

Appendix C

Determination of Biologically Equivalent or Superior Preservation Analysis for Impacts to MSHCP Riparian/Riverine Habitat

Jericho Systems, Inc

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Master Planned Camp and Conference Center Project Pine Springs Ranch

Mountain Center Area Riverside County, CA

Idyllwild - USGS 7.5-minute Topographic Quadrangle Map Section 27, Township 5 South, Range 3 East

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1 INTRODUCTION

This report contains the results of a Determination of Biologically Equivalent or Superior Preservation (DBESP) analysis to demonstrate compliance with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) for impacts to riparian/riverine resources as a result of implementation of the proposed Master Planned Camp and Conference Center Project Pine Springs Ranch [APN# 567-230-001] (Project) located in the Mountain Center area of Riverside County, California (refer to Figures 1 and 2 for Regional Location Map and Site Location Map for the site location and Engineering sheet A-1.0 for the facilities subject to the Conditional Use Permit).

Section 6.1.2 of the Western Riverside County MSHCP requires an assessment of the potentially significant effects of a project on Covered Species, riparian/riverine¹ habitat, and vernal pools. This assessment is independent from considerations given to “waters of the United States” and “waters of the State” protected under the federal Clean Water Act (CWA) and the California Fish and Wildlife Code. Projects that propose to impact riparian/riverine or vernal pool resources within the MSHCP Plan Area, that cannot be avoided, require a mitigation strategy called a DBESP analysis to be completed to ensure that the proposed alternative provides for “replacement of any lost functions and values of Habitat as it relates to Covered Species.” Conservation of these areas is intended to protect habitat that is essential to a number of listed, water-dependent amphibians, birds, fish, invertebrates, and plants.

As required by the MSHCP, a DBESP analysis must be conducted to address any impacts to riparian/riverine habitat. The objective of this report is to demonstrate that proposed mitigation would provide an equivalent or superior preservation of habitat function and value of riparian/riverine resources. The factors to be considered in analyzing the function and value include hydrologic regime, flood storage and flood flow modification, nutrient retention and transformation, sediment trapping and transport, toxicant trapping, public use, wildlife habitat, and aquatic habitat.

This DBESP analysis includes a detailed discussion of the riparian/riverine habitat on-site that is proposed to be impacted, and incorporates avoidance, minimization, and mitigation measures adequate to offset these impacts and bring them to a level of less than significant.

Based on the results of the Updated Jurisdictional Delineation Report (Jericho Systems, Inc. 2017) for the Master Planned Camp and Conference Center Project – Pine Springs Ranch Site, prepared under separate cover, three (3) features (Drainage A, B and C) are classified as jurisdictional to the California Department of Fish and Wildlife (CDFW) and as such, these three (3) features are also defined as Riparian/Riverine areas in the MSHCP because these features are areas with fresh water flow during a portion of the year (Refer to Figure 3 and Engineering Sheet A-3.3).

Based on the current design plan, approximately 10,948 sq. ft. (0.25 acre) will be temporarily impacted and realigned adjacent to the existing drainage location and planted with native plants suitable for sustainable growth. Refer to Figure 3 and Figure 5 for the location of the drainage work identified. The proposed planting palette is an enhancement to the existing condition and will increase the biological functions and values in the on-site drainage features. The Concept Landscaping Plan is provided on Engineering Sheets A-3.1 and A-3.0 for a concept landscaping plan.

1.1 Definition of the Project Area

The Project is located within the existing Pine Springs Ranch site at the northern terminus of Apple Canyon Road, which parallels a portion of the easternmost parcel boundary. The site is approximately 4.2 miles east of the Highway

¹ Riparian/riverine areas are defined as areas dominated by trees, shrubs, persistent emergent plants, or emergent mosses and lichens which occur close to or are dependent upon nearby freshwater, or areas with freshwater flowing during all or portion of the year.

243/Highway 74 junction and 3.2 miles northeast of the intersection between Highway 74 and Apple Canyon Road, within the Mountain Center area, Riverside County, California. The Project location is within Section 27, Township 5 South, Range 3 East. The Project area is included within the lands shown on the U.S. Geological Survey (USGS) – Idyllwild quadrangle, 7.5 Minute Series topographic map. The Assessor’s Parcel Number (APN) associated with the Project site is 567-230-001.

The area surrounding Pine Springs Ranch is under the management of the United States Forest Service. There are a few other buildings in the near vicinity of the property along Apple Canyon road to the northeast, and Bonita Vista Ranch exists just to the south east of the property. The San Jacinto Wilderness Area is located north and east of the ranch and consists of over 30,000 acres of federally designated wilderness. All other surrounding land is open space managed by the United States Forest Service.

1.2 Project Description

Pine Springs Ranch was founded in 1961 and has operated at its current location for fifty-three years. In 1981, a Public Use Permit was established with Riverside County under PUP00431. Since the 1981 PUP the camp has experienced a period with a limited number of development projects. Recently, the camp and conference center were severely impacted by a fire that swept through the property. The fire destroyed portions of the waste water treatment plant, existing maintenance center, shop, a staff residence, and several other small structures. Plans to rebuild these facilities are in various states of permitting and development. In addition to responding to the issues pertaining to the fire, many of the existing facilities are in need of repair, updating, and in some cases expansion. The Master Plan does not include additional uses or a change of use, nor does it propose an increase to the total operational occupancy at a single time.

The purpose of the planned improvements is to enhance the guest experience, replace outdated structures along with those impacted by the recent fire, and improve the overall camp and retreat center operations. The Project proposes the construction of new facilities including the new dining hall, three prototype cabin units, a multipurpose building, snack shop, classrooms, maintenance facilities, and the new entry gatehouse, as well as the phased replacement of existing aging cabins with new cabins. In addition to these buildings Pine Springs Ranch is proposing the implementation of the new circulation improvements, site grading, and landscape improvements.

2 BIOLOGICAL INFORMATION

2.1 Site Description

Habitat assessments, general and focused biological surveys, and vegetation mapping (including the mapping of all riparian/riverine resources) were conducted as a part of the MSHCP review for the proposed Project.

