.

- **Cieneba sandy loam, 15 to 50 percent slopes, eroded (ChF2)**: A somewhat excessively drained residuum soil weathered from igneous rock. The depth to the restrictive feature is 10 to 20-inches to paralithic bedrock. The depth to the water table is typically more than 80-inches. The frequency of ponding, according to the NRCS, is none.
- **Cieneba rocky sandy loam, 15 to 50 percent slopes, eroded (CkF2)**: CkF2 was the dominant soil series on the Property. CkF2 is a somewhat excessively drained residuum soil weathered from igneous rock. The depth to the restrictive feature is 14 to 22-inches to paralithic bedrock. The depth to the water table is typically more than 80-inches. The frequency of ponding, according to the NRCS, is none.
- **Hanford loamy fine sand, 0 to 8 percent slopes (HaC)**: A well-drained alluvium soil derived from granite. The depth to the restrictive feature is more than 80-inches. The depth to the water table is also typically more than 80-inches. The frequency of ponding, according to the NRCS, is none.
- **Hanford coarse sandy loam, 2 to 8 percent slopes (HcC)**: A well-drained alluvium soil derived from granite. The depth to the restrictive feature is more than 80-inches. The depth to the water table is also typically more than 80-inches. The frequency of ponding, according to the NRCS, is none.
- **Hanford coarse sandy loam, 8 to 15 percent slopes, eroded (HcD2)**: A somewhat excessively drained alluvium soil derived from granite. The depth to the restrictive feature is more than 80-inches. The depth to the water table is also typically more than 80-inches. The frequency of ponding, according to the NRCS, is none.



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N

0 200 400 800 1,200 1,600 Feet

1 inch = 575 feet

FIGURE 5
LLA

DATE: November 30, 2021
COORDINATE SYSTEM: NAD 1983 State Plane California VI FIPS 0406 (Feet)
SOURCE: ESRI World Imagery, High Res Imagery, 4M

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FIGURE 6
Watershed Location

DATE: November 30, 2021
COORDINATE SYSTEM: NAD 1983 UTM Zone 11N
SOURCE: ESRI World Imagery Basemap, ESRI World Transportation, 4M, USGS

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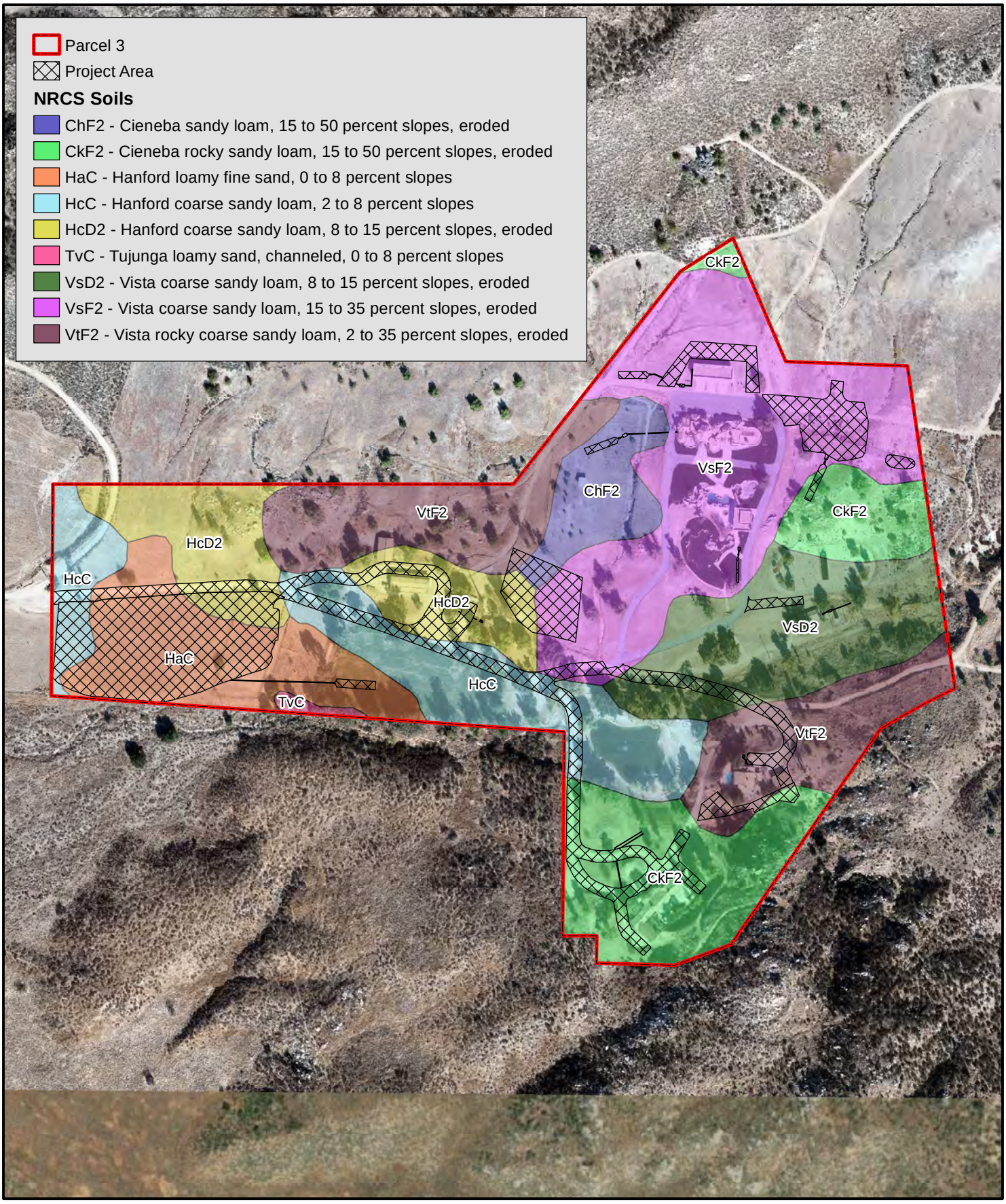

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N

0 125 250 500 750 1,000 Feet

1 inch = 333 feet

FIGURE 7
NRCS Soils

DATE: December 2, 2021
COORDINATE SYSTEM: NAD 1983 State Plane California VI FIPS 0406 (Feet)
SOURCE: ESRI World Imagery, High Res Imagery, 4M, NRCS

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- **Tujunga loamy sand, channeled, 0 to 8 percent slopes (TvC)**: An excessively drained sandy alluvium soil derived from granite. The depth to the restrictive feature is more than 80-inches. The depth to the water table is also typically more than 80-inches. The frequency of ponding, according to the NRCS, is none.
- **Vista coarse sandy loam, 8 to 15 percent slopes, eroded (VsD2)**: A well-drained residuum soil weathered from granite and/or granodiorite. The depth to the restrictive feature is 20 to 40-inches to paralithic bedrock. The depth to the water table is typically more than 80-inches. The frequency of ponding, according to the NRCS, is none.
- **Vista coarse sandy loam, 15 to 35 percent slopes, eroded (VsF2)**: A well-drained residuum soil weathered from granite and/or granodiorite. The depth to the restrictive feature is 20 to 40-inches to paralithic bedrock. The depth to the water table is typically more than 80-inches. The frequency of ponding, according to the NRCS, is none.
- **Vista rocky coarse sandy loam, 2 to 35 percent slopes, eroded (VtF2)**: A well-drained residuum soil weathered from granite and/or granodiorite. The depth to the restrictive feature is 20 to 40-inches to paralithic bedrock. The depth to the water table is typically more than 80-inches. The frequency of ponding, according to the NRCS, is none.

Table 5 – NRCS Soils

SOIL	PARCEL 3 ACRES	PROJECT AREA ACRES[3]
ChF2	2.00	0.16
CkF2	6.88	0.87
HaC	4.61	2.59
HcC	5.94	1.31
HcD2	4.71	1.22
TvC	0.16	0
VsD2	5.46	0.35
VsF2	10.83	1.64
VtF2	7.16	0.45
TOTAL	**47.75**	**8.59**

2.3.3 Topography

The Property was in the northeastern portion of Cactus Valley where the valley meets the foothills of the Santa Rosa Hills. Topography on Parcel 3 was primarily flat to gently sloped with steeper slopes in the foothills of the southeastern portion. Topography is split by Brown Canyon and Cactus Valley with those areas to the north generally south-facing and those to the south generally north-facing. Elevations on Parcel 3 ranged from approximately 1,980-feet above mean sea level (msl) in the southwestern corner to 2,140-feet msl in the northern extent.

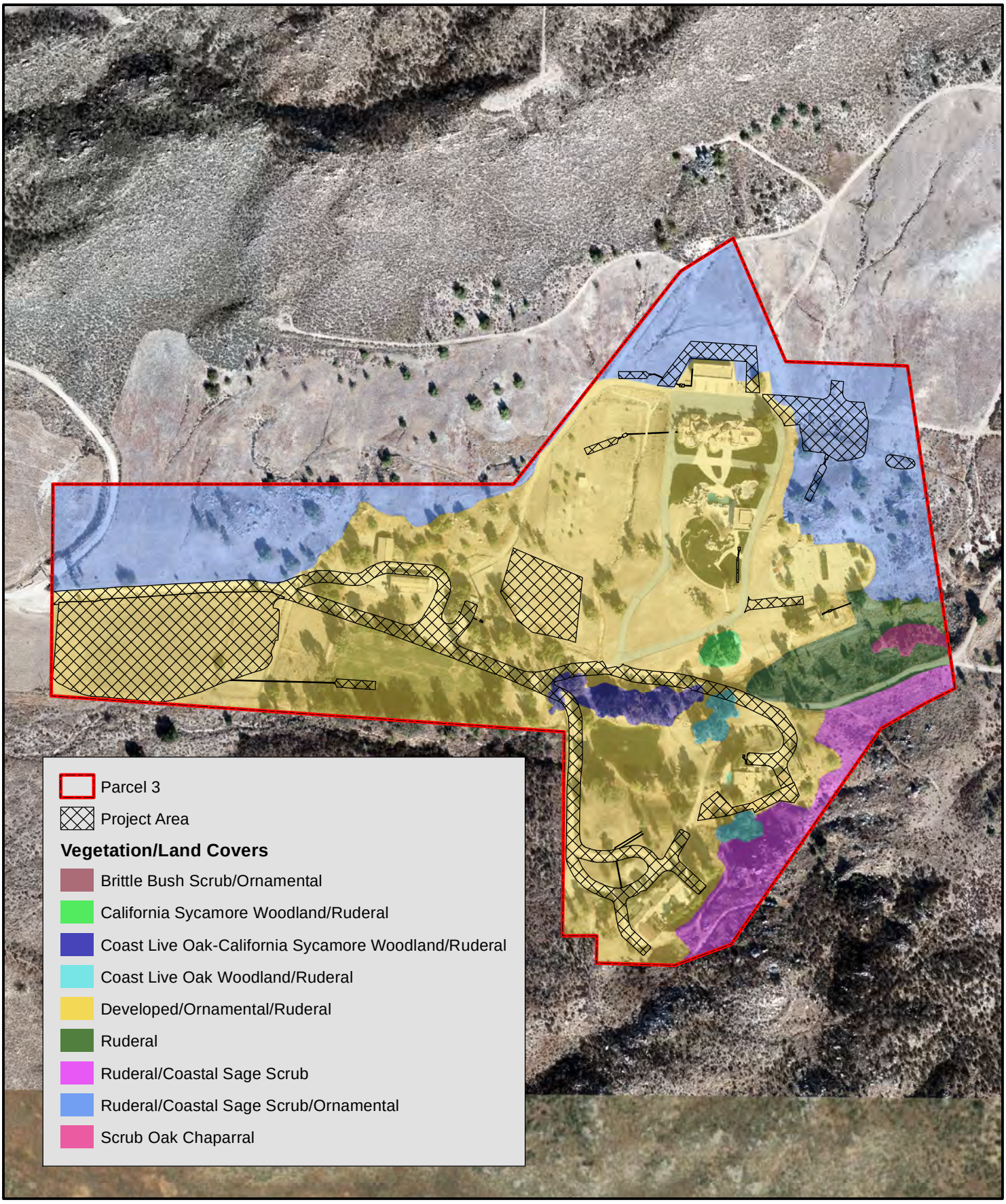
2.3.4 Vegetation

Vegetation community classifications are typically conducted in accordance with the California Department of Fish and Wildlife's (CDFW) Vegetation Classification and Mapping Program (VegCAMP) *List of Vegetation Alliances and Associations* (Natural Communities List) (California Department of Fish and Wildlife, 2020) and *A Manual of California Vegetation.* Vegetation communities and land covers are mapped in the field utilizing both paper maps (i.e., aerial photographs and USGS topographic maps) and Collector for ArcGIS installed on a smart phone connected to a SXBlue II + GNSS submeter unit and antenna (Collector).

[3] Excludes the existing paved road areas.

Some land cover types are not classified in the above-referenced sources (i.e., developed, ornamental, ruderal, etc.); therefore, each land cover is designated with a common name for the purpose of this report. A brief description of the vegetation communities/land covers present on Parcel 3 is presented below. The distribution of vegetation communities and land covers on Parcel 3 are depicted on *Figure 8 – Vegetation Communities/Land Covers* (Page 17). Acreages and VegCAMP classifications are provided in *Table 6 – Vegetation Communities/Land Covers* (Page 18).

- **Brittle Bush Scrub/Ornamental**: Brittle bush scrub, with brittle bush (*Encelia farinosa*) dominant, was present only in the far north corner of Parcel 3, north of a dirt road. Brittle bush scrub was the dominant community north of Parcel 3 on the Property on south-facing slopes. The community was nearly homogenous with very few associate shrubs present typical of coastal sage scrub, such as California buckwheat (*Eriogonum fasciculatum*) and California sagebrush (*Artemisia californica*). This notwithstanding, wishbone bush (*Mirabilis laevis*) was common throughout this community. Planted ornamental trees were sparsely scattered throughout. Peruvian pepper tree (*Schinus molle*) and Aleppo pine (*Pinus halepensis*) were the most common. A few planted California sycamore (*Platanus racemosa*) and coast live oak (*Quercus agrifolia*) were also present in this community.
- **California Sycamore Woodland/Ruderal**: Areas mapped as woodlands were those that supported three or more trees with an interconnected canopy. The California sycamore woodland/Ruderal community was present in the central portion of Parcel 3 within an area utilized for campground activities. The understory consisted entirely of non-native annual grasses and forbs with ripgut grass (*Bromus diandrus*) dominant.
- **Coast Live Oak-California Sycamore Woodland/Ruderal**: The Coast live oak-California sycamore woodland/Ruderal community was present in the central portion of Parcel 3 within an area utilized for campground activities near the human-created pond. The understory consisted entirely of non-native annual grasses and forbs with ripgut grass dominant. Other non-native annual grasses and forbs, such as red brome (*Bromus rubens*), cheat grass (*Bromus tectorum*), long beaked filaree (*Erodium botrys*), and London rocket (*Sisymbrium irio*), were present in the understory. Coast live oak-California Sycamore Woodland Association is listed as "Sensitive" by VegCAMP.
- **Coast Live Oak Woodland/Ruderal**: The Coast live oak woodland/Ruderal community was present in the southeastern portion of Parcel 3 on a north-facing slope. The understory consisted entirely of non-native annual grasses and forbs with ripgut grass dominant.
- **Developed/Ornamental/Ruderal**: Developed/Ornamental/Ruderal areas consisted of the area associated with the structures and campground activity facilities and was the dominant land cover within Parcel 3. This area included structures, paved roads, dirt roads, horse pastures, ornamental trees and shrubs, lawn, and human-created ponds. These areas were routinely utilized by people and were readily maintained. Ornamentals such as blue gum (*Eucalyptus globulus*), lemon-scented gum (*Eucalyptus citriodora*), Peruvian pepper tree, Aleppo pine, bottlebrush (*Melaleuca viminalis*), and freeway iceplant (*Carpobrotus edulis*) were present. Ruderal areas consisted entirely of non-native annual grasses and forbs with ripgut grass dominant. Other non-native annual grasses and forbs, such as red brome, cheat grass, long beaked filaree, and London rocket, were common throughout.
- **Ruderal**: Ruderal areas consisted of routinely mowed vegetation for fire protection where non-native annual grasses and forbs were dominant. The vegetation was low-growing due to being consistently mowed and supported very few sage scrub species and native annuals. This land cover was present in the eastern portion of Parcel 3.



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N

0 125 250 500 750 1,000 Feet

1 inch = 333 feet

FIGURE 8
Vegetation Communities/ Land Covers

DATE: December 2, 2021
COORDINATE SYSTEM: NAD 1983 State Plane California Zone VI FIPS 0406 (Feet)
SOURCE: ESRI World Imagery, High Res Imagery, 4M, SBS

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- **Ruderal/Coastal Sage Scrub**: This community was present in the southeastern portion of Parcel 3 and consisted primarily of non-native annual grasses and forbs with sage scrub species sparsely scattered throughout. Ripgut grass was dominant with California buckwheat, brittle bush, and deerweed present.
- **Ruderal/Coastal Sage Scrub/Ornamental**: This area consisted of routinely mowed vegetation for fire protection and was present in the northwestern and north/northeastern portion of Parcel 3. Non-native annual grasses and forbs such as long beaked filaree, redstem filaree (*Erodium cicutarium*), bromes (*Bromus* spp.), and wild oat (*Avena* spp.) were present and low-growing throughout with remnant brittle bush, deerweed, and California buckwheat interspersed. Erosional gullies were common throughout this area and supported strips of coastal sage scrub. Ornamental trees were planted throughout the area. Common fiddleneck (*Amsinckia menziesii*), a native annual, was common throughout the area.
- **Scrub Oak Chaparral**: Scrub oak chaparral, with scrub oak dominant, was present on a north-facing slope in the eastern portion of Parcel 3. Associate species included chaparral-beard tongue, chamise, blue elderberry (*Sambucus nigra* subsp. *caerulea*), buck brush (*Ceanothus cuneatus*), evergreen buckthorn (*Rhamnus ilicifolia*).

Table 6 – Vegetation Communities/Land Covers

COMMON NAME/VEGCAMP COMMUNITY	PARCEL 3 ACRES	PROJECT AREA ACRES[4]
Brittle Bush Scrub/Ornamental VegCAMP Alliance Brittle bush scrub 33.030.00 No corresponding VegCAMP Association	0.002	0
California Sycamore Woodland/Ruderal VegCAMP Alliance California sycamore woodlands 61.310.00 VegCAMP Association *Platanus racemosa*/annual grass 61.311.03	0.18	0
Coast Live Oak-California Sycamore Woodland/Ruderal VegCAMP Alliance Coast live oak woodland and forest 71.060.00 VegCAMP Association *Platanus racemosa – Quercus agrifolia*[5] 61.312.01 VegCAMP Association *Quercus agrifolia*/grass 71.060.09	0.68	0.07

[4] Excludes the existing paved road areas. The riparian woodland communities within this area included the canopy only. No riparian associated trees are expected to be removed by the Project.
[5] This Association is listed as "Sensitive" by VegCAMP.

COMMON NAME/VEGCAMP COMMUNITY	PARCEL 3 ACRES	PROJECT AREA ACRES[4]
Coast Live Oak Woodland/Ruderal VegCAMP Alliance Coast live oak woodland and forest 71.060.00 VegCAMP Association *Quercus agrifolia*/grass 71.060.09	0.37	0.03
Developed/Ornamental/Ruderal VegCAMP Alliance Wild oats and annual brome grasslands 42.027.00 VegCAMP Association *Bromus diandrus* 42.026.21	30.97	7.43
Ruderal VegCAMP Alliance Wild oats and annual brome grasslands 42.027.00 No corresponding VegCAMP Association	1.86	0.003
Ruderal/Coastal Sage Scrub VegCAMP Alliance Wild oats and annual brome grasslands 42.027.00 VegCAMP Alliance California buckwheat scrub 32.040.00 No corresponding VegCAMP Association	2.22	0
Ruderal/Coastal Sage Scrub/Ornamental VegCAMP Alliance Wild oats and annual brome grasslands 42.027.00 VegCAMP Alliance Brittle bush scrub 33.030.00 No corresponding VegCAMP Association	11.25	1.06
Scrub Oak Chaparral VegCAMP Alliance Scrub oak chaparral 37.407.00	0.22	0
TOTAL	**47.75**	**8.59**

3.0 REGULATORY SETTING

3.1 U.S. Army Corps of Engineers

3.1.1 Non-Wetland Waters of the United States

The USACE defines non-wetland WOTUS in the Arid West Region by determining the ordinary high-water mark (OHWM) in stream channels. The OHWM is defined in 33 CFR 328.3(e) as:

> *"…that line on the shore established by the fluctuations of water and indicated by physical characteristics such as clear, natural line impresses on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas."*

Identification of OHWM involves assessments of stream geomorphology and vegetation response to the dominant stream discharge. Determining whether any non-wetland water is a jurisdictional WOTUS involves further assessment in accordance with the regulations, case law, and clarifying guidance as discussed below.

3.1.2 Wetland Waters of the United States

According to routine delineation procedure within the *Wetlands Delineation Manual* (Environmental Laboratory, 1987) and *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (U. S. Army Corps of Engineers, 2008), three indicators are used to classify an area as a wetland under the jurisdiction of the USACE: (1) a predominance of plant life that is adapted to life in wet conditions (hydrophytic vegetation); (2) soils that saturate, flood, or pond long enough during the growing season to develop anaerobic conditions in the upper part (hydric soils); and (3) permanent or periodic inundation or soil saturation, at least seasonally (wetland hydrology). The 2020 USACE National Wetland Plant List was used to determine the indicator status of the examined vegetation by the following indicator status categories: Upland (UPL), Facultative Upland (FACU), Facultative (FAC), Facultative Wetland (FACW), and Obligate Wetland (OBL).

Additionally, SBS evaluated sources of water, potential connections, and distances to traditional navigable waters (TNWs), and other factors that affect whether waters qualify as WOTUS under current regulations. Due to recent efforts by the USACE to replace the Clean Water Rule with the pre-existing regulations and guidance, specific attention was dedicated during the survey to any features where jurisdictional status would be affected by the regulatory changes.

3.2 Regional Water Quality Control Board

3.2.1 Waters of the State

The State Water Resources Control Board (SWRCB) has formally implemented the *State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State* (State Water Resources Board, 2019), which provides a wetland definition, framework for determining if a wetland is a water of the State, and wetland delineation procedures. The SWRCB defines an area as a wetland if, under normal circumstances:

(i) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both;

(ii) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and

(iii) the area's vegetation is dominated by hydrophytes or the area lacks vegetation.

The SWRCB's *Implementation Guidance for the Wetland Definition and Procedures for Discharges of Dredge and Fill Material to Waters of the State* (State Water Resources Control Board, 2020), states that WOTUS and WOS should be delineated using the standard USACE delineation procedures, taking into consideration that the methods shall be modified only to allow for the fact that a lack of vegetation does not preclude an area from meeting the definition of a wetland. The SWRCB Procedures only apply to wetlands, and they do not include updated definitions or delineation methods for non-wetland aquatic features.

The limits of WOS, as defined under the Porter-Cologne Act (California Water Code section 13000 et seq.) (PCA), were determined by first examining the topography and morphology to identify those features with an OHWM. In the absence of USACE 404 jurisdiction, and thus the absence of RWQCB 401 jurisdiction, PCA jurisdiction/WOS is generally coterminous with CDFW's jurisdiction.