The Ecological sub region in which the Project site is located is called the Southern California Mountain and Valley Section of the California Coastal Range Open Woodland-Shrub-Coniferous Forest-Meadow Province (M262B), which is in the mountains, hills and valleys of the Transverse Ranges and the Peninsular Ranges. The topography on site is rugged and boulder with elevations ranging from approximately 5,100 feet to about 5,920 feet above mean sea level (amsl). The surrounding rugged topography is an important factor relative to the local climate. The Project site is within the Mediterranean climate zone, which extends from Central California to San Diego. Mediterranean climate is characterized by wet winters and long dry summers. Most precipitation falls in a few major storms between November and March. The average annual rainfall is 28 inches locally.

Within the original development envelope, 345 of 470 mapped oak trees would be removed. The Project proponent then revised the plan by moving buildings to the south, realigning roads and moving cabins to reduce the loss of oak trees to 26 individuals. These 26 individuals could not be avoided and still meet the purpose and need of the Project.

2.2 Vegetation Description

Four habitat communities occur on site including: 1) big sagebrush, 2) dry mixed conifer, 3) mixed evergreen and intermixed chaparral, and 4) live/scrub oak woodland. Much of the site recently burned, and is currently represented by a mosaic of the following dominant species, coulter pine (*Pinus coulteri*), two needle pinyon pine (*Pinus edulis*), Jeffrey pine (*Pinus jeffreyi*), Single leaf pinyon (*Pinus monophylla*), Southern coast live oak (*Quercus agrifolia* var. *oxyadenia*), Inland scrub oak (*Quercus berberidifolia*), Gold cup live oak (*Quercus chrysolepis*), Desert scrub oak (*Quercus cornelius-mulleri*), Engelmann oak (*Quercus engelmannii*), California black oak (*Quercus kelloggii*), Palmer's oak (*Quercus palmeri*), Interior live oak (*Quercus wislizeni*), mountain mahogany (*Cercocarpus betuloides*), buckthorn (*Ceanothus leucodermis*), buckwheat (*Eriogonum fasciculatum*), and common sage brush (*Artemisia tridentata*). Refer to Figure 4 and Engineering Sheet A-3.4 for additional information regarding the vegetation communities.

2.3 Riparian/Riverine Areas and Vernal Pools

2.3.1 Riparian/Riverine Areas

Under MSHCP Section 6.1.2, riparian/riverine areas are defined as areas dominated by trees, shrubs, persistent emergent plants, or emergent mosses and lichens which occur close to or are dependent upon nearby freshwater, or areas with freshwater flowing during all or a portion of the year. Conservation of these areas is intended to protect habitat that is essential to a number of listed, water-dependent amphibians, birds, fish, invertebrates, and plants. If all impacts to riparian/riverine habitat cannot be avoided, a mitigation strategy called a Determination of Biologically Equivalent or Superior Preservation (DBESP) must be developed that addresses the replacement of lost functions of habitats in regards to the listed species. This assessment is independent from considerations given to “waters of the U.S.” and “waters of the State” under the CWA and the California Fish and Game Code.

Based on the results of the Updated Jurisdictional Delineation Report (Jericho Systems, Inc. 2017) for the Master Planned Camp and Conference Center Project – Pine Springs Ranch Site, prepared under separate cover, three (3) drainage features (Drainages A, B, and C) identified on the Project site that would qualify as riparian/riverine habitat under the MSHCP. As a result, any alteration or loss of these areas require the preparation of a DBESP analysis under

the MSHCP. This analysis is separate from any regulatory review/permitting by the United States Army Corps of Engineers, Regional Water Quality Control Board, and the California Department of Fish and Wildlife (CDFW).

Drainage A

The top survey area of Drainage A has willows, ceanothus and pines with a non-native grassland understory. This area of the drainage is scoured and deep with bare ground but levels out within a few 10s of feet but does not have a developed wetland community with vegetation appearing to be primarily non-native grasses and forbs and trailing branches of native shrubs. As the drainage turns SSW the area flattens out completely and is heavily trammed. The drainage continues on into a small patch of oak woodland turns to the WSW before exiting the woodland, passing through an open area and entering a culvert to go under the road.

The drainage enters into an oak and pine woodland with an understory of deer grass (*Muhlenbergia rigens*). Another mesic species, California wild rose (*Rosa californica*) was ESE of the woodland. Between the patch of rose and adjacent to a second culvert that passed under the road is an area of bare ground and weedy forbs and grasses. After passing under road there is a ~50 foot of drainage through bare ground before passing under another road. The drainage transverses another ~200 feet through bare ground.

The drainage continues for another 250 foot through an apparently maintained grassy area with scattered trees and shrubs. Drainages A and B converge at this point and pass under the road through a culvert. The drainage continues through a grassy maintained area for a short distance before entering a boulder strewn area dominated by deer grass.

Drainage B

The eastern most point survey area for Drainage B is in an open pine woodland with a blue rye grass (*Elymus glaucus* ssp. *glaucus*) understory. The drainage passes through a small culvert under the road. On the north side of the road the drainage passes through deer grass and wild rose before entering a larger culvert under a portion of the parking lot. The drainage then goes through a maintained area in the middle of the parking lot. The drainage in this area is largely bare ground. At the southern end of this area the drainage enters another culvert and joins with Drainage A.

Drainage C

There appears to have been some dirt activity at the western end of Drainage C. East of this area the drainages extends through open grassland with emergent trees including pine and alder. This drainage is lined with rough boulders and likely indicate this portion is not a natural part of the landscape. At the eastern end there is a man-made collection area where water is funneled to a ditch and into the canoe pond.

There is no developed wetland or riparian vegetation in any of the drainages where impacts will occur. The area where impacts are proposed primarily consist of mesic annual species that are spread intermittently.

Canoe Pond

The only permanent water source within the Project area is a small man-made pond. The pond is very shallow (< 3 feet deep) with a maximum surface area of approximately 0.65 acre. At the time of survey, the water level within the pond was down to probably less than 50 percent capacity. Precipitation runoff, which is collected from a nearby drainage ditch and diverted to the pond through a pipe appears to be the only water source for the pond. Vegetation around the pond edges is somewhat sparse and consists primarily of semi-aquatic grasses, with several small willows (*Salix* sp.). The pond lacks any significant aquatic refugia, such as fallen logs or branches, and rocks. No boulders, rocky, or gravelly areas are present and the shoreline substrate consists primarily fine sands and silt. The pond is located within an active camp and in an area that is subject to a high level of human disturbance.

This canoeing pond pre-dates the 1970's as it is shown as previously existing on the 1970 CUP for the campground. There are several bodies of water in the local area including Lake Hemet (a man-made reservoir) to the SSW. However, local topography (steep slopes), tectonic activity (active region of uplift) geology (porous granitic rock) and soils well drained with no chance of pooling generally means that persistent naturally formed water features are extremely unlikely. In addition, the substantial berm on the downslope (western) side of the pond, and the apparent built nature of drainage C argue strongly for a man-made structure at some point in the distant past for agriculture, stock or recreational activities. There is no outlet structure for the pond, and it is not tributary to any drainage feature. This pond is man-made and is not considered jurisdictional.

The man-made pond occurs at the terminus of Drainage C and was artificially created. Pursuant to the MSHCP, artificially created features like this water feature that are not mitigation areas or alterations of natural stream courses are not considered to meet the definition of Riparian/Riverine areas. Therefore, this area does not meet the MSHCP riparian/riverine or vernal pool definition, nor does it support any of the plants listed in in this area targeted for conservation under Section 6.1.2.

2.3.2 Plant Species Associated with the Riparian/Riverine Areas

The plant species found within the onsite drainage features were observed during two different botanical surveys consisting of four site visits by botanist CJ Fotheringham. The first three site visits were conducted in 2015 during a general vegetation mapping survey of the entire Pine Springs property, and during a focused rare plant survey and focused oak tree assessment. The focused rare plant and oak tree assessment were conducted after the 2013 Mountain fire. Following fires, debris flow and soil movement often carry along the soil seed bank, resulting in increased resources/decreased competition which lead to atypical plant species being observed within the drainage features, outside their normal habitat. These occurrences of plant species are generally transitory following wildfires until the typical plant communities begin to reestablish. Due to gap in time between the original survey (2015) and project implementation, an updated plant survey was conducted in 2020. The updated survey focused on the vegetation within the three onsite drainage features. Notable plant species are described below:

Obligate Plant Species

- Both *Stachys ajugoides* and *S. albens* were observed during the 2015 surveys but were not observed during the 2020 site surveys. *S. albens* was found in 2015 north of Drainage A, outside of the mapped drainage features onsite, in an area that was not a part of the 2020 surveys. Neither of these species were found within the onsite drainage features during the 2020 surveys.
- *Erythranthe guttata* was observed in 2020 in Drainage A, above the area of impact. *E. guttata* was also observed in 2015 on the northern margin of the property.
- *Castilleja minor* was observed during the 2015 general, focus and oak surveys but was not found during the 2020 survey in Drainage A, B or C.
- *Typha domingensis* is located at the pond where Drainage C drains into it.
- *Eleocharis macrostachya* was observed during the 2015 general, focus and oak surveys but was not found during the 2020 survey in Drainage A, B or C.

Facultative Wetland Species

- *Epilobium densiflorum* was observed during the 2015 general, focus and oak surveys but was not found during the 2020 survey in Drainage A, B or C.
- *Lupinus latifolius* was observed during the 2015 general, focus and oak surveys but was not found during the 2020 survey in Drainage A, B or C.
- *Oenothera elata* ssp. *Hirsutissima* was observed during the 2015 general, focus and oak surveys but was not found during the 2020 survey in Drainage A, B or C.
- *Polypogon monspeliensis* was found co-occurring with *Erythranthe guttata* above Drainage A.

- *Rumex californicus* was observed during the 2015 general, focus and oak surveys but was not found during the 2020 survey in Drainage A, B or C. This species was observed in an upland setting, and another was at the culvert where Drainage A goes under the road.

Willows

- Willows were widely scattered in occurrences of 1 or 2 or a few individuals. Both species that were recorded on site, *Salix exigua* and *S. lasiolepis* are FACW species but only the latter was observed during the 2020 survey. In regard to the drainages, there are 2-3 individuals near the top of Drainage A, outside of the proposed impact area in association with *Ceanothus leucodermis*. In 2015 a single willow was observed with a single *Rumex californicus* further down Drainage A where it extends under the existing road near its northern extent. This was no longer present in the 2020 Drainage survey.
- In Drainage B, willows were observed above the culvert that led to the center green area in the middle of the parking area, but these are outside of the project impact area. These appeared to have been planted (evenly spaced) along with pine trees above the area of impact
- In Drainage C, willows were observed near the eastern end of the drainage near the pond where Drainage C drains into. There was substantial erosion in this area during the 2020 survey, and one willow was observed in the cement box near the bottom.

Other Plant Species

- *Artemisia douglasiana* was observed during the 2015 general and oak surveys but was not found during the 2020 survey in Drainage A, B or C. This species was not observed in 2020. The area it occurred has had substantial erosion during the five years between surveys.
- *Artemisia ludoviciana* was observed during the 2015 general, focus and oak surveys but was not observed during the 2020 survey in Drainage A, B or C.
- *Baccharis salicifolia* was observed during the 2015 general and oak surveys but was not observed during the 2020 surveys in Drainage A, B or C.
- *Eriastrum densifolium* was found in an upland area adjacent to Drainage A near the Willows and is likely *Eriastrum densifolium* ssp. *Austromontanum* and should not be confused with the rare conspecific *Eriastrum densifolium* ssp. *Santorum*. This species is strictly an upland species which occurs on dry, open slopes and open woodland according to the Jepson manual.
- *Populus fremontii* was observed during the 2015 general and oak surveys but was not found during the 2020 surveys in Drainage A, B or C. *Populus fremontii* observed in 2015 were likely planted for shade near the outdoor stage area and bleachers near pond.
- Midway through Drainage C is a single *Alnus rombifolis* that was not previously called out. This is a juvenile with no other wetland species in the immediate area.