3.3 California Department of Fish and Wildlife

3.3.1 California Department of Fish and Wildlife Streams and Riparian Habitat

The CFG Code states that CDFW regulates activities which

> *"will substantially divert, obstruct or change the natural flow or bed, channel or bank of any river, stream, or lake designated by the Department in which there is at any time an existing fish or wildlife resource or from which these resources derive benefit, or will use material from the streambeds."*

CDFW is charged with the authority through provisions of the CFG Code Sections 1600 et seq. to issue agreements for any alteration of rivers, streams, or lakes where fish and wildlife resources may be adversely affected through modification or removal of support resources (vegetation, diversion of water, modification of riparian communities, etc.).

Streams are generally defined by the presence of bed and banks, channels, shorelines, and similar features. CDFW has discretion to assert jurisdiction over riparian communities associated with streams and waterbodies, as well as isolated waterbodies.

4.0 METHODS

4.1 Office Review

Prior to initiating the JD field assessment, SBS conducted a review and analysis of the Hemet 7.5 Minute USGS California Quadrangle, historic aerial photography from Historic Aerials online (Historic Aerials by Netronline, 2021) and Google Earth, and the U. S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI). SBS also utilized as the primary baseline source, site-specific topographic data obtained from the Riverside County Flood Control and Water Conservation District (RCFC) and the Project's engineer 4M.

4.1.1 Assessing Potentially Jurisdictional Features

Potentially jurisdictional areas were assessed following the guidance described in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory, 1987), the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)* (U. S. Army Corps of Engineers, 2008), and guidance provided in CFG Code Sections 1600 et seq. Other resources utilized included the *Munsell Soil Color Book* (Munsell Color (firm), 2009), *A Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States* (Lichvar & McColley, 2008), *Updated Datasheet for the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States* (Curtis & Lichvar, 2010), *Field Indicators of Hydric Soils in the*

United States (United States Department of Agriculture, Natural Resources Conservation Service, 2018), and the *Arid West 2018 Regional Wetland Plant List* (U.S. Army Corps of Engineers, 2018).

4.2 Field Assessment

Biologists Tim Searl and Jason Caskey (Caskey Biological Consulting) conducted the JD field assessment following the guidelines described in the sources above on February 11, 12, and 18, 2021. Potentially jurisdictional features were mapped in the field with Collector[6]. The Collector data collection was setup to record a vertex for every two feet traveled while recording a polyline or a polygon feature which was dependent on the width of the feature. Any feature ≤ to three feet in width, or lacking a discernable bed and bank (i.e., erosional gullies) or riparian vegetation, the centerline was mapped as a polyline and given a mean width. The feature was then calculated and depicted in ArcGIS by utilizing the Buffer tool to represent the mean width. Culvert locations were also recorded in the field with Collector with the Buffer tool in ArcGIS utilized to calculate the width.

5.0 RESULTS

5.1 Office Review

5.1.1 Site History

Georeferenced historic aerial photographs from 1967 and 1978 were purchased from Netronline. Google Earth images were reviewed from 1996 to 2019. The overall result of the historical analysis indicates that the Property and Parcel 3 have been maintained in a relatively similar condition for over 50 years with additional structures, facilities, water features, etc. constructed over that time.

1967

In 1967 much of Parcel 3 was maintained similarly to current conditions. It is highly likely, given the Site's location and historical use of the southern Hemet area, that the Site was utilized for dryland agriculture. Also, native habitat adjacent to farming areas were often utilized as range lands for cattle grazing. The Ponderosa Lodge, Hacienda House, and barns were present in 1967 also suggesting some type of ranching operation.

The primary drainage feature on the Property entering Parcel 3 in the eastern end and flowing in a southwesterly direction was Brown Canyon. By 1967, Brown Canyon had been altered upstream of Parcel 3 near dirt road crossings where basins/dams appear present. These were likely constructed for flood control purposes, to recharge well water, and to facilitate the construction of the dirt roads. These areas are present today. *Figure 9 – 1967 Aerial Photograph* (Page 23) depicts Parcel 3 and surrounding Property area.

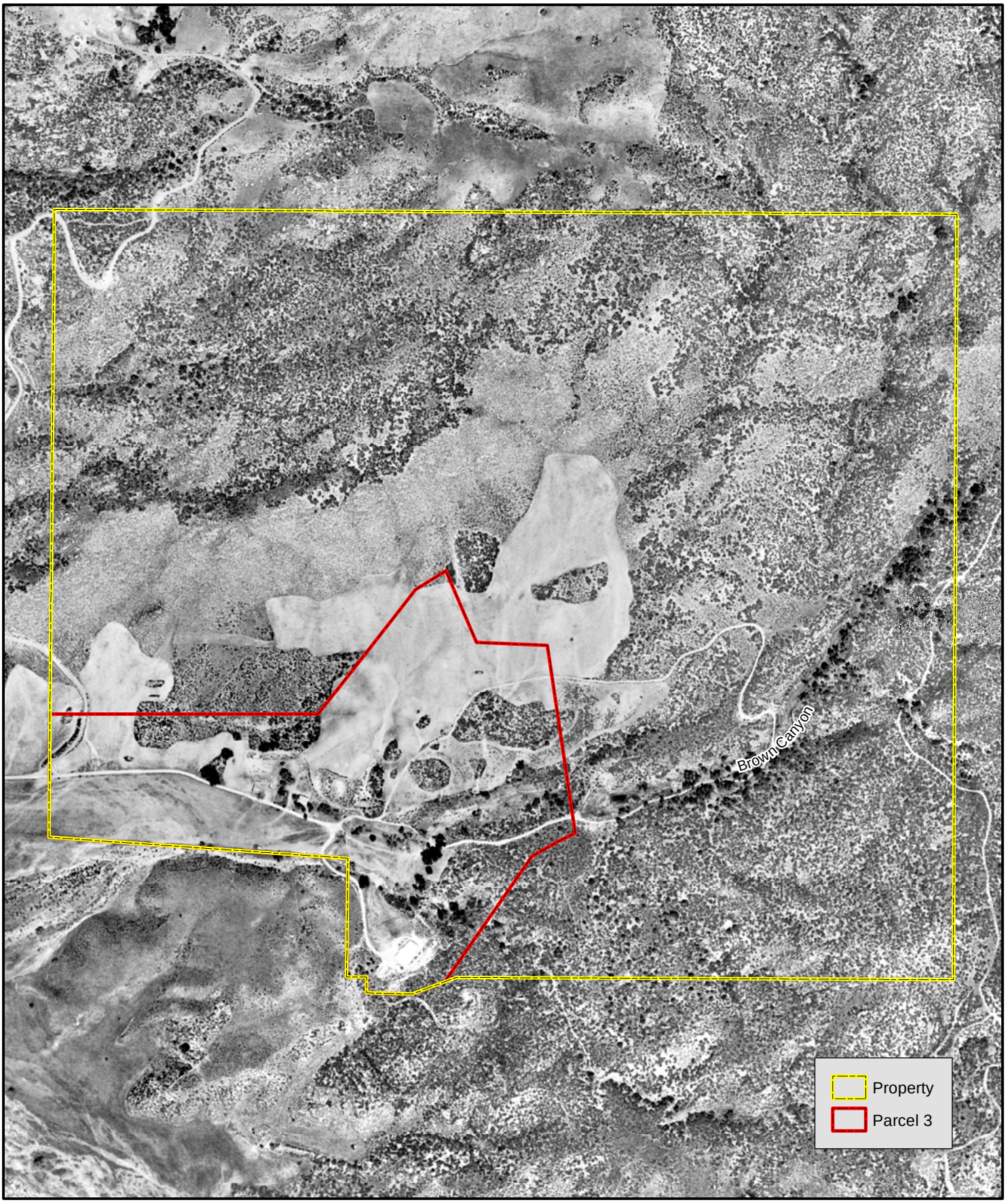
1978

In 1978 additional facilities and structures were present within Parcel 3. The Chaparral Lodge had been built along with additional agriculture facilities such as corrals, a stable, a round exercise pen, and possibly an oval track. Drainage patterns on Parcel 3 and surrounding Property appeared similar to 1967. *Figure 10 – 1978 Aerial Photograph* (Page 24) depicts Parcel 3 and surrounding Property area.

Google Earth Review

Over the years, Parcel 3 and surrounding Property transitioned from a working farm to a camp retreat. By 1996, the Silverado Lodge was being constructed and a pond was present where the former oval track was located. After 1996, the remaining facilities listed in Table 1 above were constructed and appeared

[6] Horizontal accuracy of the GPS during data collection ranged from 30 to 60 centimeters (1-2 feet).



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N

0 225 450 900 1,350 1,800 Feet

1 inch = 572 feet

FIGURE 9
1967 Aerial Photograph

DATE: November 30, 2021
COORDINATE SYSTEM: NAD 1983 State Plane California Zone VI FIPS 0406 (Feet)
SOURCE: Netronline Historic Aerials, 4M

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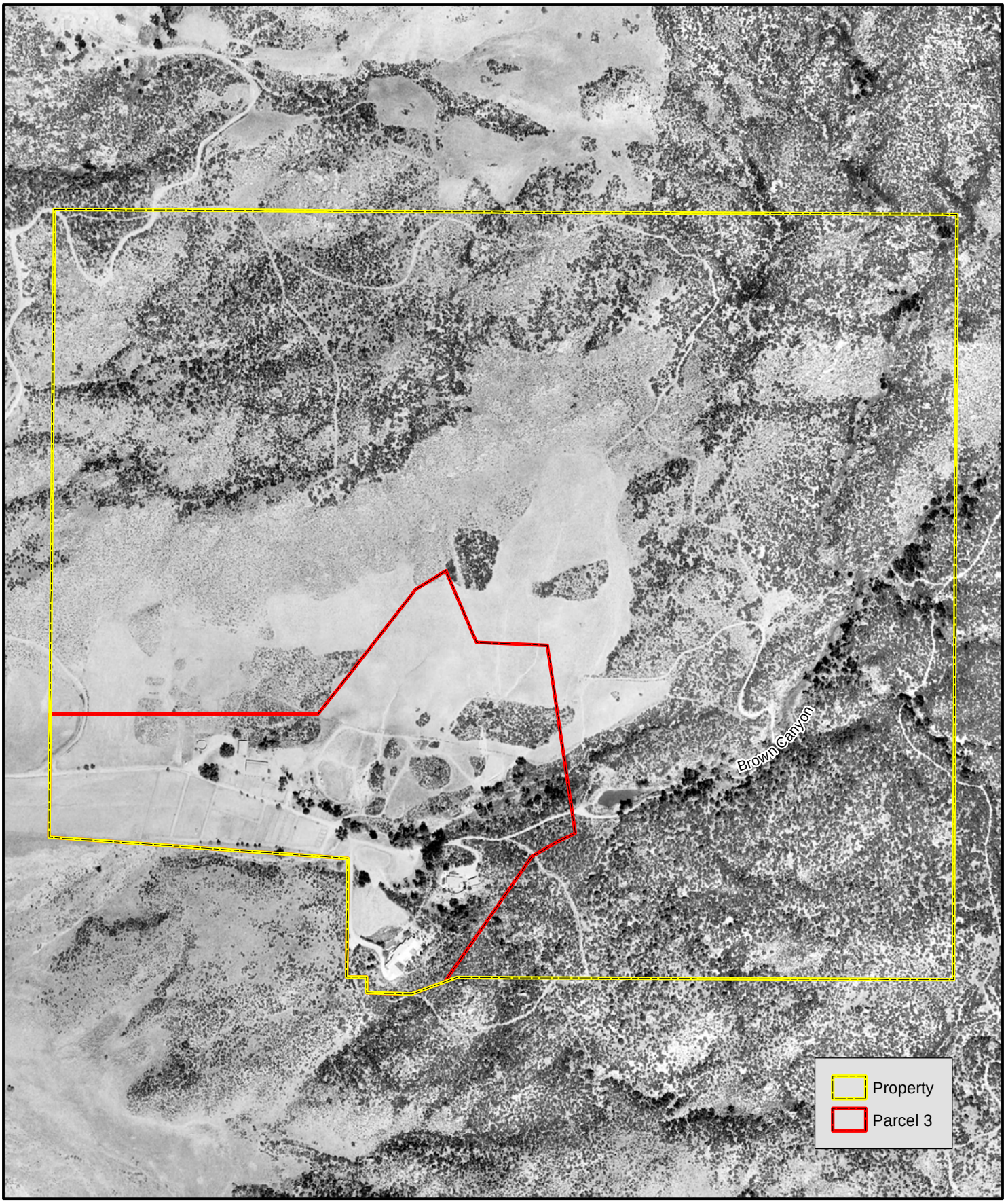

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N

0 225 450 900 1,350 1,800 Feet

1 inch = 572 feet

FIGURE 10
1978 Aerial Photograph

DATE: August 3, 2021
COORDINATE SYSTEM: NAD 1983 State Plane California Zone VI FIPS 0406 (Feet)
SOURCE: Netronline Historic Aerials, 4M

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completed by 2006. Though Brown Canyon, and the downstream area thereof, appears in a similar state since 1967, the remaining areas of Parcel 3 have been altered since with the additional development. Grading associated with the construction of buildings, roads, and other facilities since the 1990s has altered the topography.

5.1.2 NWI

According to the NWI, which utilized an aerial photograph from 1985 as its base, two potential "Riverine" areas were on Parcel 3. These Riverine areas essentially follow the general alignment of the USGS-designated blueline streams mapped on the Hemet USGS Topographic Quadrangle for Parcel 3. The first is the downstream end of Brown Canyon and the other an unnamed canyon/drainage. The unnamed canyon was present in the eastern portion of Parcel 3 and did not exhibit any potentially jurisdictional features during the field assessment conducted in February 2021. No drainage patterns were observed throughout this area. *Figure 11 – NWI* (Page 26) depicts the NWI data. The *Classification of Wetlands and Deepwater Habitats of the United States* (Federal Geographic Data Committee (FGDC), 2013) defines "Riverine" as:

> *"The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is "an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water"*

5.2 Preliminary Jurisdictional Assessment Results

SBS personnel identified and mapped 16 potentially jurisdictional features. This included four ephemeral waterways, nine isolated ephemeral waterways/erosional gullies, two basin/berm areas, and one human-created pond. No wetland features were observed within Parcel 3. Additionally, no USACE WOTUS were determined to be present given that flows that do exit Parcel 3 dissipate in Cactus Valley and do not reach downstream RPWs or TNWs. *Figure 12 – Potentially Jurisdictional Areas* (Page 27) depicts the location and extent of the potentially jurisdictional features. *Table 7 – Potential Jurisdiction within Parcel 3* (Page 28) provides the square feet and acreage of each feature. Appendix B provides representative photographs of the field delineation.

A review of the Wetlands Climate Tables (WETs) indicated that the area encompassing Parcel 3 was experiencing moderate drought conditions during the field assessment; however, the February field work was conducted during normal conditions as according to WETs which is provided in Appendix C. Below is a summary of the features within Parcel 3.

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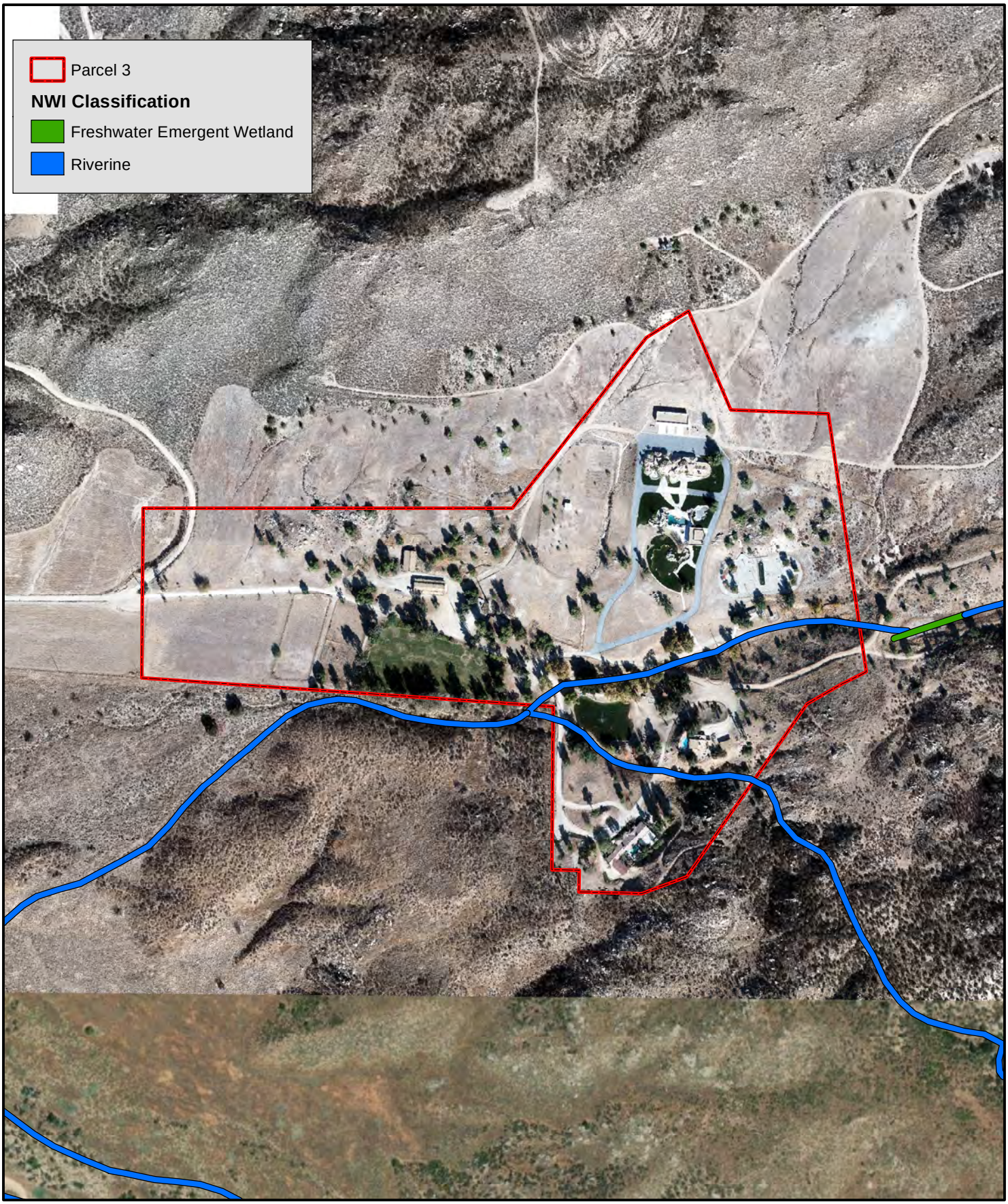

BSEARL BIOLOGICAL SERVICES

N

0 160 320 640 960 1,280 Feet

1 inch = 417 feet

FIGURE 11
NWI

DATE: November 30, 2021
COORDINATE SYSTEM: NAD 1983 State Plane California Zone VI FIPS 0406 (Feet)
SOURCE: ESRI World Imagery, High Res Imagery, 4M, USFWS

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N

0 125 250 500 750 1,000 Feet

1 inch = 333 feet

FIGURE 12
Potentially Jurisdictional Areas

DATE: December 3, 2021
COORDINATE SYSTEM: NAD 1983 State Plane California VI FIPS 0406 (Feet)
SOURCE: ESRI World Imagery, High Res Imagery, 4M, SBS

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Table 7 – Potential Jurisdiction within Parcel 3

FEATURE ID	PARCEL 3 (CDFW/RWQCB)		PROJECT AREA[7] (CDFW/RWQCB)	
	Square Feet	Acres	Square Feet	Acres
A	50,040.68	1.15	2,873.28	0.07
A1	2,408.77	0.06	0	0
A2	7,462.01	0.17	0	0
A3	10,906.03	0.25	0	0
B	1,011.26	0.02	0	0
C	566.09	0.01	0	0
D	2,472.22	0.06	0	0
E	224.17	0.005	0	0
F	26.50	0.0006	0	0
G	6,577.79	0.15	0	0
H	1,579.40	0.04	0	0
I	371.59	0.009	0	0
J	3.10	0.00007	0	0
Basin 1	1,927.77	0.04	0	0
Basin 2	1,302.35	0.03	0	0
Human-Created Pond 1	22,627.56	0.52	0	0
TOTAL	**109,507.29**	**2.51**	**2,873.28**	**0.07**

5.2.1 Summary of Potentially Jurisdictional Areas

Feature A

This feature was the historic downstream area of Brown Canyon; however, with the upstream alterations of Brown Canyon, Feature A receives most of its flow from an ephemeral feature that begins upstream of Parcel 3 located north of Brown Canyon. Based on field evidence, it appears that Feature A only receives flows from Brown Canyon during high yield rain events due to the two "dams/basins" located within Brown Canyon upstream. Feature A was an ephemeral drainage that flowed in a west/southwesterly direction and ultimately discharged into Cactus Valley. The bed and bank of Feature A was relatively narrow throughout and difficult to detect in the upstream end. Ruderal non-native annual grasses and forbs were dominant throughout with a mature Coast Live Oak-California Sycamore Woodland present in the central portion. No riparian vegetation such as mule fat (*Baccharis salicifolia* subsp. *salicifolia*) or willow (*Salix* spp.) were present. Soils throughout primarily consisted of coarse sandy loams. Two dirt road crossings were present with the feature connected at the upstream road via one 36-inch culvert, and in the downstream end via two 24-inch culverts. Feature A would be expected to be subject to the jurisdiction of the CDFW and RWQCB.

Feature A_1

Feature A_1 was a southerly flowing ephemeral erosional gully that was directly tributary to Feature A. It was divided and connected with a 12-inch culvert under what appeared to be a historic dirt road or trail no longer in use. The incised channel was approximately one foot in depth and did not have an associated bank, typical of erosional gullies. Ruderal non-native annual grasses and forbs were dominant throughout with some coastal sage scrub species such as deerweed and California buckwheat along the gully. No riparian vegetation was present. Soils throughout primarily consisted of coarse sandy loams. Feature A_1, an erosional gully with a direct connection to Feature A, is likely subject to the jurisdiction of the CDFW and RWQCB.

[7] Tree canopy only. No trees are expected to be removed, and no impacts will occur to the bed or bank.

Feature A_2

Feature A_2 was a southerly flowing ephemeral erosional gully in the upstream end that was directly tributary to Feature A via culvert, rock riprap, then a concrete apron. Flows appeared to originate from runoff associated with the Silverado Lodge/Garage area and graded slopes associated with roadways. The incised channel in the upstream end was approximately six inches in depth and did not have an associated bank. Ruderal non-native annual grasses and forbs were dominant throughout with some coastal sage scrub species present. Evergreen buckthorn (*Rhamnus ilicifolia*), a native chaparral shrub, and Peruvian pepper tree, an ornamental, were also present. No riparian vegetation was present. Soils throughout primarily consisted of coarse sandy loams. Feature A_2 was divided and connected with two 30-inch culverts under the sports facility. The culverts discharged onto open rock riprap area near a building with a large coast live oak and California sycamore nearby. The flows then entered a concrete apron that discharged into Feature A. Feature A_2 is likely subject to the jurisdiction of the CDFW and RWQCB.

Feature A_3

Feature A_3 was a southerly flowing ephemeral feature that originated from two erosional gullies. Runoff from the Silverado Lodge/Garage area and graded slopes associated with roadways also contributed to this feature which was observed directly by SBS personnel during a thunderstorm that produced substantial rainfall on February 12. The upstream erosional gullies discharged into an 18-inch culvert that was encased in cement under a dirt road and connected to an 8-foot-wide concrete V-ditch. Flows then exited the V-ditch creating a large erosional feature that was ultimately connected to Feature A via another 18-inch culvert. Ruderal non-native annual grasses and forbs were dominant throughout the natural areas with some sage scrub species present and Peruvian pepper tree in the downstream end. No riparian vegetation was present. Soils throughout primarily consisted of coarse sandy loams. Feature A_3 is likely subject to the jurisdiction of the CDFW and RWQCB.

Feature B

Feature B was an isolated erosional gully that originated in a mowed area north of Parcel 3. Deerweed scrub and mowed areas were associated with the feature with some ruderal non-native annual grasses and forbs present. No riparian vegetation was present. Soils throughout primarily consisted of coarse sandy loams. Feature B entered a 24-inch culvert beneath a dirt road then exited as overland sheetflow with no incised channel, bed, or bank present and no connection downstream. Feature B may potentially be subject to the jurisdiction of the CDFW and RWQCB.

Feature C

Feature C was an isolated narrow (i.e., <2-feet) erosional feature that originated in a mowed area within Parcel 3. The feature was split and connected via a failing 8-inch culvert beneath a dirt road. The upstream end of Feature C was an erosional gully with an incised channel approximately one foot deep. Downstream of the culvert, Feature C was an erosional feature atop exposed bedrock. It is possible that this feature was present due to grading and compaction associated with the Silverado Lodge/Garage area. Deerweed scrub and mowed areas were associated with the feature. No riparian vegetation was present. Soils throughout primarily consisted of coarse sandy loams and exposed bedrock. Feature C transitioned to overland sheetflow at its terminus with no incised channel, bed, or bank present and no connection downstream. No culvert was present at the dirt road beyond the terminus of Feature C. This feature may potentially be subject to the jurisdiction of the CDFW and RWQCB.

Feature D

Feature D was an isolated ephemeral erosional gully that originated from road runoff within Parcel 3. Feature D consisted primarily of mowed vegetation with some California buckwheat and brittle bush present. No riparian vegetation was present. Soils throughout primarily consisted of coarse sandy loams.

Feature D transitioned to overland sheetflow at its terminus with no incised channel, bed, or bank present and no connection downstream. This feature may potentially be subject to the jurisdiction of the CDFW and RWQCB.

Feature E

Feature E was an ephemeral erosional gully that originated in a mowed area north of Parcel 3. Feature E consisted primarily of an unidentifiable tarweed (*Deinandra* spp.) due to the plants being senescent. California buckwheat, brittle bush, and ruderal non-native annual grasses and forbs were also present. No riparian vegetation was present. Soils throughout primarily consisted of rocky coarse sandy loams. Feature E terminated in Basin 1 (described below) which was more of a bermed collection area rather than an actual basin. Feature E may potentially be subject to the jurisdiction of the CDFW and RWQCB.

Feature F

Feature F was an ephemeral erosional gully that originated from road runoff north of Parcel 3. Feature F consisted primarily of a mix of tarweed, shortpod mustard (*Hirschfeldia incana*), and deerweed. No riparian vegetation was present. Soils throughout primarily consisted of coarse sandy loams. Feature F also terminated in Basin 1. Feature F may potentially be subject to the jurisdiction of the CDFW and RWQCB.

Feature G

Feature G was an isolated ephemeral wash with a broad bank in the upstream end appearing to contribute flows to the bed of the wash. Feature G then transitioned to an isolated erosional gully and ultimately transitioned to overland sheetflow at its terminus with no incised channel, bed, or bank present and no connection downstream. This feature consisted of a mix of brittle bush scrub, ruderal non-native annual grasses and forbs, tree tobacco (*Nicotiana glauca*), and planted ornamentals. No riparian vegetation was present. Soils throughout primarily consisted of rocky coarse sandy loams. Feature G may potentially be subject to the jurisdiction of the CDFW and RWQCB.

Feature H

Feature H was an isolated ephemeral wash originating from two erosional gullies within mowed areas north of Parcel 3. This feature consisted primarily of brittle bush scrub and deerweed with a single evergreen buckthorn in the upstream end. No riparian vegetation was present. Soils throughout primarily consisted of sandy loams. Feature D transitioned to overland sheetflow at its terminus with no incised channel, bed, or bank present and no connection downstream. This feature may potentially be subject to the jurisdiction of the CDFW and RWQCB.

Feature I

Feature I was a narrow, isolated erosional gully that originated from a mowed area north of Parcel 3. Feature I consisted primarily of mowed vegetation and deerweed with some ruderal non-native annual grasses and forbs present. No riparian vegetation was present. Soils throughout primarily consisted of coarse sandy loams. This narrow erosional feature transitioned to overland sheetflow at its terminus with no incised channel, bed, or bank present and no connection downstream. This feature may potentially be subject to the jurisdiction of the CDFW and RWQCB.

Feature J

Feature J was a minute portion of an isolated erosional gully in the northwest corner of Parcel 3. This feature originated from road runoff north of Parcel 3 which then entered a culvert which discharged to the mowed area in the northwest corner of Parcel 3. The portion of Feature J within Parcel 3 consisted of deerweed. No riparian vegetation was present. Soils throughout primarily consisted of coarse sandy loams. Feature J transitioned to overland sheetflow at its terminus with no incised channel, bed, or bank present and no connection downstream. Feature J may potentially be subject to the jurisdiction of the CDFW and RWQCB.

Basin 1

As noted above, Basin 1 was more of a bermed area rather than a typical basin. This feature was ephemeral, only receiving flows from Features E and F during rain events. Basin 1 consisted almost entirely of ruderal non-native annuals and forbs with a Peruvian pepper tree near its southern end. No riparian vegetation was present. Soils were sandy and permeable, and thus, did not appear to support ponding for any duration. The berms of Basin 1 (and Basin 2) have likely been present since at least the 60s to protect the barn and stable from flooding. Basin 1 may potentially be subject to the jurisdiction of the CDFW and RWQCB.

Basin 2

Basin 2 was similar to Basin 1. This feature received road runoff via an 8-inch culvert/pipe that originated along the dirt road to the east. Basin 2 consisted almost entirely of ruderal non-native annuals and forbs with tarweed present. No riparian vegetation was present. Soils were sandy and permeable, and thus, did not appear to support ponding for any duration. Like Basin 1 as described above, this bermed area has likely been present since at least the 1960s to protect the barn and stable from flooding. Basin 2 may potentially be subject to the jurisdiction of the CDFW and RWQCB.

Human-Created Pond 1

Human-Created Pond 1 was constructed in the late 1970s and is sourced entirely by well water. Natural stream courses were not diverted to create the feature. The pond consisted of a concrete apron along its edge and may consist of a lined bottom. This human-created feature was considered potentially jurisdictional based almost exclusively on its value as wildlife habitat. Several birds were observed utilizing the pond and included species such as Ring-necked Duck (*Aythya collaris*), Double-crested Cormorant (*Phalacrocorax auritus*), Belted Kingfisher (*Megaceryle alcyon*), Great Blue Heron (*Ardea herodias*), and Cliff Swallow (*Petrochelidon pyrrhonota*). Some cattail (*Typha* sp.) was present in the eastern end and a single Fremont Cottonwood (*Populus fremontii* subsp. *fremontii*) was present in the southeastern corner. This feature may potentially be subject to the jurisdiction of the CDFW and RWQCB.

5.3 Impact Assessment

The Applicant, Architect, and Engineer designed the proposed Project to avoid impacts to potentially jurisdictional areas. *Figure 13 – Potentially Jurisdictional Areas w/Project Area* (Page 32) depicts areas where the tree canopy intersects with the footprint of the proposed DG roads.

The Project's dirt roads will be surfaced with DG and widened to 20-feet and/or 24-feet per County requirements. Figure 13 depicts five locations near Feature A where the Project's roads intersect the mapped potentially jurisdictional area. These five areas consisted entirely of California sycamore and coast live oak canopy, not the bed or associated bank of the drainage. Some minor trimming of branches may be required in these five locations to allow the passage of a full-sized fire truck per County requirements.

The new septic line leading from the Silverado Lodge to the west intersects with the Concrete V-Ditch portion of Feature A3. The Project will bore beneath the concrete ditch leaving the ditch intact.

6.0 CONCLUSION

Based on the assessment conducted by SBS, a total of approximately 2.51-acres of WOS and CDFW 1600 jurisdiction were potentially present within Parcel 3. The Project will avoid impacts to these areas, and therefore, consultation and regulatory permits are not expected to be required from the RWQCB or CDFW. This notwithstanding, the findings and conclusions presented in this report, including the location and extent of waterbodies potentially subject to regulatory jurisdiction, represent the professional opinion of SBS personnel. These findings and conclusions should be considered preliminary until verified by the

BSEARL BIOLOGICAL SERVICES

N

0 125 250 500 750 1,000 Feet

1 inch = 333 feet

FIGURE 13
Potentially Jurisdictional Areas w/Project Area

DATE: December 3, 2021
COORDINATE SYSTEM: NAD 1983 State Plane California VI FIPS 0406 (Feet)
SOURCE: High Res Imagery, 4M, SBS

Center of Excellence
CUP 210005
HAN200008

appropriate regulatory agencies. This report will be submitted to the County, the California Environmental Quality Act (CEQA) lead agency, as part of the CEQA review process.

7.0 REFERENCES

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8.0 CERTIFICATION

I hereby certify that the statements furnished above, the associated figures, and the attached appendices present data and information required for this jurisdictional evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signed: Tim Searl Date: December 21, 2021

Tim Searl, Biologist, Searl Biological Services

FIGURE DISCLAIMER

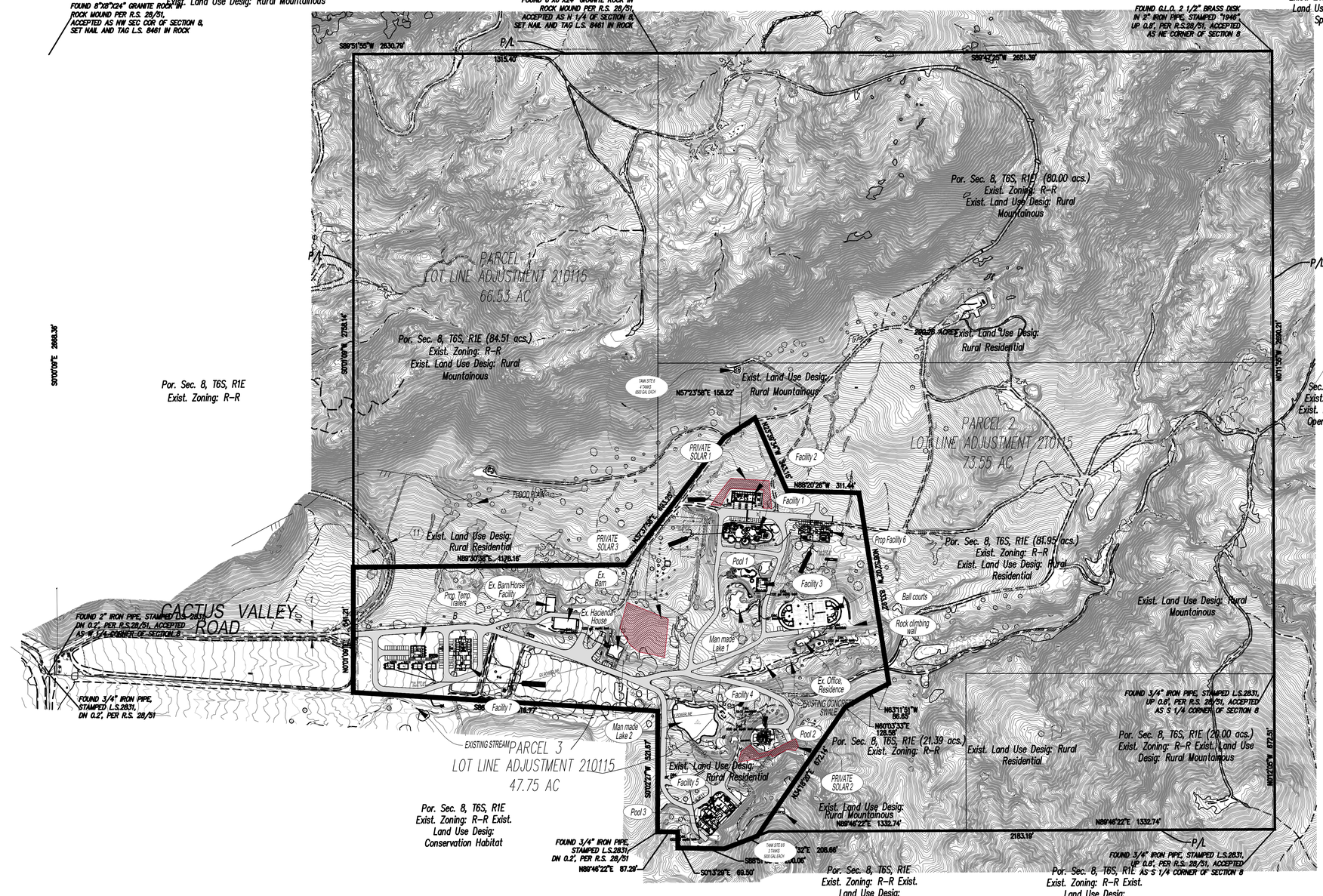
Figures and data are to be used for reference purposes only. Map features are approximate and are not necessarily accurate to surveying or engineering standards. Tim Searl, SBS makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on any of the figures associated with this report.

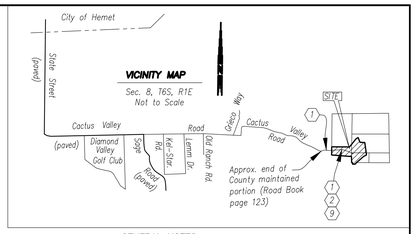
APPENDIX A

Site Plan

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

CUP-21-0005
OVERALL SITE





GENERAL NOTES:

LEGAL DESCRIPTION:

Parcel 3 of Lot Line Adjustment #210115 comprised of 3 parcels within a portion of Section 8, Township 6 South, Range 1 East. Said parcels subject to the aforementioned Lot Line Adjustment in process are Parcels A and C of Document 2017-0486006 and Parcel B of Document 2017-0485984, recorded in Riverside County. Subject Parcel "3" is 47.75 Acres.

1. **ASSESSORS PARCEL NUMBER:** 569-020-024
2. **TOTAL ACREAGE:** 47.75 acs.
3. **STREET ADDRESS:** 43700 Cactus Valley Road, Hemet, 92544
4. **EXHIBIT PREPARED:** July 14, 2021.
5. **LEGAL DESCRIPTION:** Portions of Sec. 8, T6S, R1E
6. **2008 THOS. BROS.** Page 871, Coord. H-3, H-4, J-3, J-4
7. **EXISTING ZONING:** R-R
8. **PROPOSED ZONING:** R-R
9. **EXISTING LAND USE:** R-R, R-M
10. **PROPOSED LAND USE:** Fire department training center, PTSD treatment center for firefighters, photovoltaic energy development.
11. **EXISTING LAND USE DESIGNATION:** Rural Residential, Rural Mountainous
12. **THIS PROJECT IS NOT IN A SPECIFIC PLAN.**
13. **UTILITY PURVEYORS:**
    ELECTRIC- Southern California Edison 12KV Max Onsite / Private Solar
    GAS- Propane
    TELEPHONE- Frontier Communications
    SEWER- Septic
    WATER- Wells
    CABLE- Frontier, Time Warner, Mediacom, DirectTV, Satellite Television
14. **SCHOOL DISTRICT:** Hemet Unified School District

15. THIS PROPERTY LIES WITHIN FEMA ZONE "X"- Areas determined to be outside the 0.2% annual chance flood plain and Zone "A"-No Base Flood Elevations determined.

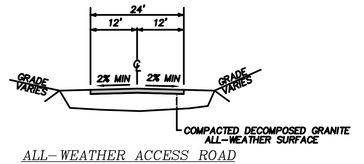
16. THIS PROJECT IS TO INCORPORATE SITE DESIGN BEST MANAGEMENT PRACTICES (BMP'S) AND SOURCE CONTROL BMP'S IMPOSED THROUGH THE CONDITIONS OF APPROVAL.

17. THIS PROJECT SITE IS NOT SUBJECT TO INUNDATION.

18. THIS PROJECT SITE IS NOT IN A GEOLOGICAL HAZARD AREA.

EASEMENT NOTES:

1. An easement for ingress and egress per inst. no. 110486, 5-13-1986. (QUIT-CLAIM)
2. An easement for ingress and egress per doc. no. 2018-0311318, 8-02-18. (QUIT-CLAIM)
3. Reservations, exceptions and provisions subject to any vested or accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, per Patent recorded 9-28-1900 in Book 2, Page 359 of Patents. Not Plottable.
4. Reservations, exceptions and provisions subject to any vested or accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, per Patent recorded 10-28-1912 in Book 6, Page 151 of Patents. Not Plottable.
5. Reservations, exceptions and provisions subject to any vested or accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, per Patent recorded 5-14-1923 in Book 8, Page 349 of Patents. Not Plottable.
6. Reservations, exceptions and provisions subject to any vested or accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, per Patent recorded 9-10-1949 in Book 1107, Page 282 of Official Records. Not Plottable.
7. Reservations, exceptions and provisions subject to any vested or accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, per Patent recorded4-4-1950 in Book 1161, Page 429 of Official Records. Not Plottable.
8. An easement in favor of General Telephone Comapny for underground conduits per inst. no. 190406, 9-27-1977. Cannot be accurately located.
9. An easement for ingress and egress per doc. no. 2002-750755. (QUIT-CLAIM)
10. AN EASEMENT FOR INGRESS AND EGRESS PER DOC. NO. 2021-0496033, REC. 8-18-2021.
11. AN EASEMENT FOR INGRESS AND EGRESS PER DOC. NO. 2021-0496034, REC. 8-18-2021.



ALL- WEATHER ACCESS ROAD
NTS

LEGEND

- GROUND-MOUNTED PRIVATE HOUSE USE SOLAR PANELS WITH EXPANSION AREA
- PROP FIRE LANE
- PROP CONCRETE
- PROP PAVERS
- EX MINOR CONTOURS
- 1095 EX MAJOR CONTOURS
- EXISTING FENCE
- NEIGHBORING LOT LINES
- RIGHT OF WAY/EASEMENT LINES
- CENTERLINE
- PROJECT PROPERTY LINE
- SANITARY SEWER LINE
- WATER LINE
- ADA PATH OF TRAVEL
- APPROX. 100-YEAR FLOODPLAIN LIMITS

ABBREVIATIONS

PP ..... POWER POLE
FH ..... FIRE HYDRANT
ADD'L .... ADDITIONAL
PM ..... PARCEL MAP
PAD ..... PAD ELEVATION
GB ..... GRADE BREAK
FF ..... FINISHED FLOOR ELEVATION
FS ..... FINISHED SURFACE
FL ..... FLOW LINE
C/L ..... CENTER LINE
R/W ..... RIGHT OF WAY
P/L ..... PROPERTY LINE
PROP ..... PROPOSED
EX ..... EXISTING
D/W .....DRIVEWAY
PROP.....PROPOSED
O/C .....OFF CENTERLINE
WL .....WATER LINE
SS .....SANITATION SEWER LINE
SD .....STORM DRAIN
PP .....EX POWER POLE
TBR ..... TO BE REMOVED/RELOCATED
BVC .....BEGIN VERTICAL CURVE

NOTE: SEE SHEET 2 FOR AREA TABLES

NO.	DATE	REVISION
3	10/1/21	REVISED PER PC 2 COMMENTS

OWNER/APPLICANT:

PVR Management, LLC
C/o Kenneth W. Jackson
8895 Research Drive, Ste. 200
Irvine, Ca. 92618

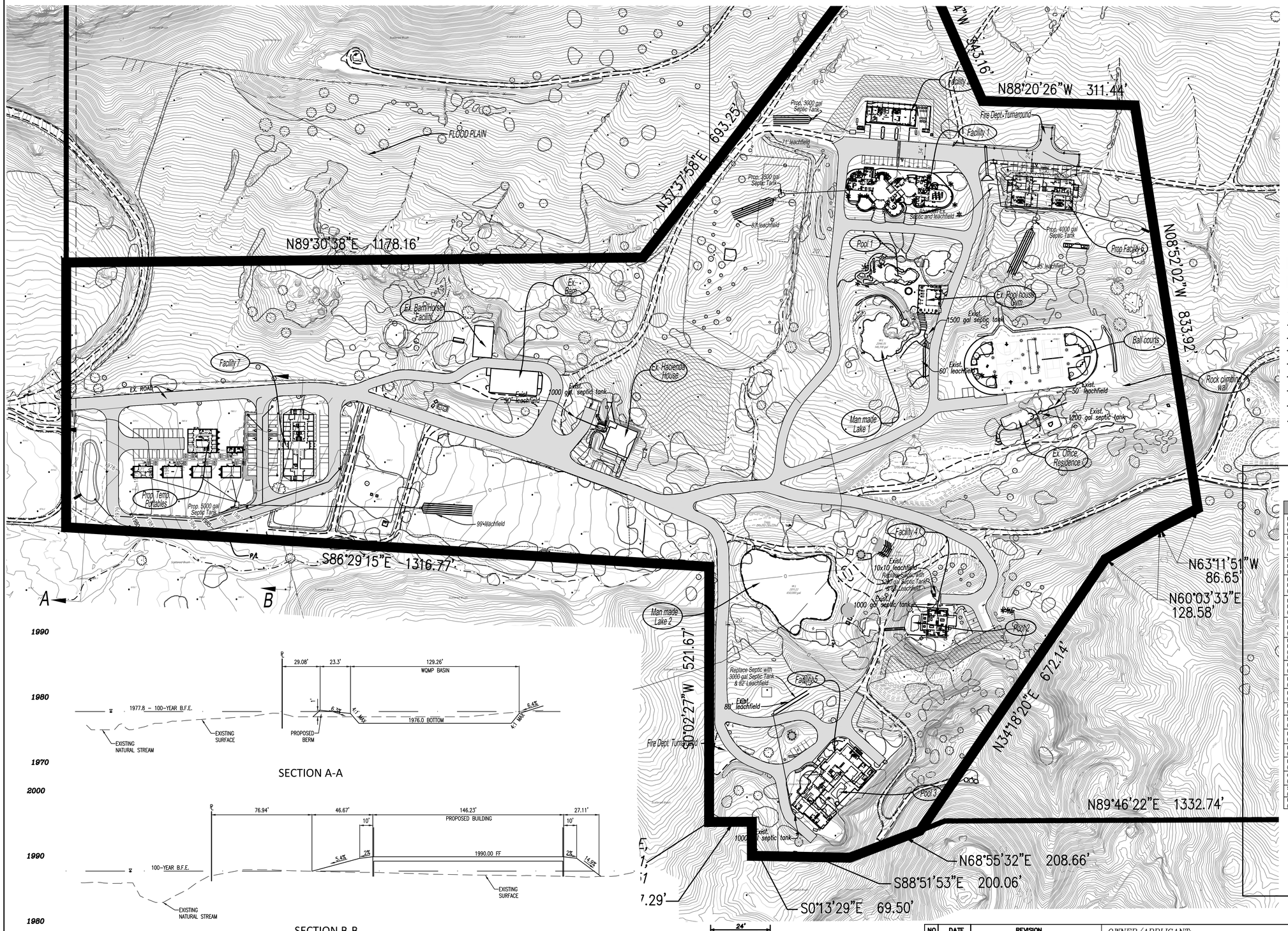
jacksonv@cox.net
Tel. 231-700-7741

ENGINEER:

4M ENGINEERING AND DEVELOPMENT, INC.
41635 Enterprise Circle N. - Suite B
Temecula, California 92590
TEL: (951) 296-3466
KIRK R. MEDEIROS R.C.E. 86558

CUP-21-0005

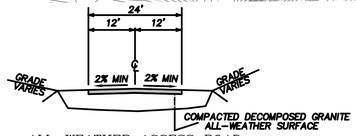
ENLARGED CONCEPT GRADE AND DRAINAGE



SECTION A-A

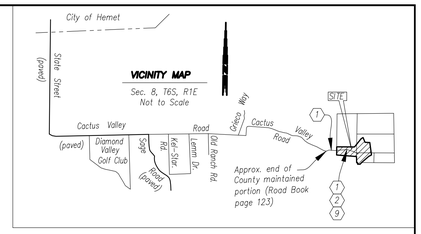
SECTION B-B

PRELMINARY EARTHWORK			
	CUT	FILL	NET
CUT/FILL	595 CU.YD.	5,955 CU.YD	5,360 CU.YD.