2.4 Vernal Pools and Fairy Shrimp Habitat

Vernal pools are seasonally inundated, ponded areas that only form in regions where specialized soil and climatic conditions exist. During fall and winter rains typical of Mediterranean climates, water collects in shallow depressions where downward percolation of water is prevented by the presence of a hard pan or clay pan layer (duripan) below the soil surface. Later in the spring when rains decrease and the weather warms, the water evaporates and the pools generally disappear by May. The shallow depressions remain relatively dry until late fall and early winter with the advent of greater precipitation and cooler temperatures. Vernal pools provide unusual "flood and drought" habitat conditions to which certain plant and wildlife species have specifically adapted as well as invertebrate species such as fairy shrimp.

One of the factors for determining the suitability of the habitat for fairy shrimp would be demonstrable evidence of seasonal ponding in an area of topographic depression that is not subject to flowing waters. These astatic pools are typically characterized as vernal pools. More specifically, vernal pools are seasonal wetlands that occur in depression areas without a continual source of water. They have wetland indicators of all 3 parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetland indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate hydrophytes and facultative wetlands plant species are normally dominant during the wetter portion of the growing season. The determination that an area exhibits vernal pool characteristics and the definition of the watershed supporting vernal pool hydrology is made on a case-by-case basis. Such determinations should be considered the length of time the areas exhibit upland and wetland characteristics and the manner in which the area fits into the overall ecological system as a wetland. The seasonal hydrology of vernal pools provides for a unique environment, which supports plants and invertebrates specifically adapted to a regime of winter inundation, followed by an extended period when the pool soils are dry.

The man-made “canoeing pond” on site is a permanent water feature that does not dry out. This pond does not have the hydrology to be considered vernal pool and is thereby unsuitable for fairy shrimp.

The MSHCP lists two general classes of soils known to be associated with listed and special-status plant species; clay soils and Traver-Domino Willow association soils. The specific clay soils known to be associated with listed and special-status species within the MSHCP plan area include Bosanko, Auld, Altamont, and Porterville series soils, whereas Traver-Domino Willows association includes saline-alkali soils largely located along floodplain areas of the San Jacinto River and Salt Creek. Without the appropriate soils to create the impermeable restrictive layer, none of the special-status plant or wildlife species associated with vernal pools can occur on the Project site. None of these soils occur on the Project site and no clay or restrictive soils have been mapped onsite. Therefore, special-status plant and wildlife species associated with vernal pools, including fairy shrimp, are presumed absent from the Project site. Additionally, due to the topography, and soils, vernal pool and fairy shrimp habitat is not expected to occur.

A review of recent (Google Earth 1996-2019) aerial photographs of the site and its immediate vicinity did not provide visual evidence of an astatic or vernal pool on or in the near vicinity of the Project site. No ponding was observed onsite, further supporting the fact that the drainage patterns currently occurring on the Project site do not follow hydrologic regime needed for vernal pools. From this review of historic aerial photos and field observation, it can be concluded that there is no indication of vernal pools or suitable fairy shrimp habitat occurs on the Project site.

2.5 Habitat Suitability Assessment for Section 6.1.2 Wildlife Species

No riparian plant communities were observed on the Project site, and none of the soils listed in the MSHCP that are associated with vernal pools occur on the Project site. As a result, none of the species listed in Section 6.1.2 of the MSHCP are expected to occur on the Project site, and are presumed absent.

Further, Jericho biologists conducted a habitat suitability assessment for least Bell’s vireo (*Vireo bellii pusillus*) [LBV], the southwestern willow flycatcher (*Empidonax traillii extimus*) [SWFL], western yellow-billed cuckoo (*Coccyzus americanus occidentalis*) [Cuckoo], mountain yellow-legged frog (*Rana muscosa*) [MYLF], and Mojave tarplant (*Deinandra mohavensis*7777) within the site. Results of habitat assessments are discussed for each species below:

2.5.1 Least Bell’s Vireo (LBV)

Volume I, Section 6.1.2 of the MSHCP requires focused surveys for the federally and State listed LBV within areas of suitable riparian habitat that cannot be avoided by projects. The Project site does not support riparian habitat. As such, no focused LBV surveys were conducted and LBV is presumed absent from the Project site due to the lack of suitable habitat.

2.5.2 Southwestern Willow Flycatcher (SWFL)

Volume I, Section 6.1.2 of the MSHCP requires focused surveys for the federally and State listed SWFL within areas of suitable riparian habitat that cannot be avoided by projects. The Project site does not support and is not located adjacent to riparian habitat with the potential to support SWFL. The SWFL breeds in relatively dense riparian tree and shrub communities. As such, focused SWFL surveys were not conducted and SWFL is presumed absent from the Project site due to the lack of suitable habitat.

2.5.3 Western Yellow-Billed Cuckoo (Cuckoo)

Volume I, Section 6.1.2 of the MSHCP requires focused surveys for the cuckoo within areas of suitable riparian habitat that cannot be avoided by projects. The Project site does not support riparian habitat that provides suitable habitat for the cuckoo. The cuckoo requires large areas of dense riparian habitat (10 to 100 acres) with dense canopy cover. As such, focused surveys were not conducted and Cuckoo is presumed absent from the Project site due to the lack of suitable habitat.

2.5.4 Mountain yellow-legged frog

The MSHCP also requires focused surveys for the southern MYLF within areas of suitable riparian habitat that cannot be avoided by projects. On March 30 and May 1, 2015, Jericho Systems, Inc. (Jericho) Biologists, Shay Lawrey and Daniel Smith surveyed the Project site during the day by walking slowly in or near the drainage channels. Each water feature within the Project site were assessed for riparian components and structure, aquatic habitat components and structure, water source, water depth, flow pattern, occurrence of flooding, bank and pool substrate composition, presence of gravel banks, sunning posts and refugia. The surveyors searched for the habitat characteristics required by MYLF which include perennial water flow, pools, riffles, runs, riparian and upland habitat, banks with rocky substrate. On February 14, 2020, an updated field survey was conducted to ensure conditions on site had not changed since the 2015 survey.

According to the literature review, MYLF have not been documented within the Project vicinity. The surveys determined that the habitat within the Project site is not suitable to support MYLF because it lacks a permanent source of water. The Project area is not located within MYLF critical habitat. The Project area does not support any habitat that would be considered suitable for MYLF. The man-made pond that is located on site lacks any of the elements associated with the aquatic aspects of MYLF habitat including bank and pool substrates with gravel cobble, rock, and boulders and aquatic refugia. The only other water features located on site are several ephemeral drainages, which were dry at the time of survey and remain dry throughout much of the year. The Project area is within an active camp that is subject to a high level of human disturbances throughout much of the year.

Based on the survey findings made in 2015 and 2020 and information presented in the current literature about the distribution, natural history and habitat requirements of the MYLF, this species is considered absent from the Project site and immediately surrounding areas. The Master Planned Camp and Conference Center Project located within the Pine Springs Ranch site, in the Mountain Center Area of Riverside County, will not result in any impacts to MYLF or designated critical habitat for this species. Focused surveys for MYLF are not warranted or recommended.

2.5.5 Mojave tarplant

The MSHCP also requires focused surveys for the Mojave tarplant (*Deinandra mohavensis*) within areas of suitable riparian habitat that cannot be avoided by projects. In February 2020, Drainages A, B, and C within the Project site were determined to support suitable habitat for the Mojave tarplant. Focused surveys for the Mojave tarplant were conducted on July 6, 2020 by a qualified botanist after verifying that the local Mojave tarplant population was in bloom. The focused survey result was negative and therefore, Mojave tarplant is absent.

3 DETERMINATION OF BIOLOGICALLY EQUIVALENT OR SUPERIOR PRESERVATION

3.1 Description of the Pre-Project Riparian/Riverine Functions And Value

Three (3) drainage features (Drainages A, B, and C) were identified on the Project site that would qualify as riparian/riverine habitat under the MSHCP. These features are characterized as drainages that result from a topographically lower area that traverse the mountainous side. Flows occur only during and immediately after rain events.

Drainages A, B, and C likely perform the following functions within the local area: energy dissipation, infiltration of floodwaters, moderation of groundwater discharge, nutrient cycling, retention of particulates, and spatial habitat structure. These drainages can be considered to have resource value wildlife since they provide a water source during rain and continue into the National Forest. Although the drainage features are ephemeral, and do not support riparian plant communities, the riparian/ riverine habitat within all three onsite drainages is considered low in quality due to low infrequent flows, discontinuous vegetative cover within the bed and banks, small patch sizes, fragmentation by existing development, exposure to human disturbance, and adjacency or edge effects (i.e., anthropogenic disturbances).

3.2 Project Impacts

The project will result in 10,948 square feet (sq. ft) or 0.25 acre of impacts to riparian/riverine habitat within Drainages A and B. No impacts to Drainage C will occur.

3.2.1 Direct Impacts to Riparian/Riverine Habitat

The Project proponent will need to realign portions of Drainage A and Drainage B to accommodate the new circulation elements identified for Americans with Disabilities Act approved access paths within the camp. Drainage C will not be impacted by the proposed Project and will be preserved in place. Refer to Figure 5 and Engineering Sheet

- Drainage A encompasses 32,640 square feet (0.74 acre). The project will realign 9,568 square feet (0.21 acre) of Drainage A to a new configuration consisting of 10,608 square feet (0.24 acre)
- Drainage B encompasses 3,120 square feet, (0.07 acre). The project will realign 1,380 square feet (0.03 acre) of Drainage B to a new configuration consisting of 1,476 square feet (0.03 acre)

Construction Methods

Master plan improvements affecting Drainage A and B will occur in conjunction with major facility implementation projects as part phased development that will occur in small increments over the next 5 years as finances and time allow. Refer to DBSP Exhibit B Drainage Impact Map that identifies the work. Due to jurisdictional waters permitting timeframes, it is likely that the drainage improvements will be completed within five years after permit issuance although building and other property improvements will be completed in small increments over the next 10 to 15 years. Regardless of the timing of the improvements, grading/building permits will be required for all work including the associated drainage improvements, as part of the grading permits. Riverside County, which has oversight over the grading permit, will ensure that all protective and restoration measures will be implemented. These measures include drainage and erosion control restoration identified in this DBESP, and all conditions identified in the jurisdictional waters permits. The County permit process will also provide verification that construction is done in accordance with the approved Conditional Use Permit for the site.

Drainage A

The primary purpose of relocating sections of Drainage A include:

- Accommodating new vehicular and pedestrian circulation including ADA compliant trails and paths.
- Relocating swales away from existing and proposed buildings/structures;
- Beautifying the drainage corridor with enhanced landscape features; and
- Minimizing adverse conditions such as road washouts, which currently occur due to poor drainage flows through the site.

In addition to the relocation of sections of drainage swales, there are instances where new culverts will be installed to accommodate the amended drainage course under existing and proposed circulation routes. There is approximately 1,325 liner feet of 8-foot-wide, by 1 foot deep swale (at the center line of the swale) to be relocated. The volume of cut/fill is anticipated to balance with approximately 200 cubic yards of cut and 200 cubic yards of fill. Refer to Figure 5 and Engineering Sheet A-3.3 for locations of the drainage relocations. Figure 5 also identifies the approximate locations of the culverts. The existing culverts vary in size and material, and the replaced culverts will generally be in-kind size and materials, and are subject to final engineering.

Drainage B

The primary purpose of relocating sections of Drainage B include:

- Relocating swales and culverts associated with a reconfigured asphalt parking lot.

The proposed asphalt parking lot reduces the amount of overall paved surface, improves circulation, and accessibility to the lodge. In order to develop the improved parking layout, portions of Drainage B, must be relocated along with major sections of underground drainage. There is approximately 278 liner feet of 8-foot-wide, by 1-foot-deep swale (at the center line of the swale) to be relocated. The volume of cut/fill is anticipated to balance with approximately 40 cubic yards of cut and 40 cubic yards of fill. The majority of the work effecting Drainage B occurs as a result of the relocating existing underground culverts. Refer to Figure 5 and Engineering Sheet A-3.3 for locations of the drainage relocations. Figure 5 also identifies the approximate locations of the culverts. The existing culverts vary in size and material, and the replaced culverts will generally be in-kind size and materials, and are subject to final engineering.

Equipment

Equipment to be used: Skid Loader, Front End Loader, Backhoe, Trackhoe, Mini Excavator, Dump Trucks and other appropriate earthwork equipment.