ALL-WEATHER ACCESS ROAD

NTS



GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)

1 inch = 80 ft.

AREA TABLE – SOLAR

Private Solar 1	13,084 sqft.	
Private Solar 2	8700 sqft.	
Private Solar 3	33,452 sqft.	
TOTAL	55,236 sqft	

LEGEND

- GROUND-MOUNTED PRIVATE HOUSE USE SOLAR PANELS WITH EXPANSION AREA
- PROP FIRE LANE
- PROP CONCRETE
- PROP PAVERS
- EX MINOR CONTOURS
- 1095 EX MAJOR CONTOURS
- EXISTING FENCE
- NEIGHBORING LOT LINES
- RIGHT OF WAY/EASEMENT LINES
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- PROJECT PROPERTY LINE
- SANITARY SEWER LINE
- WATER LINE
- ADA PATH OF TRAVEL
- APPROX. 100-YEAR FLOODPLAIN LIMITS

Area Table - Structures

Site Plan ID	Area – Square Feet (sf)	UBC Existing Occupancy	UBC Proposed Occupancy
Facility 1 - Silverado House Phase 1A (Existing/Remocel – treatment facility)	8,467 sf	Group "R-3" (SFM)	R-4 Building Addition
Facility 2 – Garage Phase 1A (Existing/Remocel - commercial kitchen and dining)	2,400 sf	Group "U" (SFM)	A-2 Remodel
Facility 3 - Pool House/Fitness Phase 1A (Existing/Remocel – exercise facility)	945 sf	Group "U" (SFM)	A-3 Remodel
Facility 4 - Chaparral Lodge Phase 1B (Existing/Remocel – treatment facility)	2,160 sf	Group "C" (SFM)	R-4 Remodel
Facility 5 - Ponderosa Lodge Phase 1B (Existing/Remocel – treatment facility)	11,849 sf	Group "C" (SFM)	R-2.1 Remodel
Facility 6 - New Lodge Phase 2 (Proposed – treatment facility)	16,777 sf	N/A	B New Construction
Facility 7 - New Offices/Intake/Administrative Phase 2 (TEMPORARY OFFICE TRAILERS - PHASE 1B) (Proposed – offices, intake, administrative)	16,777 sf	N/A	R-2.1 New Construction
Untitled Barn (Existing)	2,560 sf	Group "U"	Group "U"
Barn/Horse Facility (Existing)	4,350 sf	Group "U"	Group "U"
Hacienda House (Wildfire Conservancy) (Existing)	2,000 sf	Group "R"	Group "R"
Manmade Lake 1 (Existing)	4,790 sf	N/A	N/A
Manmade Lake 2 (Existing)	20,030 sf	N/A	N/A
Pool 1 (Existing)	1,600 sf	N/A	N/A
Pool 2 (Existing)	500 sf	N/A	N/A
Pool 3 (Existing)	1,300 sf	N/A	N/A
Office/Residence (Existing)	838 sf	Group "C" (SFM)	Group "C" (SFM)
Sports Courts (Existing)	27,100 sf	Group "C" (SFM)	Group "C" (SFM)
Rock Climbing Wall (Existing)	315 sf	Group "C" (SFM)	Group "C" (SFM)

NO.	DATE	REVISION
3	10/1/21	REVISED PER PC 2 COMMENTS

OWNER/APPLICANT:

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C/o Kenneth W. Jackson
8895 Research Drive, Ste. 200
Irvine, Ca. 92618

jacksonv@cox.net
Tel. 231-700-7741

ENGINEER:

4M ENGINEERING AND DEVELOPMENT, INC.
41635 Enterprise Circle N. – Suite B
Temecula, California 92590
TEL: (951) 296-3466
KIRK R. MEDEIROS R.C.E. 86558

ARS PARADISE VALLEY RANCH:
CONDITIONAL USE PERMIT NO: 210005
HEMET, CA

SITE INFORMATION:

PROJECT DESCRIPTION:
THE PARADISE VALLEY RANCH PROPERTY IS LOCATED IN UNINCORPORATED SOUTHWEST RIVERSIDE COUNTY, EAST OF THE CITY OF HEMET, APPROXIMATELY 4 MILES EAST OF STATE STREET, AT THE TERMINUS OF CACTUS VALLEY ROAD. THE SITE ADDRESS IS 43700 CACTUS VALLEY ROAD. CURRENTLY, THE COUNTY OF RIVERSIDE IS PROCESSING A LOT LINE ADJUSTMENT (LLA) INVOLVING THREE PARCELS [ASSESSOR PARCEL NUMBERS (APN) 569-020-024, -025, AND -026] ON THE PARADISE VALLEY RANCH PROPERTY. ONCE THIS LLA HAS BEEN PROCESSED, ONE OF THE THREE PARCELS (APPROXIMATELY 48-ACRES) WILL BE USED FOR A CONDITIONAL USE PERMIT (CUP) THAT IS REQUIRED FOR THE PROPOSED PROJECT. THIS PARCEL WILL BE REFERRED TO AS THE "CUP PARCEL". THE ULTIMATE APN FOR THE CUP PARCEL WILL BE DETERMINED UPON FINALIZATION AND RECORDATION OF THE LLA.

PARCEL 3 OF A LOT LINE ADJUSTMENT (LLA) #210115 COMPRISED OF 3 PARCELS WITHIN A PORTION OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 1 EAST. SAID PARCELS SUBJECT TO THE AFOREMENTIONED LOT LINE ADJUSTMENT IN PROCESS ARE PARCELS A AND C OF DOCUMENT 2017-0486006 AND PARCEL B OF DOCUMENT 2017-0485984, RECORDED IN RIVERSIDE COUNTY. SUBJECT PARCEL "3" IS 47.75 ACRES.

GEOLOGICAL HAZARDS: (PER GEOTECHNICAL REPORT BY SLADDEN ENGINEERING)
1. SURFACE RUPTURE - NO SIGNS OF ACTIVE SURFACE FAULT RUPTURE OR SECONDARY SEISMIC EFFECTS WERE IDENTIFIED DURING FIELD INVESTIGATION. THEREFORE, IT IS OUR OPINION THAT RISKS ASSOCIATED WITH PRIMARY SURFACE GROUND RUPTURE SHOULD BE CONSIDERED "LOW".
2. GROUND SHAKING - THE SITE MODIFIED PEAK GROUND ACCELERATION IS ESTIMATED TO BE 0.775G.
3. LIQUEFACTION - BASED ON THE PRESENCE OF SHALLOW SEATED BEDROCK AND OUR EXPERIENCE IN THE PROJECT VICINITY, RISKS ASSOCIATED WITH LIQUEFACTION RELATED HAZARDS SHOULD BE CONSIDERED "NEGLIGIBLE".
4. TSUNAMIS AND SEICHES - BECAUSE THE SITE IS SITUATED AT AN INLAND LOCATION AND IS NOT IMMEDIATELY ADJACENT TO ANY IMPOUNDED BODIES OF WATER, RISKS ASSOCIATED WITH TSUNAMIS AND SEICHES ARE CONSIDERED "NEGLIGIBLE".
5. SLOPE FAILURE, LAND SLIDING, ROCK FALLS - BASED ON OUR FIELD OBSERVATIONS OF THE SITE VICINITY, RISKS ASSOCIATED WITH SLOPE INSTABILITY SHOULD BE CONSIDERED "LOW".
6. EXPANSIVE SOIL - BASED ON THE RESULTS OF OUR LABORATORY TESTING, THE MATERIALS UNDERLYING THE SITE ARE CONSIDERED TO HAVE A "VERY LOW" EXPANSION POTENTIAL.
7. STATIC SETTLEMENT - THE ULTIMATE STATIC SETTLEMENT IS EXPECTED TO BE LESS THAN 1 INCH WHEN USING THE RECOMMENDED ALLOWABLE BEARING PRESSURES. AS A PRACTICAL MATTER, DIFFERENTIAL STATIC SETTLEMENT BETWEEN FOOTINGS CAN BE ASSUMED AS ONE-HALF OF THE TOTAL SETTLEMENT.
8. SUBSIDENCE - BASED UPON THE PRESENCE OF SHALLOW SEATED BEDROCK THROUGHOUT THE SITE, THE RISKS ASSOCIATED WITH SUBSIDENCE SHOULD BE CONSIDERED "NEGLIGIBLE".

SITE AREA:	47.75 ACRES (GROSS/NET)
PARCEL NO:	PARCEL 3 OF LOT LINE ADJUSTMENT (LLA) #210115

LAND USE DESIGNATIONS

EXISTING ZONE:	RURAL RESIDENTIAL
PROPOSED ZONE:	NO CHANGE
GENERAL PLAN:	RURAL RESIDENTIAL (R-R) RURAL MOUNTAINOUS (R-M)
SPECIFIC PLAN:	THE PROJECT IS NOT PART OF A SPECIFIC PLAN
CSA:	THE PROJECT IS WITHIN CSA 152
CFD:	THE PROJECT IS NOT WITHIN A CFD

USE

EXISTING USE:	RESIDENTIAL/CAMP
PROPOSED USE:	RESIDENTIAL TREATMENT FACILITY FOR MENTAL HEALTH AND SUBSTANCE ABUSE TREATMENT FOR FIREFIGHTERS, FIRE FIGHTING TRAINING CENTER

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE:	NOT LESS THAN 20,000 SQUARE FEET

MINIMUM YARD REQUIREMENTS

FRONT YARD:	20'-0"
SIDE YARD:	5'-0"
REAR YARD:	10'-0"

MAXIMUM BUILDING HEIGHT: 50'-0"

UTILITIES

WATER:	PRIVATE WELLS (EMWD SERVICE > 1 MILE)
SEWER:	ONSITE SEPTIC (EMWD SERVICE > 1 MILE)
GAS:	PROPANE
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	FRONTIER COMMUNICATIONS
CABLE TV:	FRONTIER, TIME WARNER, MEDIACOM, DIRECT TV, SATELITE TELEVISION

SCHOOL DISTRICT: HEMET UNIFIED

THIS PROPERTY LIES WITHIN FEMA ZONE "X"- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND ZONE "A"-NO BASE FLOOD ELEVATIONS DETERMINED.

THIS PROPERTY LIES WITHIN A HIGH FIRE SEVERITY ZONE LOCATION. CHAPTER 7A OF THE BUILDING CODE SHALL APPLY.

PROJECT TEAM:

OWNER/APPLICANT
PVR Management, LLC
8895 Research Drive, Suite 200
Irvine, CA 92590
Contact: Ken Jackson
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CIVIL
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LANDSCAPE
Alhambra Group
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GEOTECHNICAL
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45090 Golf Center Parkway, Suite F
Indio, CA 92201
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Ph. (760) 863-0713

FIRE CONSULTANT
Rahn Conservation Consulting, LLC
32787 Cleveland Street
Temecula, CA 92592
Contact: Matt Rahn
e-mail: mattrahn@me.com
Ph. (619) 846-1916

BUILDING SUMMARY:

EXISTING FACILITY 1 "SILVERADO LODGE" PHASE 1A
EXISTING DWELLING - PREVIOUS PERMIT #: 791080
REMODEL EXISTING DWELLING UNIT FOR RESIDENTIAL TREATMENT FACILITY
EXISTING OCCUPANCY = R-3 — PROPOSED OCCUPANCY = R-4
EXISTING CONSTRUCTION = V-B — PROPOSED CONSTRUCTION = V-B
EXISTING BUILDING AREA = 8,051 SF — PROPOSED BUILDING AREA = 8,490 SF

EXISTING FACILITY 2 "KITCHEN AND DINING ROOM" PHASE 1A
EXISTING DETACHED GARAGE - PREVIOUS PERMIT #: BX052138
REMODEL EXISTING GARAGE FOR KITCHEN AND DINING FACILITY
EXISTING OCCUPANCY = U — PROPOSED OCCUPANCY = A-2
EXISTING CONSTRUCTION = V-B — PROPOSED CONSTRUCTION = V-B
EXISTING BUILDING AREA = 2,400 SF — PROPOSED BUILDING AREA = NO CHANGE

EXISTING FACILITY 3 "POOL HOUSE AND GYM" PHASE 1A
EXISTING POOL HOUSE - PREVIOUS PERMIT #: BX025712
REMODEL EXISTING POOL HOUSE TO INCLUDE GYM SPACE
EXISTING OCCUPANCY = U — PROPOSED OCCUPANCY = A-3
EXISTING CONSTRUCTION = V-B — PROPOSED CONSTRUCTION = V-B
EXISTING BUILDING AREA = 945 SF — PROPOSED BUILDING AREA = NO CHANGE

EXISTING FACILITY 4 "CHAPARRAL LODGE" PHASE 1B
EXISTING DWELLING - PREVIOUS PERMIT #: BZ155238
REMODEL EXISTING DWELLING FOR RESIDENTIAL TREATMENT FACILITY
EXISTING OCCUPANCY = R-3 — PROPOSED OCCUPANCY = R-4
EXISTING CONSTRUCTION = V-B — PROPOSED CONSTRUCTION = V-B
EXISTING BUILDING AREA = 2,160 SF — PROPOSED BUILDING AREA = NO CHANGE

EXISTING FACILITY 5 "PONDEROSA LODGE" PHASE 1B
EXISTING DWELLING - PREVIOUS PERMIT #: NONE - APPROXIMATE BUILD DATE 1952
REMODEL EXISTING DWELLING FOR RESIDENTIAL TREATMENT FACILITY
EXISTING OCCUPANCY = R-3 — PROPOSED OCCUPANCY = R-2.1
EXISTING CONSTRUCTION = V-B — PROPOSED CONSTRUCTION = V-A
EXISTING BUILDING AREA = 8,712 SF — PROPOSED BUILDING AREA = 11,849 SF

PROPOSED FACILITY 6 "LODGE" PHASE 2
PROPOSED RESIDENTIAL TREATMENT FACILITY
PROPOSED OCCUPANCY = R-2.1
PROPOSED CONSTRUCTION = V-A
PROPOSED BUILDING AREA = 16,777 SF

PROPOSED FACILITY 7 "ADMIN BUILDING" PHASE 2
PROPOSED ADMINISTRATIVE BUILDING
PROPOSED OCCUPANCY = B
PROPOSED CONSTRUCTION = V-B
PROPOSED BUILDING AREA = 16,777 SF

EXISTING GUEST COTTAGE - NO WORK
EXISTING GUEST DWELLING - PREVIOUS PERMIT #: BR5027380
NO WORK PROPOSED
EXISTING OCCUPANCY = R-3 — PROPOSED OCCUPANCY = NO CHANGE
EXISTING CONSTRUCTION = V-B — PROPOSED CONSTRUCTION = NO CHANGE
EXISTING BUILDING AREA = 838 SF — PROPOSED BUILDING AREA = NO CHANGE

EXISTING HACIENDA HOUSE - NO WORK
EXISTING DWELLING - PREVIOUS PERMIT #: BZ149203
NO WORK PROPOSED
EXISTING OCCUPANCY = R-3 — PROPOSED OCCUPANCY = B
EXISTING CONSTRUCTION = V-B — PROPOSED CONSTRUCTION = NO CHANGE
EXISTING BUILDING AREA = 2,000 SF — PROPOSED BUILDING AREA = NO CHANGE

EXISTING BARN - NO WORK
EXISTING BARN - PREVIOUS PERMIT #: NONE - APPROXIMATE BUILD DATE 1956
NO WORK PROPOSED
EXISTING OCCUPANCY = U — PROPOSED OCCUPANCY = NO CHANGE
EXISTING CONSTRUCTION = V-B — PROPOSED CONSTRUCTION = NO CHANGE
EXISTING BUILDING AREA = 2,560 SF — PROPOSED BUILDING AREA = NO CHANGE

EXISTING BARN/EQUESTRIAN FACILITY - NO WORK
EXISTING BARN - PREVIOUS PERMIT #: BZ149970
NO WORK PROPOSED
EXISTING OCCUPANCY = U — PROPOSED OCCUPANCY = NO CHANGE
EXISTING CONSTRUCTION = V-B — PROPOSED CONSTRUCTION = NO CHANGE
EXISTING BUILDING AREA = 4,350 SF — PROPOSED BUILDING AREA = NO CHANGE

EMPLOYEE SUMMARY:

ADVANCED RECOVERY SYSTEMS

PHASE 1A
32 BEDS
M-F DAY SHIFT = 36 EMPLOYEES
M-F SWING SHIFT = 13 EMPLOYEES
M-F NIGHT SHIFT = 5 EMPLOYEES
M-F TOTAL FULL TIME EMPLOYEES = 54 EMPLOYEES
S/S DAY SHIFT = 15 EMPLOYEES
S/S SWING SHIFT = 11 EMPLOYEES
S/S NIGHT SHIFT = 5 EMPLOYEES
S/S TOTAL FULL TIME EMPLOYEES = 31 EMPLOYEES

PHASE 1B (INCLUDING PHASE 1A)
80 BEDS
M-F DAY SHIFT = +17 (53 EMPLOYEES)
M-F SWING SHIFT = +6 (19 EMPLOYEES)
M-F NIGHT SHIFT = +1 (6 EMPLOYEES)
M-F TOTAL FULL TIME EMPLOYEES = +24 (78 EMPLOYEES)
S/S DAY SHIFT = +12 (27 EMPLOYEES)
S/S SWING SHIFT = +6 (17 EMPLOYEES)
S/S NIGHT SHIFT = +1 (6 EMPLOYEES)
S/S TOTAL FULL TIME EMPLOYEES = +19 (50 EMPLOYEES)

PHASE II
112 BEDS
M-F DAY SHIFT = +11 (64 EMPLOYEES)
M-F SWING SHIFT = +2 (21 EMPLOYEES)
M-F NIGHT SHIFT = +2 (8 EMPLOYEES)
M-F TOTAL FULL TIME EMPLOYEES = +15 (93 EMPLOYEES)
S/S DAY SHIFT = +5 (32 EMPLOYEES)
S/S SWING SHIFT = +1 (18 EMPLOYEES)
S/S NIGHT SHIFT = +2 (8 EMPLOYEES)
S/S TOTAL FULL TIME EMPLOYEES = +8 (58 EMPLOYEES)

WILDFIRE CONSERVANCY
TOTAL EMPLOYEES = 2-3 EMPLOYEES/2-4 DAYS PER WEEK

PARKING SUMMARY:

ADVANCED RECOVERY SYSTEMS

PHASE 1A
36 EMPLOYEES / 1 = 36 PARKING SPACES
32 BEDS / 4 = 8 PARKING SPACES
44 PARKING SPACES MINIMUM

- 69 PARKING SPACES PROVIDED
  4 ELECTRIC VEHICLE CHARGING SPACES
  4 ACCESSIBLE PARKING SPACES

PHASE 1B
53 EMPLOYEES / 1 = 53 PARKING SPACES
80 BEDS / 4 = 20 PARKING SPACES
73 PARKING SPACES MINIMUM

- 79 PARKING SPACES PROVIDED
  4 ELECTRIC VEHICLE CHARGING SPACES
  4 ACCESSIBLE PARKING SPACES

PHASE II
64 EMPLOYEES / 1 = 64 PARKING SPACES
112 BEDS / 4 = 28 PARKING SPACES
92 PARKING SPACES MINIMUM

- 97 PARKING SPACES PROVIDED
  4 ELECTRIC VEHICLE CHARGING SPACES
  4 ACCESSIBLE PARKING SPACES

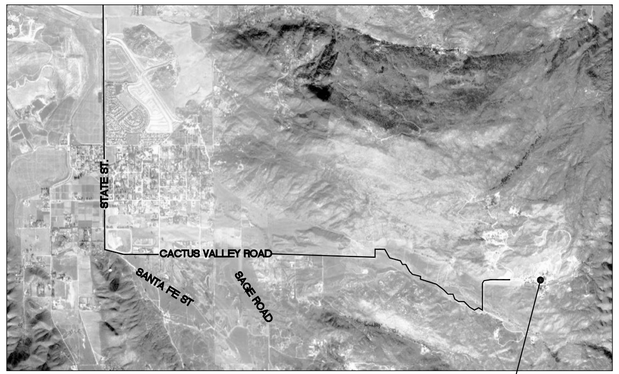
WILDFIRE CONSERVANCY
3 EMPLOYEES / 1 = 3 PARKING SPACES MINIMUM

- 9 PARKING SPACES PROVIDED
  1 ACCESSIBLE PARKING SPACE

TRAINING EVENTS
LESS THAN 25 PARTICIPANTS
ONCE A MONTH ON WEEKENDS

25 PARTICIPANTS / 1 =
25 PARKING SPACES MINIMUM

- TRAINING EVENTS TO OCCUR ON WEEKENDS WHEN ADVANCED RECOVERY PARKING REQUIREMENTS ARE THE LOWEST, NO ADDITIONAL PARKING REQUIRED.