Construction Sequence

Standard construction methods are anticipated. An excavator would be used to excavate a new trench/swale along the new alignment as identified in engineering plans the up to the upstream and downstream connections with the existing swale, without connecting the new swale. The stockpiled materials will be stored away from the existing drainage. When the depth and width of the new swale have been confirmed, earth will be removed from the upstream and downstream connections to the existing swale to create the new flow line– given the small size of the swale, it is envisioned that only approximately one excavator bucket of material will be needed to be removed to make each connection. The stockpiled materials then will be placed in the portion of the existing drainage that is designed to be abandoned, which will then facilitate an improvement such as a parking lot or roadway. The planting and restoration as identified in the DBESP and CUP will be performed.

Construction Duration

It is anticipated that the relocation of any one particular section of a swale would take approximately two weeks to complete, and work would be scheduled sometime during fall and winter months (September through March), when no rain is in at least a 5-day forecast prior to beginning the work. The connection between the new and existing drainage will also be made during dry weather conditions.

3.3 Project Features (Avoidance and Minimization Measures)

As described above, the emphasis of the MSHCP's riparian/riverine and vernal pool policy is on-site conservation of habitats capable of supporting MSHCP Covered Species. The goal of the DBESP process is to determine if the Project has, in fact, provided for a project alternative that results in biologically equivalent or superior preservation. The first priority for riparian/riverine habitats that contribute to the biological values of the MSHCP preserve is avoidance of direct impacts, then minimization of any remaining direct impacts. The proposed planting palette is an enhancement to the existing condition and will increase the biological functions and values in the on-site drainage features.

3.3.1 Avoidance of Direct Impacts

Volume I, Section 6.1.2 of the MSHCP requires that projects develop avoidance alternatives, if feasible, that would allow for full avoidance of riparian/riverine areas. The complete avoidance of MSHCP riparian/riverine areas by the proposed Project is not feasible. The purpose of the Project is to redevelop an existing camp site that was damaged by fire. The camp improvements include: improved path grades and stability, replace and add cabins that are ADA accessible, improve parking and circulation elements within the camp, create and improve common buildings including gathering and eating areas. The infeasibility of avoidance of each impact area is documented below.

Based upon the Project site plans, Drainage A traverses a low lying path through the camp site over existing access roads and between buildings. The proposed path and access improvements requires side slope improvements for this a 2:1 maximum slope. In order to accomplish this slope reduction, the drainage feature will need to be relocated generally along the same path once grading is complete.

Similarly to Drainage A, Drainage B also traverses a low lying path through the currently developed areas of the camp. Drainage B traverses over the existing parking areas, access roads, and between buildings within the developed areas of the Camp.

3.3.2 Minimization Measures to Reduce Indirect Impacts

The Urban/Wildlife Interface Guidelines, as discussed below, have been incorporated into the Project design to ensure that all indirect Project-related impacts to riparian/riverine habitat, including impacts from toxics, lighting, noise, invasive plant species, barriers, and grading/land development, are avoided or minimized to the greatest extent feasible.

Fugitive Dust

During soil excavation, grading, or other subsurface disturbance within 100 feet of conserved riparian/riverine habitat on-site, the construction superintendent shall supervise provision and maintenance of all standard dust control best management practices (BMPs) to reduce fugitive dust emissions, including but not limited to the following actions:

- Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water shall be applied at a frequency to be determined by the on-site construction superintendent.
- Pave, periodically water, or apply chemical stabilizer to construction access/ egress points.
- Minimize the amount of area disturbed by clearing, grading, earthmoving, or excavation operations at all times.
- Operate all vehicles on graded areas at speeds less than 15 miles per hour.
- Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with a non-toxic chemical stabilizer.

Noise

The on-site construction superintendent shall implement the following measures to minimize short-term noise levels caused by construction activities. Measures to reduce construction noise shall be included in contractor specifications and include, but not be limited to, the following:

- Properly outfit and maintain construction equipment with manufacturer-recommended noise-reduction devices to minimize construction-generated noise.
- Operate all diesel equipment with closed engine doors and equip with factory- recommended mufflers.
- Use electrical power, when feasible, to operate air compressors and similar power tools.
- Employ additional noise attenuation techniques, as needed, to reduce excessive noise levels within conserved Riparian/ Riverine Habitat on-site, such as placement of temporary sound barriers or sound blankets at the top of slope adjacent to these areas.
- Locate construction staging areas at least 100 feet from Drainage A

Lighting

To avoid light spillover into the adjacent conserved riparian/riverine habitat on-site, any proposed lighting fixtures within 100 feet of these areas shall incorporate internal baffles to direct the light towards the ground and shall have a zero side-angle cut-off to the horizon. All lighting and fencing for infrastructure adjacent to jurisdictional areas shall be designed or reviewed by a qualified biologist to allow wildlife to move without hindrance.

Runoff – Toxics

To address potential short-term impacts to water quality within the on-site drainages from construction runoff that may carry storm water pollutants, a Storm Water Pollution Prevention Program (SWPPP) shall be implemented by the construction contractor as required by the California General Construction Storm Water Permit pursuant to SWQCB and Regional Board regulations. The SWPPP shall identify BMPs related to the control of toxic substances, including construction fuels, oils, and other liquids. These BMPs will be implemented by the Applicant’s contractor prior to the start of any ground clearing activity, shall be subject to periodic inspections by the County and the Project’s hydrological consultant, shall be maintained throughout the construction period and remain in place until all landscape and permanent BMPs are in place. BMPs shall be monitored and repaired if necessary to ensure maximum erosion, sediment, and pollution control.

- Permittee shall prohibit the use of erosion control materials potentially harmful to fish and wildlife species, such as mono-filament netting (erosion control matting) or similar material, within and adjacent to CDFW jurisdictional areas.
- All fiber rolls², straw waddles, and/or hay bales utilized within and adjacent to the Project site shall be free of non-native plant materials.

- Permittee shall comply with all litter and pollution laws. All contractors, subcontractors, and employees shall also obey these laws and it shall be the responsibility of Permittee to ensure compliance.
- Permittee shall not allow water containing mud, silt, or other pollutants from grading, aggregate washing, or other activities to enter a lake, streambed, or flowing stream or be placed in locations that may be subjected to high storm flows.
- Spoil sites shall not be located within a lake, streambed, or flowing stream or locations that may be subjected to high storm flows, where spoil shall be washed back into a lake, streambed, or flowing stream where it will impact streambed habitat and aquatic or riparian vegetation.
- Raw cement/concrete or washings thereof, asphalt, paint, or other coating material, oil or other petroleum products, or any other substances which could be hazardous to fish and wildlife resources resulting from Project related activities shall be prevented from contaminating the soil and/or entering the waters of the State. These materials, placed within or where they may enter a lake, streambed, or flowing stream by Permittee or any party working under contract or with the permission of Permittee, shall be removed immediately.
- No equipment maintenance shall be done within or near any lake, streambed, or flowing stream where petroleum products or other pollutants from the equipment may enter these areas under any flow.
- No broken concrete, cement, debris, soil, silt, sand, bark, slash, sawdust, rubbish, or washings thereof, oil or petroleum products, or other organic or earthen material from any construction or associated activity of whatever nature shall be allowed to enter into or be placed where it may be washed by rainfall or runoff into waters of the State. When operations are completed, any excess materials or debris shall be removed from the work area. No rubbish shall be deposited within 150 feet of the high water mark of any lake, streambed, or flowing stream.

Accidental Encroachments During Construction

The following measures shall also be incorporated into the construction documents and specifications, and implemented by the contractor, to avoid potential construction-related impacts to conserved riparian/riverine habitat outside of the approved disturbance limits:

- Construction worker training shall be provided by a qualified biologist at the first pre- construction meeting;
- Exclusionary fencing and signs shall be erected near the top of slope adjacent to conserved riparian/riverine habitat to prevent accidental/unauthorized intrusions during construction;
- No equipment shall be operated in areas of flowing water;
- Construction access and staging areas for storage of materials and heavy equipment, and for fueling, cleaning, or maintenance of construction vehicles or equipment, shall be prohibited within 20 feet from the top of slope adjacent to conserved riparian/riverine habitat; and
- A qualified biologist shall be on-site during initial clearing/grubbing, grading, and/or construction activities within the riparian/riverine habitat within Drainage B to be impacted, or within 100 feet of the habitat to be avoided, and shall periodically monitor these activities to ensure they do not exceed the fenced construction limits.

Post-Construction Human Disturbances

The Project shall incorporate special edge treatments designed to minimize edge effects by providing a safe transition between developed areas and conserved riparian/riverine habitat, and which would be compatible with Project operation and the protection and sustainability of conserved areas. Special edge treatments shall include native landscaping on manufactured slopes within the conserved areas and fencing/signage near the top of slope adjacent to conserved areas to prevent unauthorized public access, vandalism, illegal dumping, and other adverse human disturbances.

3.3.3 Mitigation Measures to Offset Direct Impacts

Although all impacts to riparian/riverine habitat cannot be avoided due to topographical and access/design limitations, the Project proposes the following to offset unavoidable impacts to riparian/riverine habitat within Drainages A and B. Unavoidable impacts will be limited to the construction of new paths, improved circulation elements, culverts under roads and parking areas. Impacts to these riparian/riverine habitats will be mitigated through the re-establishment/creation of 12,084 square feet or 0.27 acre of riparian/riverine habitat on site, at just over a 1:1 ratio.

The re-created, realigned drainage area will total 12,084 square feet or 0.27 acre, resulting in an additional 1,136 square feet or 0.02 acre of Riverine/Riparian area and CDFW jurisdiction. Realignment will occur adjacent to the existing drainage location and will be planted with native plants suitable for sustainable growth.

The County will condition the project to require a deed restriction to prevent disturbance in unaffected streambed areas, in perpetuity. As a result, a Deed Restriction and Restrictive Covenant will be placed over the realigned drainages. The riparian/riverine drainages will be preserved from any further development or disturbance, and a restrictive covenant will be provided in perpetuity affecting the land upon which the riparian/riverine drainages convey water. Southeastern California Association of Seventh Day Adventists created and reserves a restrictive covenant to run with the property in perpetuity for the continued preservation and natural flow of the riparian/riverine drainages. This restrictive covenant shall be for the purpose of maintaining open space and a ban on any development within the riparian/riverine drainages, including, but not limited to the construction of any work of improvement, building, shed, structure or other man-made improvement.

Types of Habitat to Enhanced/Restored

Herbaceous Mesic Habitat

Refer to Table 1 for the Plant Palette.

**Table 1
Plant Palette**

Location	Type	Common Name	Latin Name
Adjacent to Mitigation area	Hardwood Trees	California black oak	<i>Quercus kelloggii</i>
		Southern coast live oak	<i>Quercus agrifolia var. oxyadenia</i>
		interior live oak	<i>Quercus wislizeni</i>
		gold cup live oak	<i>Quercus chrysolepis</i>
		Engelmann oak	<i>Quercus engelmannii</i>
		southern California black walnut	<i>Juglans californica</i>

Location	Type	Common Name	Latin Name
		Fremont cottonwood	<i>Populus fremontii</i>
		foothills ash	<i>Fraxinus dipetala</i>
		holly-leaf cherry	<i>Prunus ilicifolia</i>
		mountain maple	<i>Acer glabrum</i>
		mountain dogwood	<i>Cornus nuttallii</i>
Adjacent to Mitigation area	Coniferous Trees		
		Jeffery pine	<i>Pinus jeffreyi</i>
		Ponderosa pine	<i>Pinus ponderosa</i>
		sugar Pine	<i>Pinus lambertiana</i>
		Coulter pine	<i>Pinus coulteri</i>
		big-cone spruce	<i>Pseudotsuga macrocarpa</i>
Adjacent to Mitigation area	Shrubs		
		compact (rock) goldenbush	<i>Ericameria cuneata</i>
		hillside (california) gooseberry	<i>Ribes californicum var. hesperium</i>
		Sierra gooseberry	<i>Ribes roezlii</i>
		black sage	<i>Salvia mellifera</i>
		western burning bush	<i>Euonymus occidentalis</i>
		Parish's bluecurls	<i>Trichostema parishii</i>
		rose sage	<i>Salvia pachyphylla</i>
		birch-leaf mountain mahogany	<i>Cercocarpus betuloides</i>
		thimbleberry	<i>Rubus parviflorus</i>
		white flowering currant	<i>Ribes Indecorum</i>
Adjacent to Mitigation area	Perennial		
		white sage	<i>Salvia apiana</i>
		broad leaf lupine	<i>Lupinus latifolius</i>
		western lupine	<i>lupinus formosus</i>
		California fuchsia	<i>Epilobium spp.(zauschneria) and cvs.</i>
		California poppy	<i>Eschscholzia californica</i>
		sticky monkey flower	<i>Mimulus aurantiacus</i>
Adjacent to Mitigation area	Ground Cover		
		dwarf coyote brush	<i>Baccharis pilularis cvs.</i>
		whitebark ceanothus	<i>Ceanothus leucodermis</i>
		western lupine	<i>Lupinus formosus</i>
		white sage	<i>Salvia apiana</i>
		red bugler	<i>Penstemon centranthifolius</i>
		Eastwood manzanita	<i>Arctostaphylos gladulosa</i>
		rock soapwort	<i>Saponaria ocymoides</i>