VICINITY MAP

SHEET LIST:

JOHANSSON WING ARCHITECTS, PC
LICENSED ARCHITECT — MICHAEL RYAN WING — 30500 — RENEWAL 5/31/23 — STATE OF CALIFORNIA
NOT FOR CONSTRUCTION
821 S.E. 14th Loop, Suite 109
P.O. Box 798
Battle Ground, WA 98604
Ph 360-687-8379

ADVANCED RECOVERY SYSTEMS

PARADISE VALLEY RANCH

43700 Cactus Valley Rd.
Hemet, CA 92544

COVER SHEET

PROJECT # 20064

DATE 9/27/2021

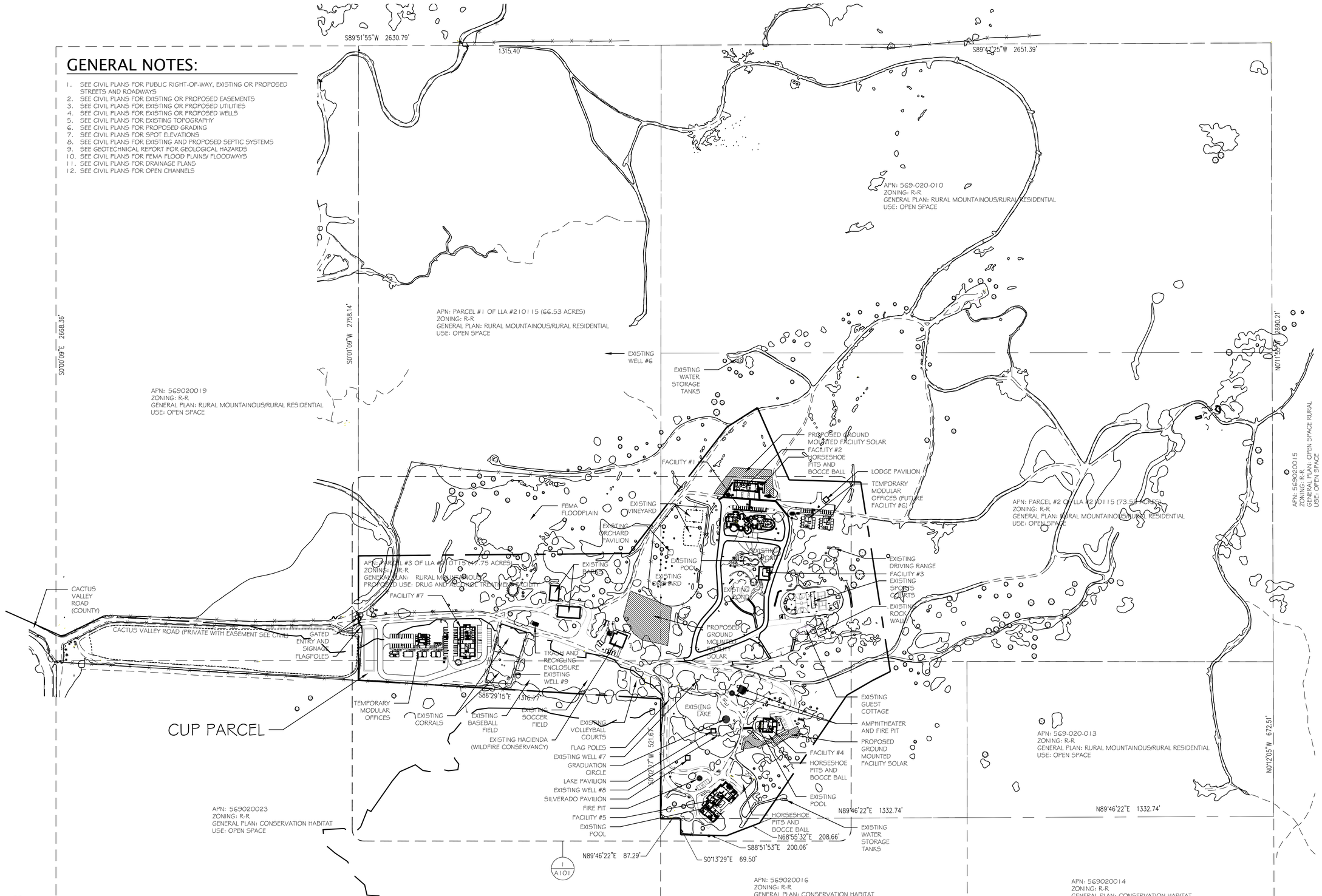
REV #	DATE	REASON

A000

SCHEMATIC DESIGN

GENERAL NOTES:

1. SEE CIVIL PLANS FOR PUBLIC RIGHT-OF-WAY, EXISTING OR PROPOSED STREETS AND ROADWAYS
2. SEE CIVIL PLANS FOR EXISTING OR PROPOSED EASEMENTS
3. SEE CIVIL PLANS FOR EXISTING OR PROPOSED UTILITIES
4. SEE CIVIL PLANS FOR EXISTING OR PROPOSED WELLS
5. SEE CIVIL PLANS FOR EXISTING TOPOGRAPHY
6. SEE CIVIL PLANS FOR PROPOSED GRADING
7. SEE CIVIL PLANS FOR SPOT ELEVATIONS
8. SEE CIVIL PLANS FOR EXISTING AND PROPOSED SEPTIC SYSTEMS
9. SEE GEOTECHNICAL REPORT FOR GEOLOGICAL HAZARDS
10. SEE CIVIL PLANS FOR FEMA FLOOD PLAINS/ FLOODWAYS
11. SEE CIVIL PLANS FOR DRAINAGE PLANS
12. SEE CIVIL PLANS FOR OPEN CHANNELS



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OVERALL SITE PLAN

1" = 200'-0"

JW architects

JOHANSSON WING ARCHITECTS, PC

LICENSED ARCHITECT MICHAEL RYAN WING No. 30560 RENEWAL 8/31/23 STATE OF CALIFORNIA

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ADVANCED RECOVERY SYSTEMS

PARADISE VALLEY RANCH

43700 Cactus Valley Rd.
Hemet, CA 92544

OVERALL SITE PLAN

PROJECT # 20064

DATE 9/27/2021

REV #	DATE	REASON

A100

SCHEMATIC DESIGN

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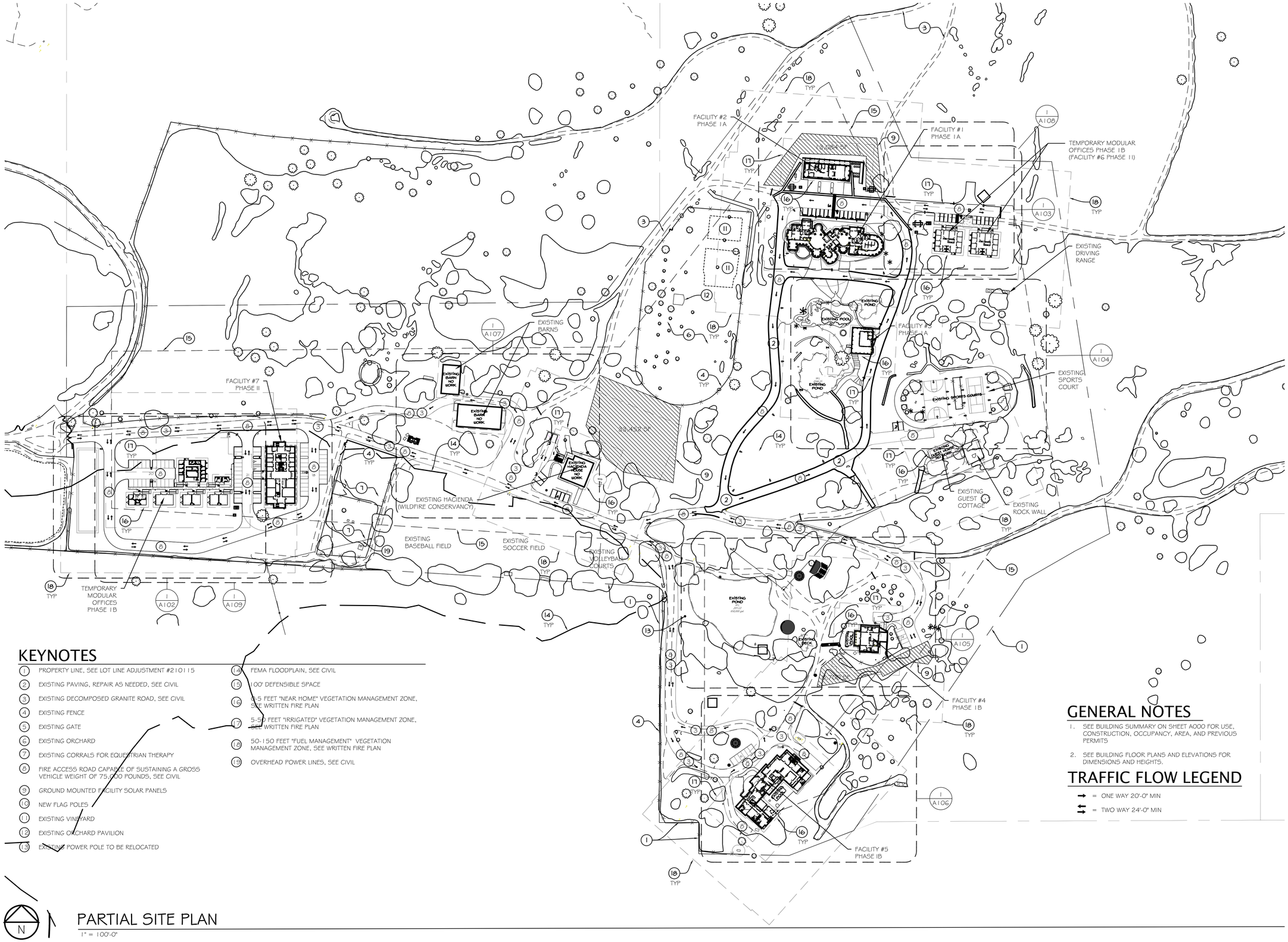

KEYNOTES

1. PROPERTY LINE, SEE LOT LINE ADJUSTMENT #210115
2. EXISTING PAVING, REPAIR AS NEEDED, SEE CIVIL
3. EXISTING DECOMPOSED GRANITE ROAD, SEE CIVIL
4. EXISTING FENCE
5. EXISTING GATE
6. EXISTING ORCHARD
7. EXISTING CORRALS FOR EQUESTRIAN THERAPY
8. FIRE ACCESS ROAD CAPABLE OF SUSTAINING A GROSS VEHICLE WEIGHT OF 75,000 POUNDS, SEE CIVIL
9. GROUND MOUNTED FACILITY SOLAR PANELS
10. NEW FLAG POLES
11. EXISTING VINEYARD
12. EXISTING ORCHARD PAVILION
13. EXISTING POWER POLE TO BE RELOCATED
14. FEMA FLOODPLAIN, SEE CIVIL
15. 100' DEFENSIBLE SPACE
16. 0-5 FEET "NEAR HOME" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
17. 5-50 FEET "IRRIGATED" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
18. 50-150 FEET "FUEL MANAGEMENT" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
19. OVERHEAD POWER LINES, SEE CIVIL

GENERAL NOTES

1. SEE BUILDING SUMMARY ON SHEET A000 FOR USE, CONSTRUCTION, OCCUPANCY, AREA, AND PREVIOUS PERMITS
2. SEE BUILDING FLOOR PLANS AND ELEVATIONS FOR DIMENSIONS AND HEIGHTS.

TRAFFIC FLOW LEGEND

= ONE WAY 20'-0" MIN

= TWO WAY 24'-0" MIN

N

PARTIAL SITE PLAN

1" = 100'-0"

JOHANSSON WING ARCHITECTS, PC

LICENSED ARCHITECT
MICHAEL RYAN WING
30506
RENEWAL DATE 5/31/23
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

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Ph 360-687-8379

ADVANCED RECOVERY SYSTEMS

PARADISE VALLEY RANCH

43700 Cactus Valley Rd. Hemet, CA 92544

PARTIAL SITE PLAN

PROJECT # 20064

DATE 9/27/2021

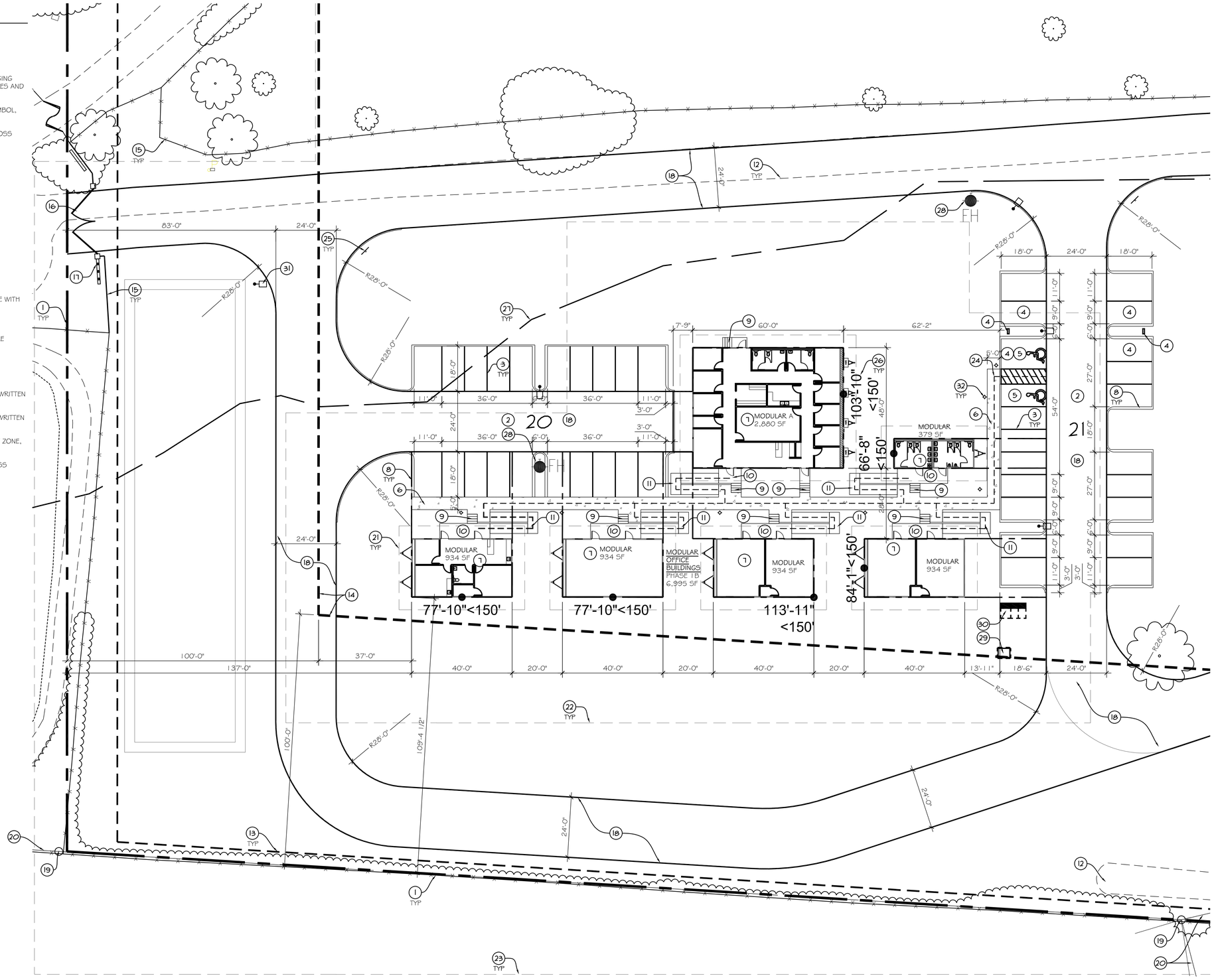
REV #	DATE	REASON

A101

SCHEMATIC DESIGN

KEYNOTES:

1. PROPERTY LINE, SEE LOT LINE ADJUSTMENT #210115
2. PAVING, PHASE 1B, SEE CIVIL
3. 4" WIDE PAINT STRIPE, TYPICAL
4. ELECTRIC VEHICLE PARKING/CHARGING SPACE, PROVIDE CHARGING STATION CAPABLE OF SERVING (2) ADJACENT ELECTRIC VEHICLES AND REQUIRED SIGNAGE
5. ACCESSIBLE PARKING SPACE; PROVIDE SIGNAGE, PAINTED SYMBOL, AND ACCESS AISLE, 2% SLOPE MAX ANY DIRECTION
6. CONCRETE SIDEWALK, 1:20 DIRECTIONAL SLOPE MAX / 2% CROSS SLOPE MAX
7. MODULAR BUILDING, PHASE 1B, WUI LISTED
8. 12" CONCRETE STEP-OUT
9. STEEL STAIRS WITH GUARDRAILS AND HANDRAIL, PHASE 1B
10. STEEL LANDING WITH GUARDRAILS, PHASE 1B
11. STEEL RAMP WITH GUARDRAILS AND HANDRAILS, PHASE 1B
12. EXISTING DECOMPOSED GRANITE ROAD, SEE CIVIL
13. SETBACK
14. 100' DEFENSIBLE SPACE
15. EXISTING FENCE
16. NEW AUTOMATIC MOTOR OPERATED SWINGING ENTRANCE GATE WITH FIRE DEPARTMENT KNOX GATE SWITCH ACCESS
17. FLAG POLES
18. FIRE ACCESS ROAD CAPABLE OF SUSTAINING A GROSS VEHICLE WEIGHT OF 75,000 POUNDS, SEE CIVIL
19. EXISTING UTILITY POLE
20. OVERHEAD POWER LINES, SEE CIVIL
21. 0-5 FEET "NEAR HOME" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
22. 5-50 FEET "IRRIGATED" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
23. 50-150 FEET "FUEL MANAGEMENT" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
24. ACCESSIBLE ROUTE, 1:20 DIRECTIONAL SLOPE MAX / 2% CROSS SLOPE MAX
25. WAYFINDING SIGNAGE
26. FIRE DEPARTMENT HOSE PULL DISTANCE
27. FEMA FLOODPLAIN, SEE CIVIL
28. FIRE HYDRANT, SEE CIVIL
29. TRANSFORMER, SEE ELECTRICAL
30. ELECTRICAL SERVICE, SEE ELECTRICAL
31. LIGHT POLE, SEE ELECTRICAL
32. LIGHT BOLLARD, SEE ELECTRICAL



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1 ENLARGED SITE PLAN - TEMPORARY MODULAR OFFICE BUILDINGS PHASE 1B

1" = 20'-0"

JOHANSSON WING ARCHITECTS, PC

LICENSED ARCHITECT
MICHAEL RYAN WING
No. C-30604
RENEWAL DATE 5/31/23
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

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ADVANCED RECOVERY SYSTEMS

PARADISE VALLEY RANCH

43700 Cactus Valley Rd. Hemet, CA 92544

ENLARGED SITE PLAN

PROJECT # 20064

DATE 9/27/2021

REV #	DATE	REASON

A102

SCHEMATIC DESIGN

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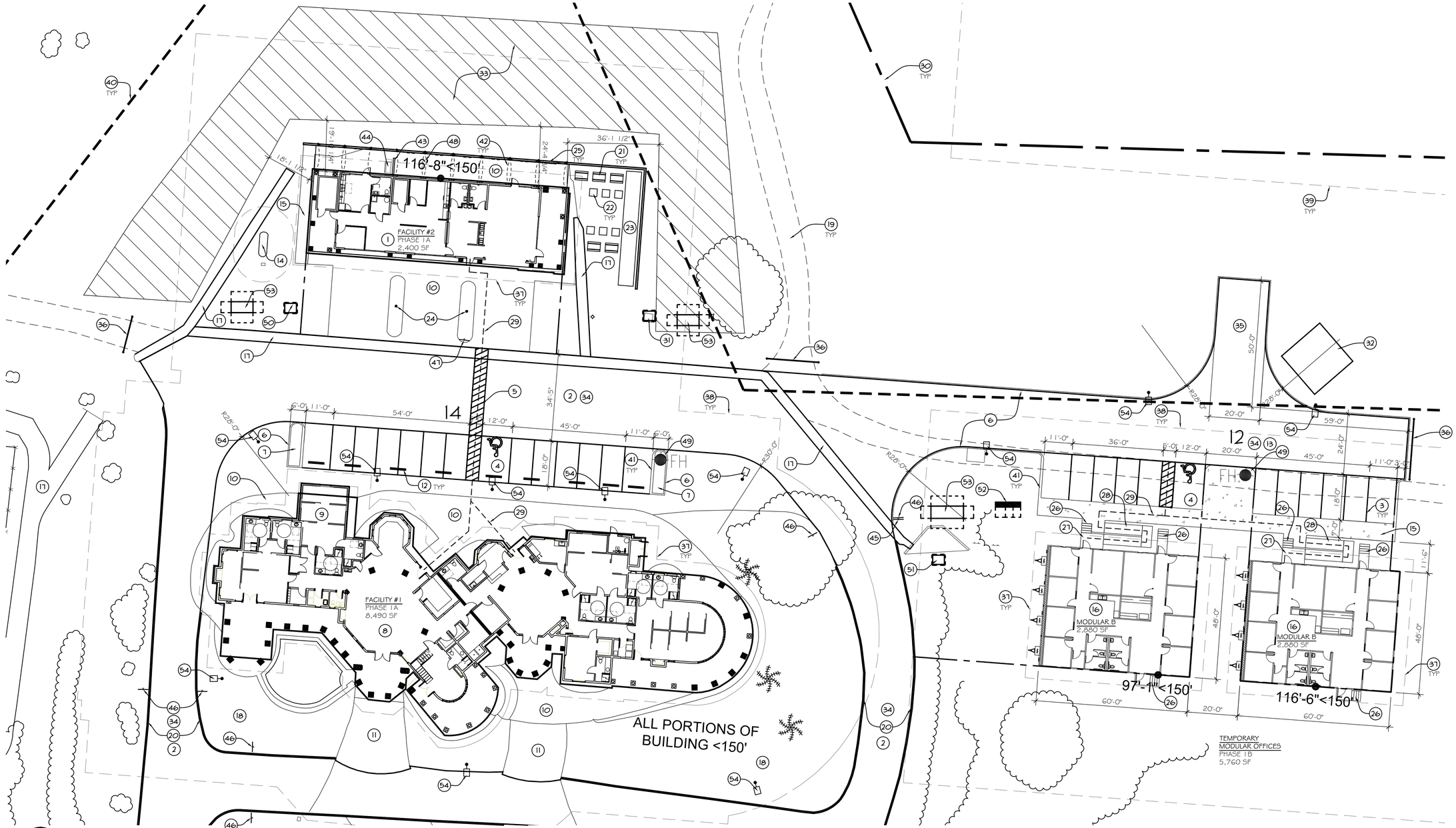

ENLARGED SITE PLAN - FACILITY 1 PHASE 1A, FACILITY 2 PHASE 1A, TEMPORARY MODULAR OFFICES PHASE 1A

1" = 20'-0"

KEYNOTES:

1. EXISTING GARAGE, FACILITY 2, ALTERATIONS FOR KITCHEN AND DINING HALL, PHASE 1A
2. EXISTING PAVING, SEE CIVIL, REPAIR AS NEEDED
3. 4" WIDE PAINT STRIPE, TYPICAL
4. ACCESSIBLE PARKING SPACE, PROVIDE SIGNAGE, PAINTED SYMBOL AND ACCESS AISLE, 2% SLOPE MAX ANY DIRECTION
5. PEDESTRIAN CROSSING WITH PAINTED DIAGONAL STRIPES, 1:20 DIRECTIONAL SLOPE MAX / 2% MAX CROSS SLOPE MAX
6. CAST IN PLACE CONCRETE CURB, PHASE IB
7. LANDSCAPE ISLAND, SEE LANDSCAPE
8. EXISTING SILVERADO LODGE, FACILITY 1, ALTERATIONS FOR RESIDENTIAL TREATMENT FACILITY, PHASE 1A
9. ENCLOSE EXISTING CARPORT, PHASE 1A
10. EXISTING CONCRETE PAVING
11. EXISTING CONCRETE STAIRS
12. CONCRETE WHEEL STOP
13. PAVING, PHASE IB, SEE CIVIL
14. RELOCATE EXISTING PROPANE TANK
15. CONCRETE SIDEWALK, PHASE IB
16. MODULAR BUILDING, PHASE 1B, WUI LISTED
17. EXISTING CONCRETE DRAINAGE DITCH, SEE CIVIL
18. EXISTING LANDSCAPING, SEE LANDSCAPE
19. EXISTING DECOMPOSED GRANITE ROAD, SHOWN DASHED, SEE CIVIL
20. EXISTING CURB
21. PICNIC TABLES, PHASE IB
22. HORSESHOE PIT, PHASE IB
23. BOCCE COURT, PHASE IB
24. FLAG POLE
25. RETAINING WALL WITH STONE VENEER AND STONE CAP, PHASE IB
26. STEEL STAIRS WITH GUARDRAILS AND HANDRAIL, PHASE 1B
27. STEEL LANDING WITH GUARDRAILS, PHASE 1B
28. STEEL RAMP WITH GUARDRAILS AND HANDRAILS, PHASE 1B
29. ACCESSIBLE ROUTE, 1:20 DIRECTIONAL SLOPE MAX / 2% CROSS SLOPE MAX
30. PROPERTY LINE, SEE LOT LINE ADJUSTMENT #210115
31. EXISTING TRANSFORMER
32. OUTDOOR PAVILION, PHASE IB
33. GROUND MOUNTED FACILITY SOLAR
34. FIRE ACCESS ROAD CAPABLE OF SUSTAINING A GROSS VEHICLE WEIGHT OF 75,000 POUNDS, SEE CIVIL
35. FIRE APPARATUS TURNAROUND
36. MANUAL SWINGING GATE
37. 0-5 FEET "NEAR HOME" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
38. 5-50 FEET "IRRIGATED" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
39. 50-150 FEET "FUEL MANAGEMENT" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
40. 100'-0" DEFENSIBLE SPACE
41. 12" CONCRETE STEP-OUT
42. SHADE STRUCTURE, ABOVE
43. 6' HIGH MASONRY PRIVACY WALL
44. GAS GRILL
45. WAYFINDING SIGNAGE
46. ONE WAY SIGNAGE
47. ACCESSIBLE LOADING ZONE SIGNAGE
48. FIRE DEPARTMENT HOSE PULL LENGTH
49. FIRE HYDRANT, SEE CIVIL
50. EXISTING TRANSFORMER
51. TRANSFORMER, SEE ELECTRICAL
52. ELECTRICAL SERVICES, SEE ELECTRICAL
53. GENERATOR, SEE ELECTRICAL
54. LIGHTPOLE, SEE ELECTRICAL

JW architects
JOHANSSON WING ARCHITECTS, PC

LICENSED ARCHITECT
MICHAEL RYAN WING
No. 30560
5/31/23
RENEWAL DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

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Ph 360-687-8379

ADVANCED RECOVERY SYSTEMS

PARADISE VALLEY RANCH

43700 Cactus Valley Rd. Hemet, CA 92544

ENLARGED SITE PLAN

PROJECT # 20064

DATE 9/27/2021

REV #	DATE	REASON

A103

SCHEMATIC DESIGN

KEYNOTES:

1. EXISTING POOL HOUSE, PROPOSED POOL HOUSE AND GYM ALTERATIONS, FACILITY 3, PHASE 1A
2. EXISTING CONCRETE SIDEWALK
3. EXISTING CONCRETE STAIRS
4. EXISTING POOL
5. EXISTING BASKETBALL COURT
6. EXISTING TENNIS COURT
7. EXISTING PAVING, SEE CIVIL, REPAIR AS NEEDED
8. EXISTING HOT TUB
9. EXISTING CURB
10. EXISTING POND
11. EXISTING POOL FENCING
12. EXISTING RETAINING WALL
13. EXISTING CONCRETE DRAINAGE DITCH, SEE CIVIL
14. EXISTING DRIVING RANGE
15. FIRE ACCESS ROAD CAPABLE OF SUSTAINING A GROSS VEHICLE WEIGHT OF 75,000 POUNDS, SEE CIVIL
16. PAVING, PHASE 1A, SEE CIVIL
17. CAST IN PLACE CONCRETE CURB, PHASE 1B
18. 4" WIDE PAINT STRIPE TYPICAL
19. 12" CONCRETE STEP-OUT
20. 0-5 FEET "NEAR HOME" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
21. 5-50 FEET "IRRIGATED" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
22. 50-150 FEET "FUEL MANAGEMENT" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
23. ACCESSIBLE ROUTE 1:20 DIRECTIONAL SLOPE MAX / 2% CROSS SLOPE MAX
24. RAMP DOWN TO POOL DECK, 1:12 SLOPE MAX
25. WAYFINDING SIGNAGE
26. ONE WAY SIGNAGE
27. ACCESSIBLE LOADING ZONE SIGNAGE
28. FIRE DEPARTMENT HOSE PULL DIMENSION
29. LIGHTPOLE, SEE ELECTRICAL

ENLARGED SITE PLAN - FACILITY 3 PHASE 1A

1" = 20'-0"

JOHANSSON WING ARCHITECTS, PC

LICENSED ARCHITECT MICHAEL RYAN WING No. 30504 RENEWAL 5/31/23 STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

821 S.E. 14th Loop, Suite 109
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ADVANCED RECOVERY SYSTEMS

PARADISE VALLEY RANCH

**43700 Cactus Valley Rd.
Hemet, CA 92544**

ENLARGED SITE PLAN

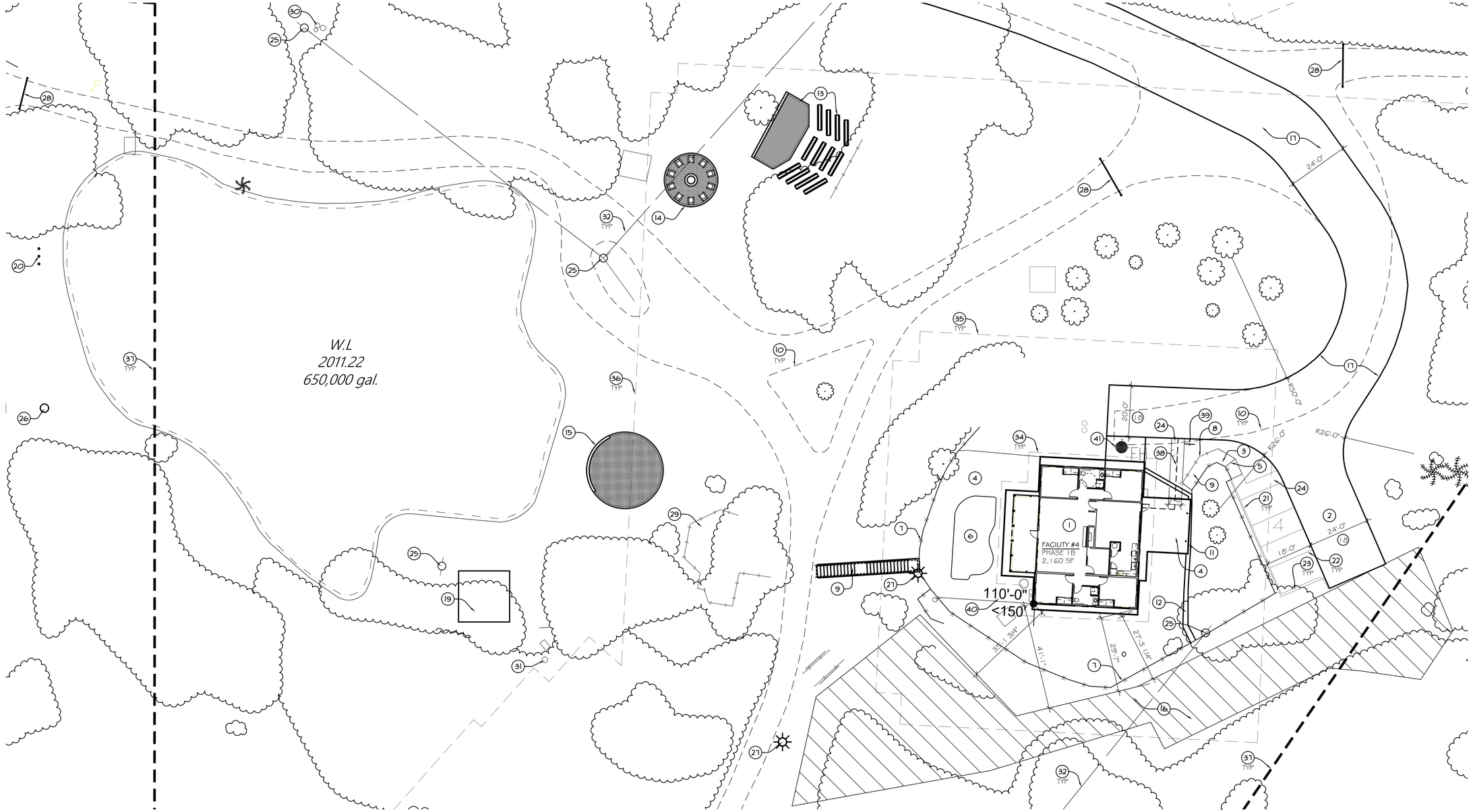
PROJECT # 20064

DATE 9/27/2021

REV #	DATE	REASON

A104

SCHEMATIC DESIGN



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ENLARGED SITE PLAN - FACILITY 4 PHASE 1B

1" = 20'-0"

KEYNOTES:

1. EXISTING CHAPARRAL LODGE, FACILITY 4, ALTERATIONS FOR RESIDENTIAL TREATMENT FACILITY, PHASE 1B
2. PAVING, PHASE 1B, SEE CIVIL
3. EXISTING CONCRETE SIDEWALK
4. EXISTING CONCRETE PATIO
5. EXISTING CONCRETE STAIRS
6. EXISTING POOL
7. EXISTING POOL FENCING
8. EXISTING RETAINING WALL
9. NEW CONCRETE STAIRS WITH METAL HANDRAIL EACH SIDE
10. EXISTING DECOMPOSED GRANITE ROAD, SHOWN DASHED, SEE CIVIL
11. EXISTING CANOPY, ABOVE
12. EXISTING CONCRETE DRAINAGE DITCH, SEE CIVIL
13. AMPHITHEATER, PROVIDE NEW STONE BENCH SEATING AND PAVERS
14. FIRE PIT WITH STONE VENEER, STONE CAP AND PAVERS
15. GRADUATION CIRCLE WITH LOW WALL WITH STONE VENEER AND PAVERS
16. GROUND MOUNTED FACILITY SOLAR
17. FIRE ACCESS ROAD CAPABLE OF SUSTAINING A GROSS VEHICLE WEIGHT OF 75,000 POUNDS, SEE CIVIL
18. FIRE APPARATUS TURNAROUND
19. LAKE PAVILION
20. FLAG POLES
21. CAST IN PLACE CONCRETE CURB, PHASE IB
22. 4" WIDE PAINT STRIPE TYPICAL
23. 12" CONCRETE STEP-OUT
24. CONCRETE SIDEWALK, PHASE IB
25. EXISTING UTILITY POLE
26. RELOCATED UTILITY POLE
27. EXISTING LIGHT POLE
28. MANUAL SWINGING GATE
29. EXISTING DECK
30. EXISTING WELL #7
31. EXISTING WELL #8
32. OVERHEAD POWER LINE, SEE CIVIL
33. NOT USED
34. 0-5 FEET "NEAR HOME" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
35. 5-50 FEET "IRRIGATED" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
36. 50-150 FEET "FUEL MANAGEMENT" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
37. 100'-0" DEFENSIBLE SPACE
38. ACCESSIBLE ROUTE, 1:20 DIRECTIONAL SLOPE MAX / 2% CROSS SLOPE MAX
39. ACCESSIBLE LOADING ZONE SIGNAGE
40. FIRE DEPARTMENT HOSE PULL DIMENSION
41. FIRE HYDRANT, SEE CIVIL

JOHANSSON WING ARCHITECTS, PC

LICENSED ARCHITECT
MICHAEL RYAN WING
No. C-30560
5/31/23
RENEWAL DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

821 S.E. 14th Loop, Suite 109
P.O. Box 798
Battle Ground, WA 98604
Ph 360-687-8379

ADVANCED RECOVERY SYSTEMS

PARADISE VALLEY RANCH

43700 Cactus Valley Rd. Hemet, CA 92544

ENLARGED SITE PLAN

PROJECT # 20064

DATE 9/27/2021

REV #	DATE	REASON

A105

SCHEMATIC DESIGN

KEYNOTES:

1. PROPERTY LINE, SEE LOT LINE ADJUSTMENT #210115
2. EXISTING PONDEROSA LODGE, FACILITY 5, ADDITIONS AND ALTERATIONS FOR RESIDENTIAL TREATMENT FACILITY, PHASE 1B
3. PARKING, PHASE 1B
4. EXISTING CONCRETE PATIO
5. EXISTING CONCRETE STAIRS
6. EXISTING RETAINING WALL
7. EXISTING FENCING
8. EXISTING POOL
9. EXISTING CONCRETE SIDEWALK AND LOADING ZONE
10. EXISTING SLUMP STONE PATIO WALL
11. ACCESSIBLE ROUTE, 1:20 DIRECTIONAL SLOPE MAX / 2% CROSS SLOPE MAX
12. EXISTING DECOMPOSED GRANITE ROAD, SHOWN DASHED, SEE CIVIL
13. SETBACK
14. 100' DEFENSIBLE SPACE
15. PAVING, SEE CIVIL
16. OVERHEAD POWER LINE, SEE CIVIL
17. FIRE ACCESS ROAD CAPABLE OF SUSTAINING A GROSS VEHICLE WEIGHT OF 75,000 POUNDS, SEE CIVIL
18. FIRE APPARATUS TURNAROUND
19. PONDEROSA PAVILION
20. CAST IN PLACE CONCRETE CURB, PHASE 1B
21. 4" WIDE PAINT STRIPE TYPICAL
22. 12" CONCRETE STEP-OUT
23. RELOCATE EXISTING LIGHT POLE
24. FIRE PIT AND PAVERS
25. EXISTING WATER STORAGE TANKS
26. EXISTING PROPANE TANK
27. EXISTING LIGHT POLE
28. EXISTING POWER POLE
29. EXISTING BASKETBALL HOOP
30. MANUAL SWINGING GATE
31. 0-5 FEET "NEAR HOME" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
32. 5-50 FEET "IRRIGATED" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
33. 50-150 FEET "FUEL MANAGEMENT" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
34. ONE WAY SIGNAGE
35. ACCESSIBLE LOADING ZONE SIGNAGE
36. FIRE DEPARTMENT HOSE PULL DIMENSION
37. FIRE HYDRANT, SEE CIVIL

N

1 ENLARGED SITE PLAN - FACILITY 5 PHASE 1B

1" = 20'-0"

JOHANSSON WING ARCHITECTS, PC

LICENSED ARCHITECT
MICHAEL RYAN WING
No. 30504
5/31/23
RENEWAL DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

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ADVANCED RECOVERY SYSTEMS

PARADISE VALLEY RANCH

43700 Cactus Valley Rd.
Hemet, CA 92544

ENLARGED SITE PLAN

PROJECT # 20064

DATE 9/27/2021

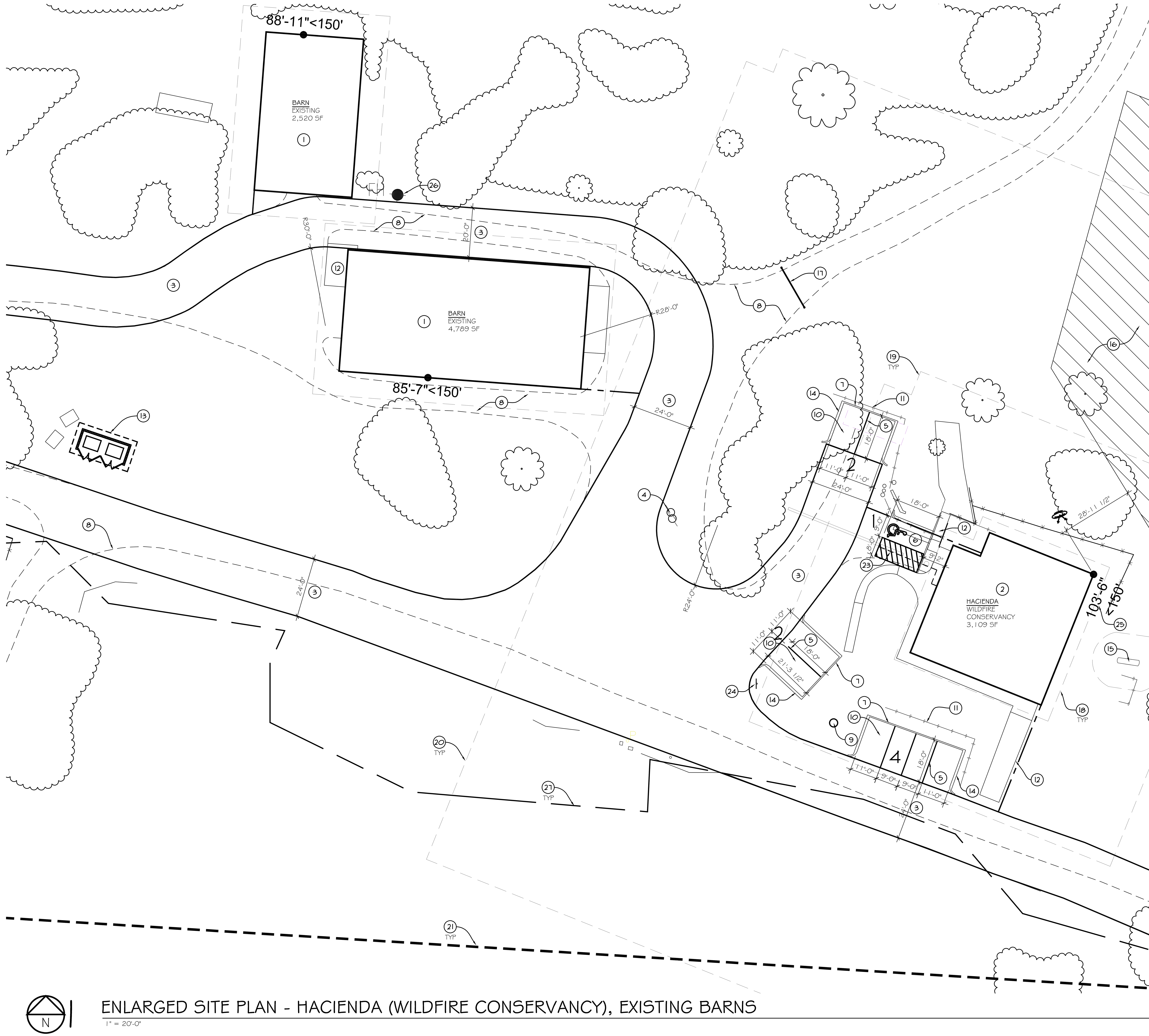
REV #	DATE	REASON

A106

SCHEMATIC DESIGN

KEYNOTES:

1. EXISTING BARN
2. EXISTING HACIENDA HOUSE, WILDFIRE CONSERVANCY
3. FIRE ACCESS ROAD CAPABLE OF SUSTAINING A GROSS VEHICLE WEIGHT OF 75,000 POUNDS, SEE CIVIL
4. EXISTING UTILITY POLE
5. 4" WIDE PAINT STRIPE, TYPICAL
6. ACCESSIBLE PARKING SPACE; PROVIDE SIGNAGE, PAINTED SYMBOL AND ACCESS AISLE, 2% SLOPE MAX ANY DIRECTION
7. CAST IN PLACE CONCRETE CURB
8. EXISTING DECOMPOSED GRANITE ROAD, SHOWN DASHED. SEE CIVIL
9. RELOCATE EXISTING UTILITY POLE
10. PAVING, SEE CIVIL
11. EXISTING RETAINING WALL
12. EXISTING CONCRETE SIDEWALK, 1:20 DIRECTIONAL SLOPE MAX / 2% CROSS SLOPE MAX
13. PROPOSED COVERED TRASH ENCLOSURE
14. 12" CONCRETE STEP-OUT
15. EXISTING PROPANE TANK
16. GROUND MOUNTED FACILITY SOLAR, SEE SHEET A100 FOR OVERALL FOOTPRINT AND AREA
17. MANUAL SWINGING GATE
18. 0-5 FEET "NEAR HOME" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
19. 5-50 FEET "IRRIGATED" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
20. 50-150 FEET "FUEL MANAGEMENT" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
21. 100'-0" DEFENSIBLE SPACE
22. OVERHEAD POWER LINES, SEE CIVIL
23. ACCESSIBLE ROUTE, 1:20 DIRECTIONAL SLOPE MAX / 2% CROSS SLOPE MAX
24. WAYFINDING SIGNAGE
25. FIRE DEPARTMENT HOSE PULL DIMENSION
26. FIRE HYDRANT, SEE CIVIL
27. FEMA FLOODPLAIN, SEE CIVIL



ENLARGED SITE PLAN - HACIENDA (WILDFIRE CONSERVANCY), EXISTING BARNS

1" = 20'-0"

JW architects

JOHANSSON WING ARCHITECTS, PC

NOT FOR CONSTRUCTION

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ADVANCED RECOVERY SYSTEMS

PARADISE VALLEY RANCH

43700 Cactus Valley Rd.
Hemet, CA 92544

ENLARGED SITE PLAN

PROJECT # 20064

DATE 9/27/2021

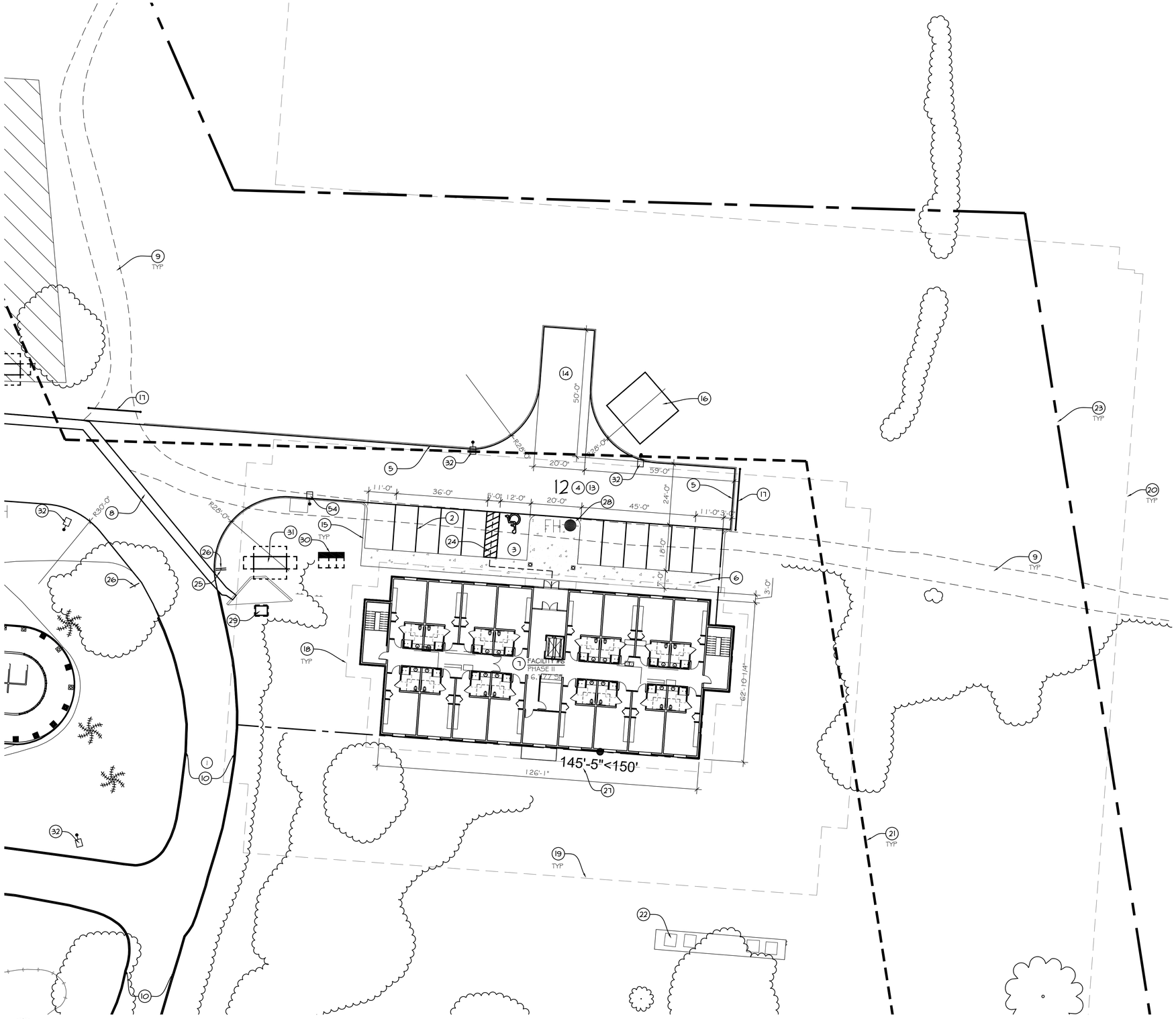
REV #	DATE	REASON

A107

SCHEMATIC DESIGN

KEYNOTES:

1. EXISTING PAVING, SEE CIVIL
2. 4" WIDE PAINT STRIPE, TYPICAL, PHASE IB
3. ACCESSIBLE PARKING SPACE, SIGNAGE, PAINTED SYMBOL AND ACCESS AISLE; PHASE IA, 2% SLOPE MAX ANY DIRECTION
4. PAVED PARKING, PHASE IB
5. CAST IN PLACE CONCRETE CURB, PHASE IB
6. CONCRETE SIDEWALK, PHASE IB, 1:20 DIRECTIONAL SLOPE MAX / 2% CROSS SLOPE MAX
7. PROPOSED LODGE BUILDING, FACILITY 6, FOR RESIDENTIAL TREATMENT FACILITY, PHASE II
8. EXISTING CONCRETE DRAINAGE DITCH, SEE CIVIL
9. EXISTING DECOMPOSED GRANITE ROAD, SHOWN DASHED, SEE CIVIL
10. EXISTING CURB
11. GROUND MOUNTED SOLAR FACILITY
12. ROOF TOP MOUNTED FACILITY SOLAR
13. FIRE ACCESS ROAD CAPABLE OF SUSTAINING A GROSS VEHICLE WEIGHT OF 75,000 POUNDS, SEE CIVIL
14. FIRE APPARATUS TURNAROUND
15. 12" CONCRETE STEP-OUT, PHASE IB
16. OUTDOOR PAVILION
17. MANUAL SWINGING GATE
18. 0-5 FEET "NEAR HOME" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
19. 5-50 FEET "IRRIGATED" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
20. 50-150 FEET "FUEL MANAGEMENT" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
21. 100'-0" DEFENSIBLE SPACE
22. EXISTING DRIVING RANGE
23. PROPERTY LINE, SEE LOT LINE ADJUSTMENT #210115
24. ACCESSIBLE ROUTE, 1:20 DIRECTIONAL SLOPE MAX / 2% CROSS SLOPE MAX
25. WAYFINDING SIGNAGE
26. ONE WAY SIGNAGE
27. FIRE DEPARTMENT HOSE PULL DIMENSION
28. FIRE HYDRANT, SEE CIVIL
29. TRANSFORMER, SEE ELECTRICAL
30. ELECTRICAL SERVICE, SEE ELECTRICAL
31. GENERATOR, SEE ELECTRICAL
32. LIGHTPOLE, SEE ELECTRICAL



N

ENLARGED SITE PLAN - FACILITY 6 PHASE II

1" = 20'-0"

JOHANSSON WING ARCHITECTS, PC

LICENSED ARCHITECT MICHAEL RYAN WING No. 30504 RENEWAL 5/31/23 DATE STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

821 S.E. 14th Loop, Suite 109
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Battle Ground, WA 98604
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ADVANCED RECOVERY SYSTEMS

PARADISE VALLEY RANCH

43700 Cactus Valley Rd.
Hemet, CA 92544

ENLARGED SITE PLAN

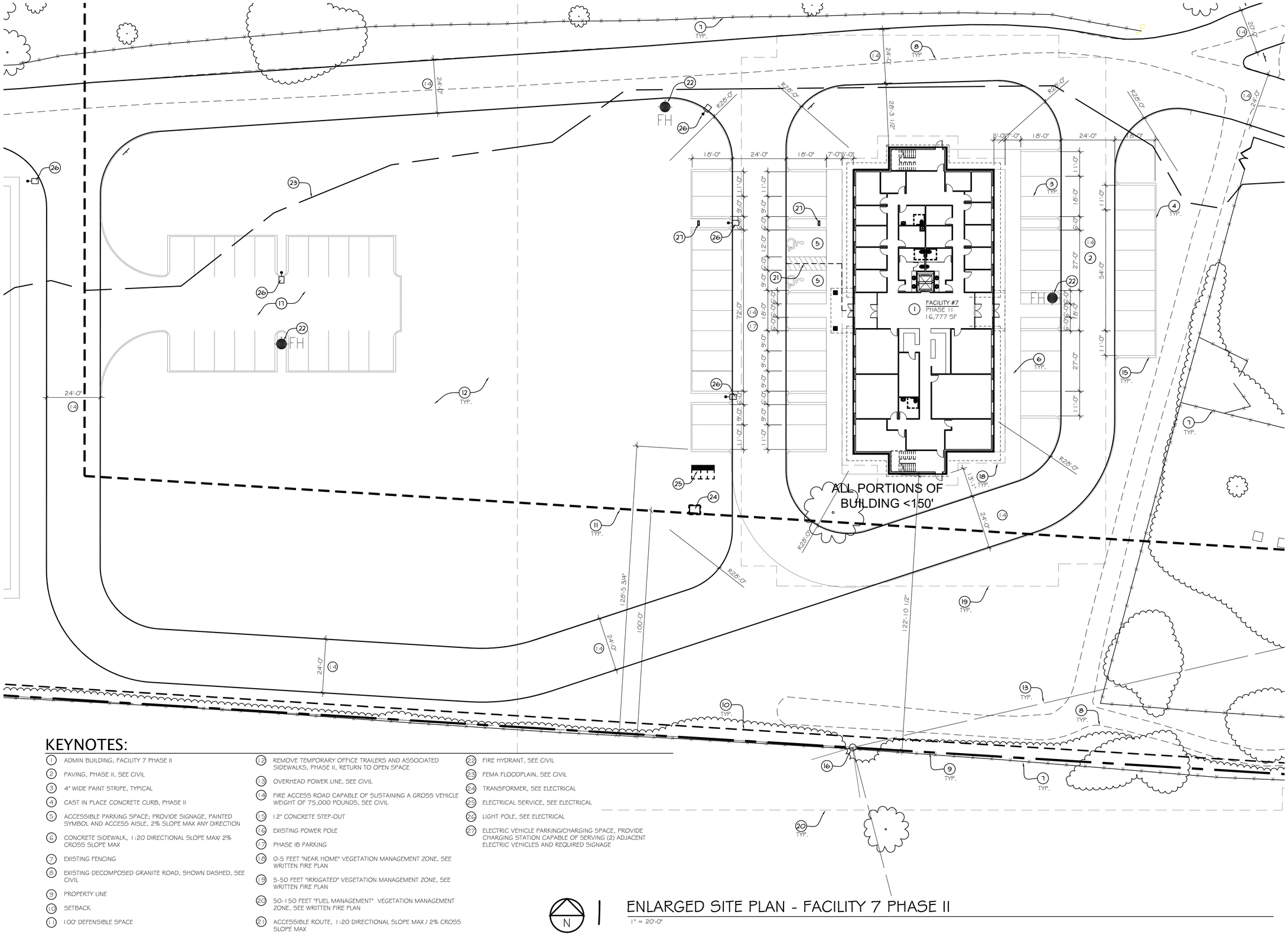
PROJECT # 20064

DATE 9/27/2021

REV #	DATE	REASON

A108

SCHEMATIC DESIGN



KEYNOTES:

1. ADMIN BUILDING, FACILITY 7 PHASE II
2. PAVING, PHASE II, SEE CIVIL
3. 4" WIDE PAINT STRIPE, TYPICAL
4. CAST IN PLACE CONCRETE CURB, PHASE II
5. ACCESSIBLE PARKING SPACE; PROVIDE SIGNAGE, PAINTED SYMBOL AND ACCESS AISLE, 2% SLOPE MAX ANY DIRECTION
6. CONCRETE SIDEWALK, 1:20 DIRECTIONAL SLOPE MAX/ 2% CROSS SLOPE MAX
7. EXISTING FENCING
8. EXISTING DECOMPOSED GRANITE ROAD, SHOWN DASHED, SEE CIVIL
9. PROPERTY LINE
10. SETBACK
11. 100' DEFENSIBLE SPACE
12. REMOVE TEMPORARY OFFICE TRAILERS AND ASSOCIATED SIDEWALKS, PHASE II, RETURN TO OPEN SPACE
13. OVERHEAD POWER LINE, SEE CIVIL
14. FIRE ACCESS ROAD CAPABLE OF SUSTAINING A GROSS VEHICLE WEIGHT OF 75,000 POUNDS, SEE CIVIL
15. 12" CONCRETE STEP-OUT
16. EXISTING POWER POLE
17. PHASE 1B PARKING
18. 0-5 FEET "NEAR HOME" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
19. 5-50 FEET "IRRIGATED" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
20. 50-150 FEET "FUEL MANAGEMENT" VEGETATION MANAGEMENT ZONE, SEE WRITTEN FIRE PLAN
21. ACCESSIBLE ROUTE, 1:20 DIRECTIONAL SLOPE MAX / 2% CROSS SLOPE MAX
22. FIRE HYDRANT, SEE CIVIL
23. FEMA FLOODPLAIN, SEE CIVIL
24. TRANSFORMER, SEE ELECTRICAL
25. ELECTRICAL SERVICE, SEE ELECTRICAL
26. LIGHT POLE, SEE ELECTRICAL
27. ELECTRIC VEHICLE PARKING/CHARGING SPACE, PROVIDE CHARGING STATION CAPABLE OF SERVING (2) ADJACENT ELECTRIC VEHICLES AND REQUIRED SIGNAGE

ENLARGED SITE PLAN - FACILITY 7 PHASE II

1" = 20'-0"

JOHANSSON WING ARCHITECTS, PC

LICENSED ARCHITECT
MICHAEL RYAN WING
No. 30504
RENEWAL 5/31/23
STATE OF CALIFORNIA

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ADVANCED RECOVERY SYSTEMS

PARADISE VALLEY RANCH

43700 Cactus Valley Rd.
Hemet, CA 92544

ENLARGED SITE PLAN

PROJECT # 20064

DATE 9/27/2021

REV #	DATE	REASON

A109

SCHEMATIC DESIGN

"Working for our firefighters, dedicated to our communities…"

Overview

The Wildfire Conservancy is a recognized leader in addressing wildland and urban interface fires in the United States. Created through a diverse collaboration with notable fire departments, state, federal, and tribal agencies, academic universities, and key stakeholders (including utilities, environmental organizations, and local government), the Conservancy serves as a collaborative, full-service non-profit foundation providing research, consulting, and training on wildfire and wildland urban interface issues. Our project team includes experts in the fire services with decades of experience in public health, firefighter health/safety, fire science, materials/textiles, engineering, chemistry, statistics, law, policy, and regulation. We have successfully administered funding and projects with FEMA/DHS, US Forest Service, Department of Commerce, CAL FIRE, CAL FIRE L2881, EPA, BIA, National Parks, and many others. Our mission is to meet the current and emerging needs of our communities and first responders who are at highest risk from wildland and urban interface fires, focusing on three key areas:

- Improving firefighter health and safety
- Advancing attack effectiveness
- Promoting community resilience and awareness

Within the proposed property at the Paradise Valley Ranch, and in collaboration with the IAFF/ARS Center of Excellence in Firefighter Behavioral Health, we will be utilizing the site for programs in research and training for issues related to wildland fires and the wildland urban interface. No live fire training, controlled burns, or similar activities involving actual fire will occur onsite.

The Conservancy anticipates the use of a single facility (Hacienda House) located at the south portion of the property. Between 2-3 staff members shall be on site weekly, 2-4 days per week (Monday - Friday) during normal operating hours (8am-6pm). Onsite parking for the Wildfire Conservancy staff will consist of 2-3 vehicles parked adjacent to the Hacienda House 2-4 days per week (Monday - Friday) between 8am-6pm. Majority of the day-to-day use of the facility includes small-scale, routine research, office work, reporting, writing, and data analysis. Outdoor use for research will include occasional testing of equipment used on wildfires (e.g., PPE, tools, hose clamps, etc.), and small-scale training activities that may include use of trails, fire breaks, and sports fields.

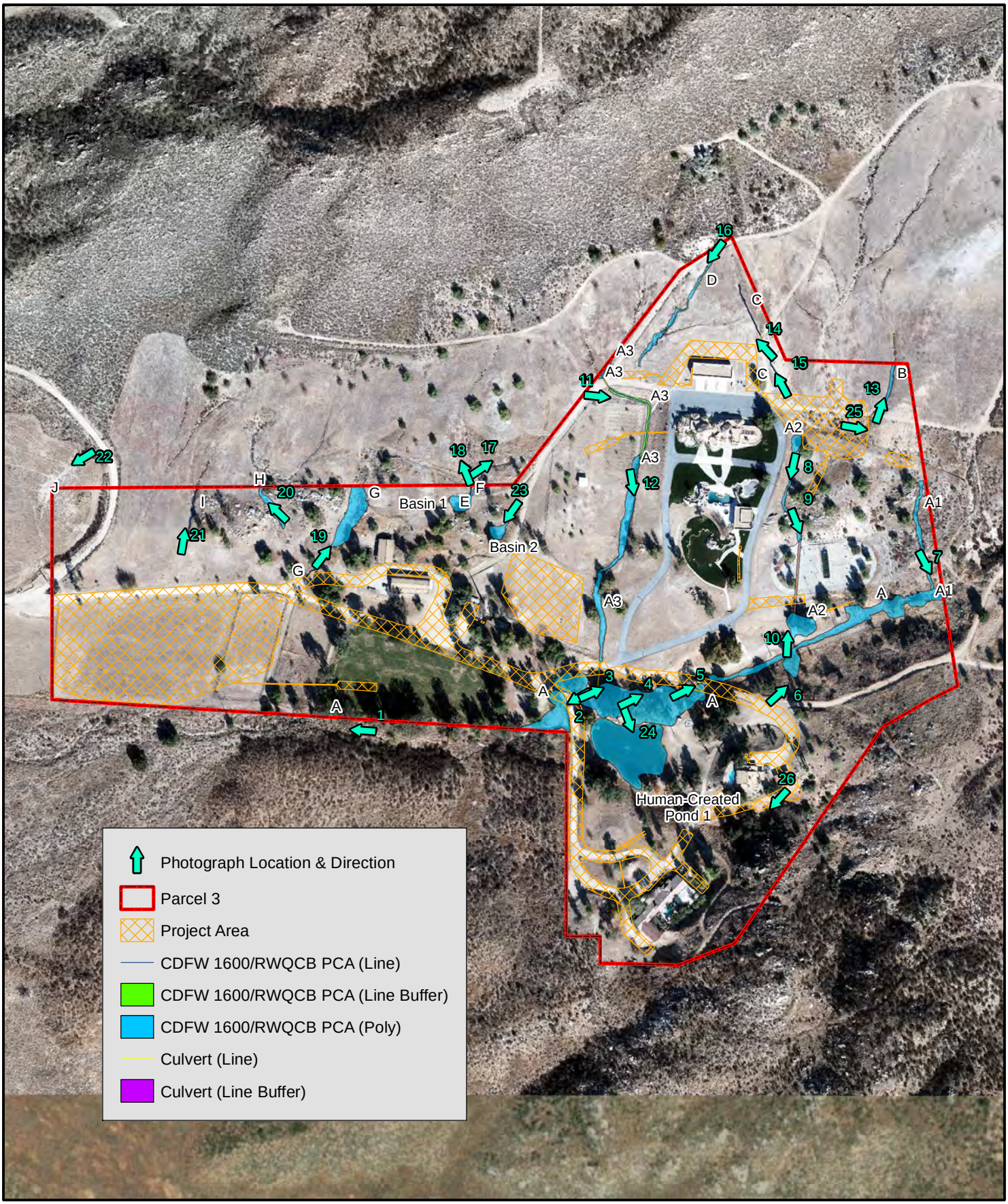
Additionally, the Conservancy will conduct research and demonstration projects related to attack effectiveness, community resilience, and firefighter health/safety. This may include the use of fire engines and related wildland apparatus to demonstrate activities related to extended hoselays, hiking, vegetation management, and PPE/tool use. These events will be infrequent, typically occurring less than once a month with on-site staff members, and (typically) 1-2 fire engines with 3-8 firefighters. These activities will typically occur on weekends during non-peak operational hours, coordinated with the treatment center staff to avoid any operational impacts to their facilities, staff, or visitors.
Larger-scale research and/or training activities will be limited to 25 attendees and will typically occur on weekends during non-peak operational hours, coordinated with the treatment center staff to avoid any operational impacts to their facilities, staff, or visitors. These activities will occur less than once per month.

All research, training, and demonstration project activities will be limited to only using pre-existing disturbed areas, trails, fire breaks, roads, and sports fields. All activities will be kept to the trails and designated research/training areas, with onsite staff ensuring compliance. No activities will occur during rain or other under any conditions that might increase sedimentation/erosion or cause any damage to roads/infrastructure.

Any projects contemplating vegetation management or research on defensible space and community resilience will work within the existing footprints of fuel management zones identified in the fire management plan for the property. The only environmental impacts anticipated from the projects would occur during regular maintenance of the fuel modification zone that occurs normally as part of the facility operations. No activities will cause any air, water, noise, or other environmental impacts.

APPENDIX B

Assessment Photographs



N

0 125 250 500 750 1,000 Feet

1 inch = 333 feet

Appendix B
Photograph Key Map

DATE: December 21, 2021
COORDINATE SYSTEM: NAD 1983 State Plane California VI FIPS 0406 (Feet)
SOURCE: ESRI World Imagery, High Res Imagery, 4M, SBS

Center of Excellence
CUP 210005
HAN200008

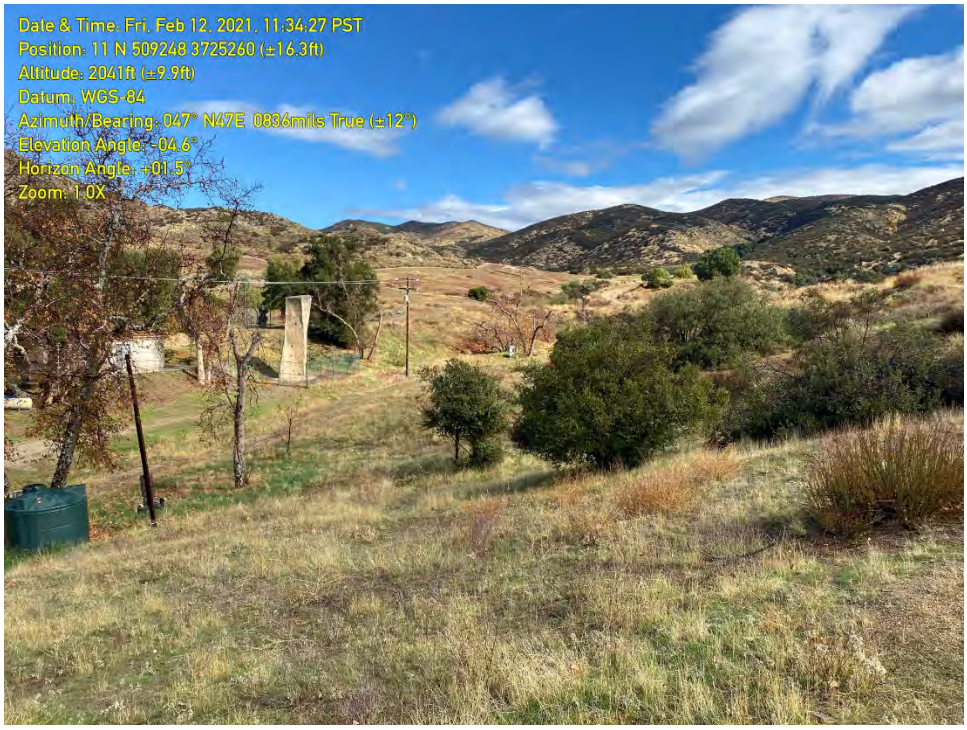
PHOTOGRAPH 1: A downstream view of Feature A. The majority of this area was offsite.

PHOTOGRAPH 2: Two culverts within Feature A located at a dirt road crossing.

PHOTOGRAPH 3: A view of the Ruderal understory and a large coast live oak in Feature A. The culvert depicted was connected to Feature A_3.

PHOTOGRAPH 4: Ruderal understory and California sycamores of Feature A.

PHOTOGRAPH 5: A culvert in Feature A at a dirt road crossing.



PHOTOGRAPH 6: An overhead view of the upstream end of Feature A.

PHOTOGRAPH 7: The downstream end of Feature A_1 depicting the incised channel and habitat associated.

PHOTOGRAPH 8: The upstream end of Feature A_2.

PHOTOGRAPH 9: A concrete channel leading down to the culverts of Feature A_2 under the sports complex.

PHOTOGRAPH 10: A concrete apron collecting discharge from the culverts of Feature A_2.

PHOTOGRAPH 11: The concrete V-ditch of Feature A_3.

PHOTOGRAPH 12: Feature A_3 downstream of the concrete V-ditch.

PHOTOGRAPH 13: Feature B consisted of deerweed and mowed areas.

PHOTOGRAPH 14: The upstream end of Feature C.

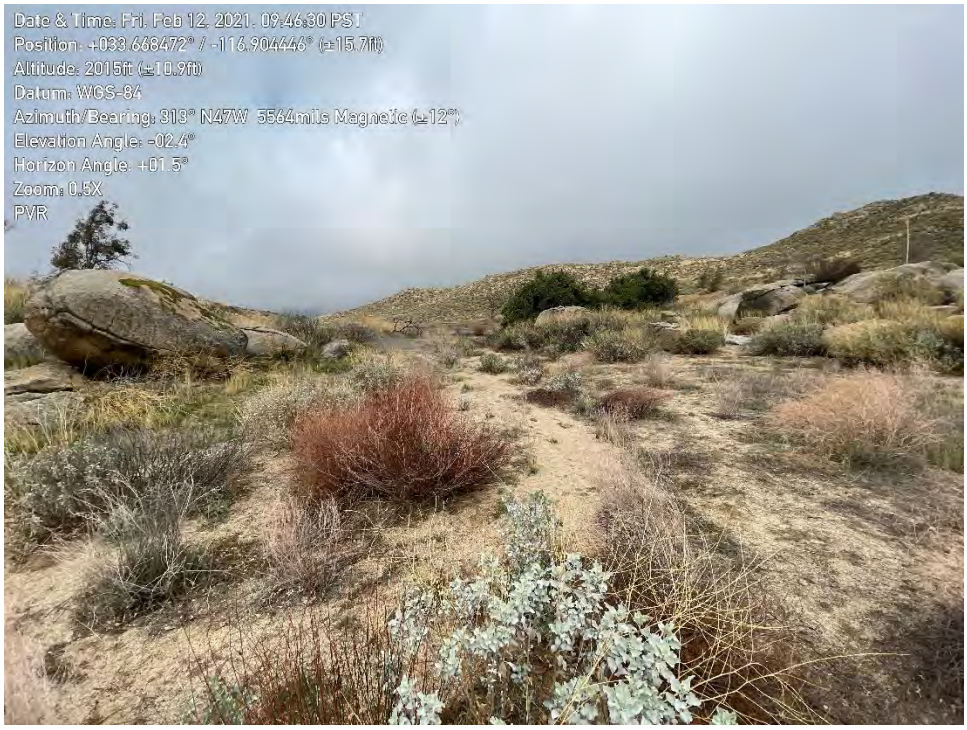
PHOTOGRAPH 15: Feature C consisted of exposed bedrock and was likely created from the grading of the adjacent development.

PHOTOGRAPH 16: Feature D originated from road runoff.

PHOTOGRAPH 17: A representative photograph of Feature E.

PHOTOGRAPH 18: A representative photograph of Feature F.

PHOTOGRAPH 19: An upstream view of Feature G.



PHOTOGRAPH 20: The wash and habitats of Feature H.

PHOTOGRAPH 21: Erosional gully of Feature I.

PHOTOGRAPH 22: A downstream view of Feature J. The majority of this area was offsite.

PHOTOGRAPH 23: A view of the culvert and bermed area of Basin 2.

PHOTOGRAPH 24: A southerly view of Human-Created Pond 1.

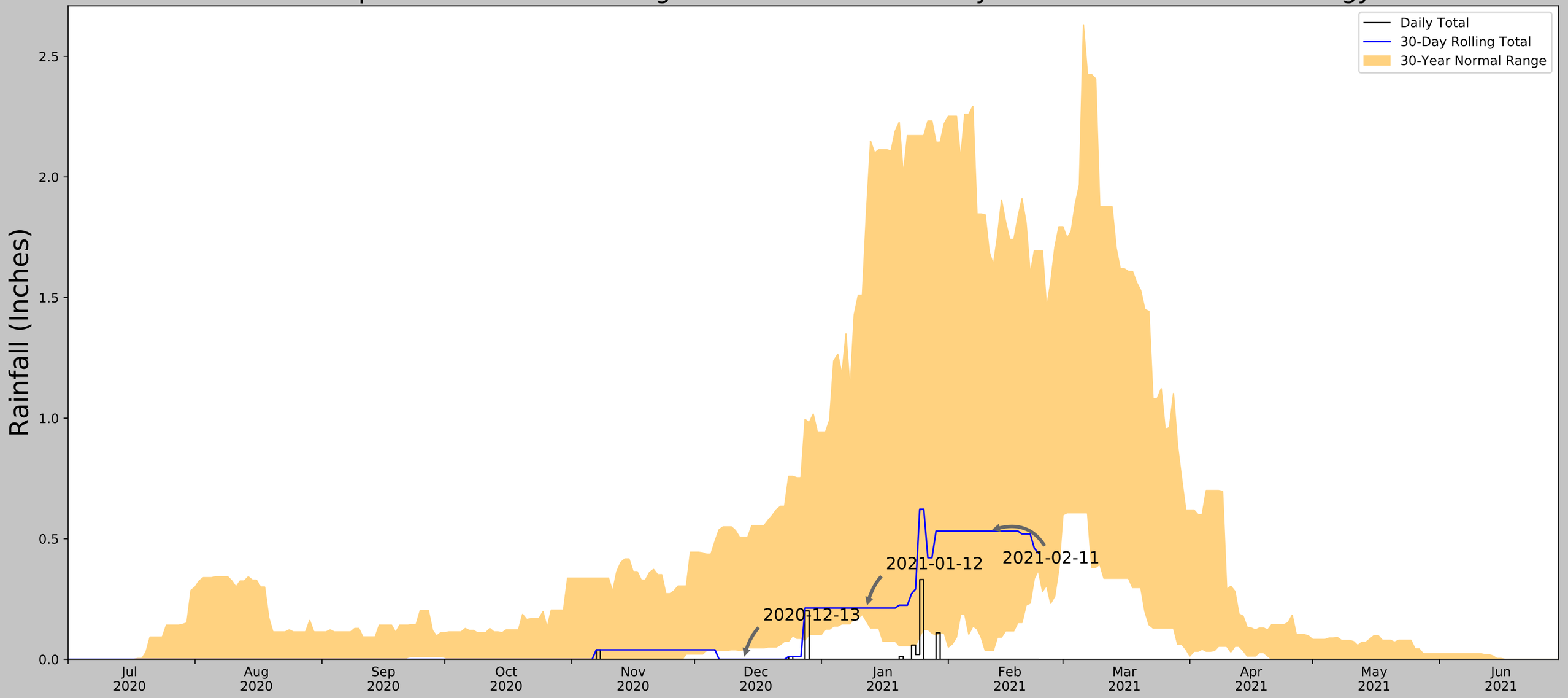
PHOTOGRAPH 25: The area downstream of Feature B and south of the dirt road. No jurisdictional features were present in this area.

PHOTOGRAPH 26: The large U-shaped canyon mapped as a USGS blueline stream and mapped by the NWI as a potential Riverine area. SBS personnel detected no evidence of jurisdiction/water flow throughout the canyon.

APPENDIX C

WETs Table

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	33.67, -116.9
Observation Date	2021-02-11
Elevation (ft)	2112.17
Drought Index (PDSI)	Moderate drought (2021-01)
WebWIMP H_2O Balance	Wet Season

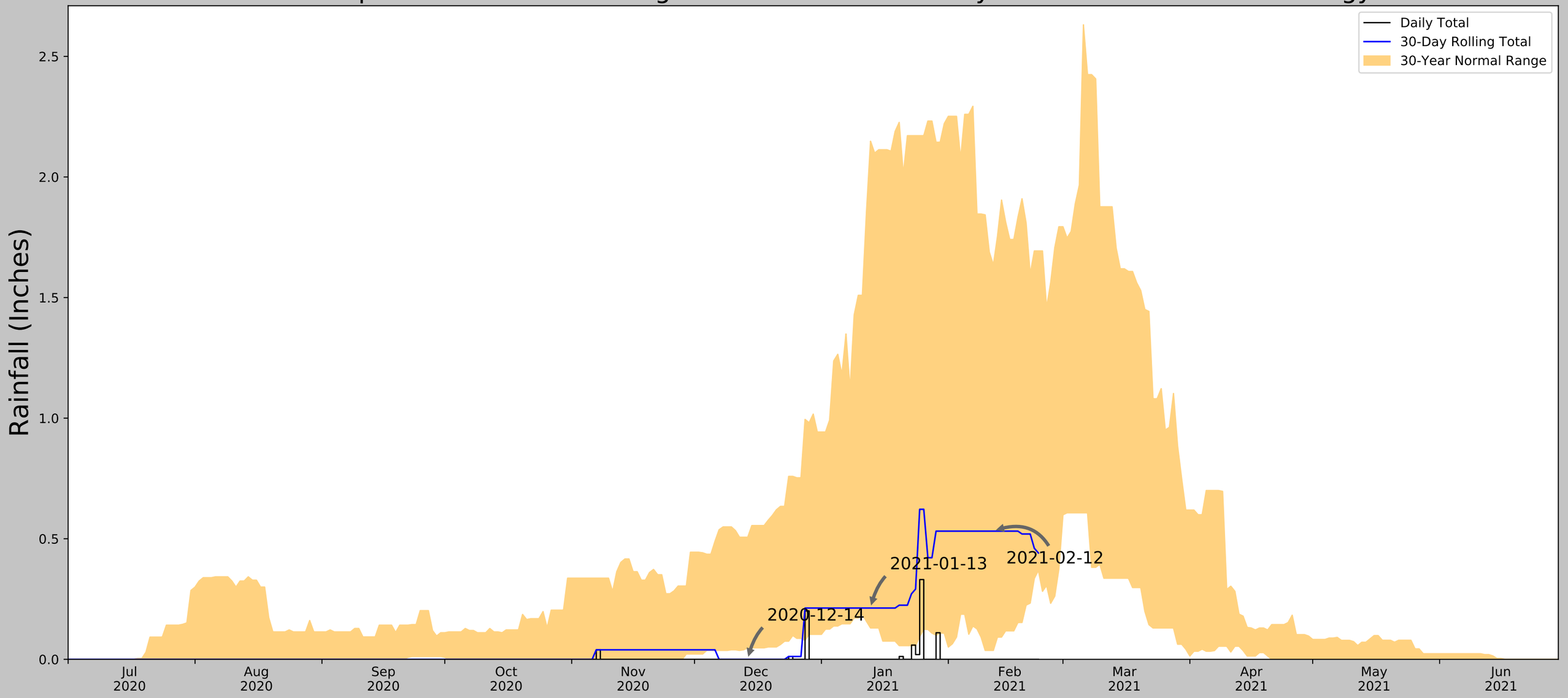
30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2021-02-11	0.037008	1.68937	0.531496	Normal	2	3	6
2021-01-12	0.15748	1.853937	0.212598	Normal	2	2	4
2020-12-13	0.03937	0.506299	0.0	Dry	1	1	1
Result							Normal Conditions - 11

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days (Normal)	Days (Antecedent)
PALM SPRINGS RGNL AP	33.8281, -116.5053	420.932	25.169	1691.238	53.894	8209	90
HEMET	33.7381, -116.8939	1811.024	4.718	301.146	3.544	3073	0
SAN JACINTO	33.7964, -116.9753	1524.934	9.746	587.236	10.109	71	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	33.67, -116.9
Observation Date	2021-02-12
Elevation (ft)	2112.17
Drought Index (PDSI)	Moderate drought (2021-01)
WebWIMP H_2O Balance	Wet Season

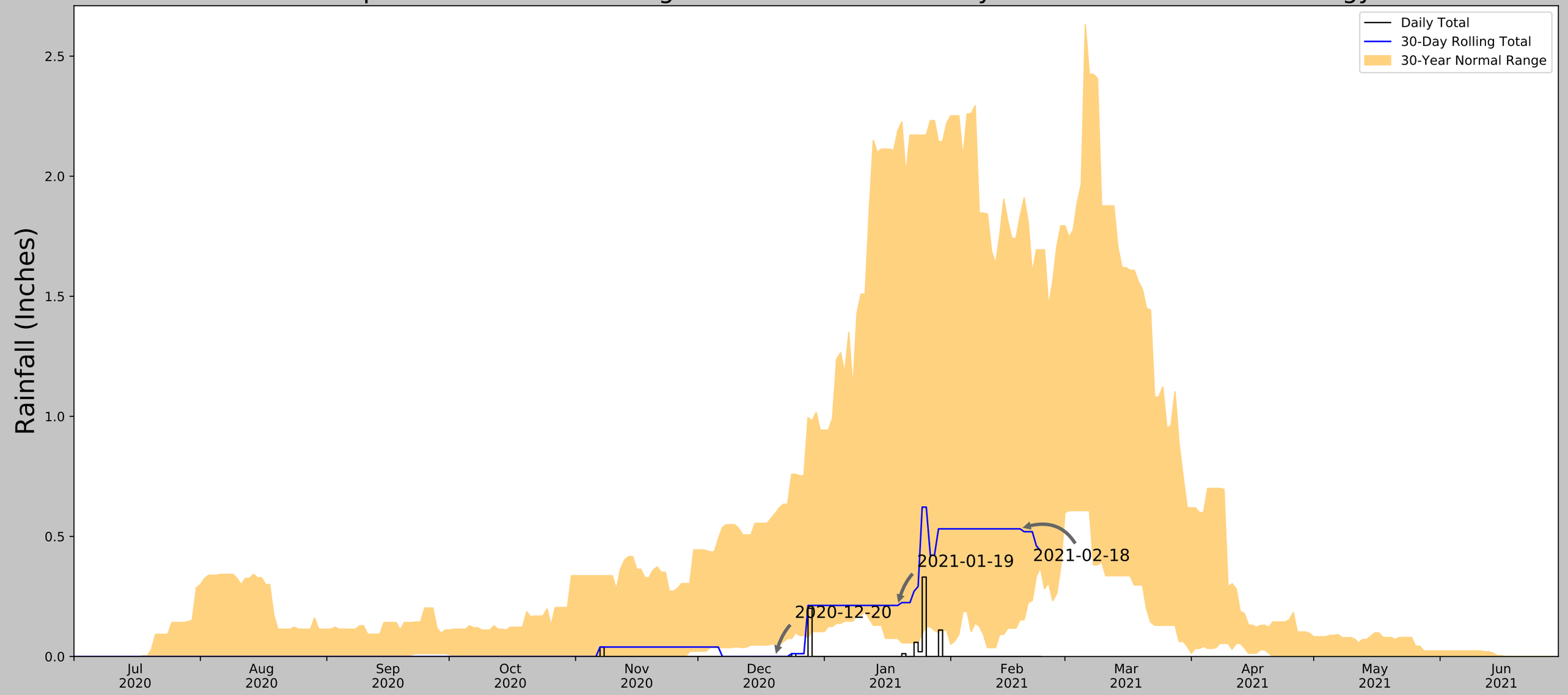
30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2021-02-12	0.037008	1.635039	0.531496	Normal	2	3	6
2021-01-13	0.129921	2.148425	0.212598	Normal	2	2	4
2020-12-14	0.047638	0.506299	0.0	Dry	1	1	1
Result							Normal Conditions - 11

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days (Normal)	Days (Antecedent)
PALM SPRINGS RGNL AP	33.8281, -116.5053	420.932	25.169	1691.238	53.893	8209	90
HEMET	33.7381, -116.8939	1811.024	4.718	301.146	3.544	3073	0
SAN JACINTO	33.7964, -116.9753	1524.934	9.746	587.236	10.109	71	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	33.67, -116.9
Observation Date	2021-02-18
Elevation (ft)	2112.17
Drought Index (PDSI)	Moderate drought (2021-01)
WebWIMP H_2O Balance	Wet Season

30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2021-02-18	0.152756	1.832677	0.531496	Normal	2	3	6
2021-01-19	0.075591	2.188976	0.212598	Normal	2	2	4
2020-12-20	0.051181	0.596457	0.0	Dry	1	1	1
Result							Normal Conditions - 11

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days (Normal)	Days (Antecedent)
PALM SPRINGS RGNL AP	33.8281, -116.5053	420.932	25.169	1691.238	53.893	8209	90
HEMET	33.7381, -116.8939	1811.024	4.718	301.146	3.544	3073	0
SAN JACINTO	33.7964, -116.9753	1524.934	9.746	587.236	10.109	71	0

APPENDIX D

Plants Observed

The plants listed below were detected either on the CUP Parcel or the greater Property area during field surveys conducted on February 11, 12, and 18, 2021, and on subsequent general field surveys conducted in spring 2021. Nomenclature follows *The Jepson Online Interchange*. Introduced/Naturalized species are indicated with an (I). Not all planted ornamentals are included in the list below. Some plant identifications were assisted post field surveys by botanist Fred Roberts.

COMMON NAME	SCIENTIFIC NAME
Borage Family	**Boraginaceae**
baby blue eyes	*Nemophila menziesii*
common cryptantha	*Cryptantha intermedia*
common fiddleneck	*Amsinckia menziesii*
common phacelia	*Phacelia distans*
fiddleneck phacelia	*Phacelia tanacetifolia*
foothill snowdrops	*Plagiobothrys nothofulvus*
narrow-toothed pectocarya	*Pectocarya linearis* subsp. *ferocula*
thick-leaved yerba santa	*Eriodictyon crassifolium* var. *crassifolium*
wild canterbury bells	Phacelia minor
Brake Family	**Pteridaceae**
Cleveland's lip fern	*Myriopteris clevelandii*
Brodiaea Family	**Themidaceae**
blue dicks	*Dipterostemon capitatus*
Broomrape Family	**Orobanchaceae**
purple owl's-clover	*Castilleja exserta*
Buckthorn Family	**Rhamnaceae**
buck brush	*Ceanothus cuneatus*
evergreen buckthorn	*Rhamnus ilicifolia*
Buckwheat Family	**Polygonaceae**
California buckwheat	*Eriogonum fasciculatum*
long-stem wild buckwheat	*Eriogonum elongatum* var. *elongatum*
slender buckwheat	*Eriogonum gracile*
Butcher's Broom Family	**Ruscaceae**
chaparral nolina	*Nolina cismontana*
Buttercup Family	**Ranunculaceae**
desert larkspur	*Delphinium parishii*
ropevine	*Clematis pauciflora*
Cactus Family	**Cactaceae**
prickly pear cactus	*Opuntia littoralis*
snake cholla	*Cylindropuntia californica*
Carrot Family	**Apiaceae**
hoary bowlesia	*Bowlesia incana*
Century Plant Family	**Agavaceae**
chaparral yucca	*Hesperoyucca whipplei*
Mojave yucca	*Yucca schidigera*
Evening-Primrose Family	**Onagraceae**
California false-mustard	*Eulobus californicus*
California sun cup	*Camissoniopsis bistorta*
strigose sun cup	*Camissonia strigulosa*
Fig-Marigold Family	**Aizoaceae**
freeway iceplant (I)	*Carpobrotus edulis*

COMMON NAME	SCIENTIFIC NAME
Four O'Clock Family	**Nyctaginaceae**
wishbone bush	*Mirabilis laevis*
Geranium Family	**Geraniaceae**
long-beaked filaree (I)	*Erodium botrys*
redstem filaree (I)	*Erodium cicutarium*
Goosefoot Family	**Chenopodiaceae**
Russian thistle (I)	*Salsola tragus*
Gourd Family	**Cucurbitaceae**
chilicothe	*Marah macrocarpa*
Grass Family	**Poaceae**
alkali sacaton	*Sporobolus airoides*
beardless wild-rye	*Elymus triticoides*
cheat grass (I)	*Bromus tectorum*
little California melica	*Melica imperfecta*
needle grass	*Stipa* sp.
rattail sixweeks grass (I)	*Festuca myuros*
red brome (I)	*Bromus rubens*
ripgut grass (I)	*Bromus diandrus*
slender wild oat (I)	*Avena barbata*
wall barley (I)	*Hordeum murinum*
wild oat (I)	*Avena fatua*
Heath Family	**Ericaceae**
big-berry manzanita	*Arctostaphylos glauca*
Legume Family	**Fabaceae**
burclover (I)	*Medicago polymorpha*
Coulter's lupine	*Lupinus sparsiflorus*
deerweed	*Acmispon glaber*
Mexican palo verde (I)	*Parkinsonia aculeata*
truncate lupine	*Lupinus truncatus*
yellow sweetclover (I)	*Melilotus officinalis*
Mint Family	**Lamiaceae**
black sage	*Salvia mellifera*
chia	*Salvia columbariae*
thistle sage	*Salvia carduacea*
Mistletoe Family	**Viscaceae**
American Christmas mistletoe	*Phoradendron leucarpum* subsp. *macrophyllum*
Morning-Glory Family	**Convolvulaceae**
California bindweed	*Calystegia macrostegia*
chaparral dodder	*Cuscuta californica*
Mulberry Family	**Moraceae**
mulberry (I)	*Morus* sp.
Muskroot Family	**Adoxaceae**
blue elderberry	*Sambucus nigra* subsp. *caerulea*
Mustard Family	**Brassicaceae**
black mustard (I)	*Brassica nigra*
eastern rocket (I)	*Sisymbrium orientale*
fringe pod	*Thysanocarpus curvipes*
London rocket (I)	*Sisymbrium irio*

COMMON NAME	SCIENTIFIC NAME
radish (I)	*Raphanus sativus*
shortpod mustard (I)	*Hirschfeldia incana*
tumble mustard (I)	*Sisymbrium altissimum*
Myrtle Family	**Myrtaceae**
blue gum (I)	*Eucalyptus globulus*
bottlebrush (I)	*Melaleuca viminalis*
lemon-scented gum (I)	*Eucalyptus citriodora*
Nightshade Family	**Solanaceae**
blue witch	*Solanum umbelliferum*
jimson weed	*Datura wrightii*
tree tobacco (I)	*Nicotiana glauca*
Oak Family	**Fagaceae**
coast live oak	*Quercus agrifolia*
scrub oak	*Quercus berberidifolia*
Olive Family	**Oleaceae**
olive (I)	*Olea europaea*
Phlox Family	**Polemoniaceae**
chaparral gilia	*Gilia angelensis*
ground pink	*Linanthus dianthiflorus*
Pine Family	**Pinaceae**
Aleppo pine (I)	*Pinus halepensis*
Plantain Family	**Plantaginaceae**
chaparral beardtongue	*Keckiella antirrhinoides*
Poppy Family	**Papaveraceae**
California poppy	*Eschscholzia californica*
cream cups	*Platystemon californicus*
Rose Family	**Rosaceae**
chamise	*Adenostoma fasciculatum*
red shank	*Adenostoma sparsifolium*
toyon	*Heteromeles arbutifolia*
Spurge Family	**Euphorbiaceae**
California croton	*Croton californicus*
doveweed	*Croton setiger*
linear-leaved stillingia	*Stillingia linearifolia*
Stonecrop Family	**Crassulaceae**
pygmy-weed	*Crassula connata*
Sumac Family	**Anacardiaceae**
laurel sumac	*Malosma laurina*
Peruvian pepper tree (I)	*Schinus molle*
skunk bush	*Rhus aromatica*
Sunflower Family	**Asteraceae**
African daisy (I)	*Arctotis* sp.
arrow weed	*Pluchea sericea*
brittlebush	*Encelia farinosa*
California cudweed	*Pseudognaphalium californicum*
common dandelion (I)	*Taraxacum officinale*
common goldfields	*Lasthenia gracilis*
common sandaster	*Corethrogyne filaginifolia*

COMMON NAME	SCIENTIFIC NAME
common sunflower	*Helianthus annuus*
golden yarrow	*Eriophyllum confertiflorum*
hairy horsebrush	*Tetradymia comosa*
horseweed	*Erigeron canadensis*
interior goldenbush	*Ericameria linearifolia*
Kellogg's tarweed	*Deinandra kelloggii*
Lindley's silverpuffs	*Uropappus lindleyi*
matchweed	*Gutierrezia sarothrae*
mule fat	*Baccharis salicifolia* subsp. *salicifolia*
prickly lettuce (I)	*Lactuca serriola*
rush sweetbush	*Bebbia juncea* var. *aspera*
sacapellote	*Acourtia microcephala*
small wirelettuce	*Stephanomeria exigua* subsp. *deanei*
stinknet (I)	*Oncosiphon pilulifer*
tarragon	*Artemisia dracunculus*
tidy tips	*Layia platyglossa*
tocalote (I)	*Centaurea melitensis*
western ragweed	*Ambrosia psilostachya*
yellow pincushion	*Chaenactis glabriuscula*
Sycamore Family	**Platanaceae**
California sycamore	*Platanus racemosa*
Tamarisk Family	**Tamaricaceae**
saltcedar (I)	*Tamarix ramosissima*
Willow Family	**Salicaceae**
arroyo willow	*Salix lasiolepis*
Fremont cottonwood	*Populus fremontii* subsp. *fremontii*