Location	Type	Common Name	Latin Name
Adjacent to Mitigation area	Ornamental Grass		
		giant wild rye	<i>Leymus condensatus 'Canyon Prince'</i>
		deergrass	<i>Muhlenbergia rigens</i>
Within Mitigation Area	BMP Area Plants		
		giant wild rye	<i>Leymus condensatus 'Canyon Prince'</i>
		deer grass	<i>Muhlenbergia rigens</i>
		yerba mansa	<i>Anemopsis californica</i>
		mugwort	<i>Artemisia douglasiana</i>
		California gray rush	<i>Juncus patens</i>
	creeping wild rye	<i>Leymus triticoides</i>	

List of Plants to be Planted

Table 1A
Mitigation BMP Area Plant Species

Location	Type	Common Name	Latin Name
Within Mitigation Area	BMP Area Plants		
		giant wild rye	<i>Leymus condensatus 'Canyon Prince'</i>
		deer grass	<i>Muhlenbergia rigens</i>
		yerba mansa	<i>Anemopsis californica</i>
		mugwort	<i>Artemisia douglasiana</i>
		California gray rush	<i>Juncus patens</i>
		creeping wild rye	<i>Leymus triticoides</i>

Performance Criteria

Annual monitoring of the mitigation of the species in Table 1A will be conducted for five years or until the performance standards are met and confirmed in writing by CDFW, whichever comes first. This includes measuring success criteria and contingency measures, as well as, monitoring and maintenance activities to remove and prevent reinvasion of undesirable invasives. The Applicant will remove invasive species mitigation areas. In the mitigation areas absolute cover of non-native invasives is estimated to be 10% after 5 years.

Target number two is the success of the BMP Area Plant Species. Success will be measured in a >40% survival rate for the first year, with an additional 10-15% recruitment each year. For a total of >75% establishment and survival for the seeding BMP Area Plant Species. In addition to the performance criteria listed in Table 2 below, the mitigation site must also be irrigation-free for a minimum of 2 years.

Should excessive non-native species, lack of native cover, or erosion be observed during annual monitoring field visits, remedial measures will be implemented. Remedial measures include weed eradication, and/or reseeding as necessary to meet the performance standards. Appropriate remedial measures will be determined by the monitoring biologist and will occur as soon as practicable to ensure achievement of the performance standards. If after five years, the success criteria have not been achieved, an adaptive management plan will be drafted, submitted to the regulatory agencies, and implemented. A new weeding strategy, such as chemical herbicides, different removal methods or avoidance measures (e.g. fencing) may need to be considered.

**Table 2
Performance Standards for Mitigation Areas**

	Year 1:	Year 2:	Year 3:	Year 4:	Year 5:
Performance Standards:					
Survivorship: the permittee shall ensure target survivorship of herb strata are met, with a minimum of 2 years post-irrigation success.	>40%	>50%	>55%	>65%	≥75%
Dominance of natives: the permittee shall ensure target percent absolute cover (for combined strata) of native species are met by year 5.	>40%	>50%	>60%	>75%	≥90% of
Dominance of exotics: the permittee shall ensure target percent cover are met by year 5	>60%	>50%	>40%	>25%	≥10% of
Species richness: The permittee shall ensure target native species richness values are met by year 5.	>35%	>45%	>55%	>65	≥75%

Contingency Measures

Should excessive non-native species, lack of native cover, or erosion be observed during annual monitoring field visits, remedial measures will be implemented. Remedial measures include weed eradication, and/or reseeded as necessary to meet the performance standards. Appropriate remedial measures will be determined by the monitoring biologist and will occur as soon as practicable to ensure achievement of the performance standards. If after five years, the success criteria have not been achieved, an adaptive management plan will be drafted, submitted to the regulatory agencies, and implemented. A new weeding strategy, such as chemical herbicides, different removal methods or avoidance measures (e.g. fencing) may need to be considered.

3.3.4 Demonstration of Increase in Post-Project Riparian/Riverine Function and Values

With implementation of the Project design features, and the mitigation measures proposed in this DBESP analysis, the proposed Project would represent a biologically equivalent or superior alternative to the existing pre-project conditions. The Project would re-establish/create riparian/riverine habitats onsite and provide a functional increase to water quality and biological functions when compared to the existing condition. Both water quality and increased biodiversity would occur on-site as part of the proposed mitigation. An increase in water quality due to the associated planting would occur resulting in a benefit to downstream waters. However, implementation of separate water quality control measures, including use of structural and non- structural BMPs to treat runoff, would ensure that implementation of the Project would not result in degradation of receiving body water quality. Flows from upstream locations remain unchanged.

The post-project riparian/riverine function and values will be by biologically superior by providing the following:

- The re-establishment/creation and long term management of 12,084 square feet or 0.27 acre of riparian/riverine habitat onsite. The proposed platting palette is an enhancement to the existing condition and will increasing the biological functions and values in the drainages.
- Implementation of the Urban/Wildlands Interface Guidelines will ensure that all indirect Project-related impacts to riparian/riverine habitat, including that which may result from drainage, toxics, lighting, noise, invasive plant species, barriers, and grading/land development, are avoided or minimized to the greatest extent feasible.

Figure 1 – Regional Location Map

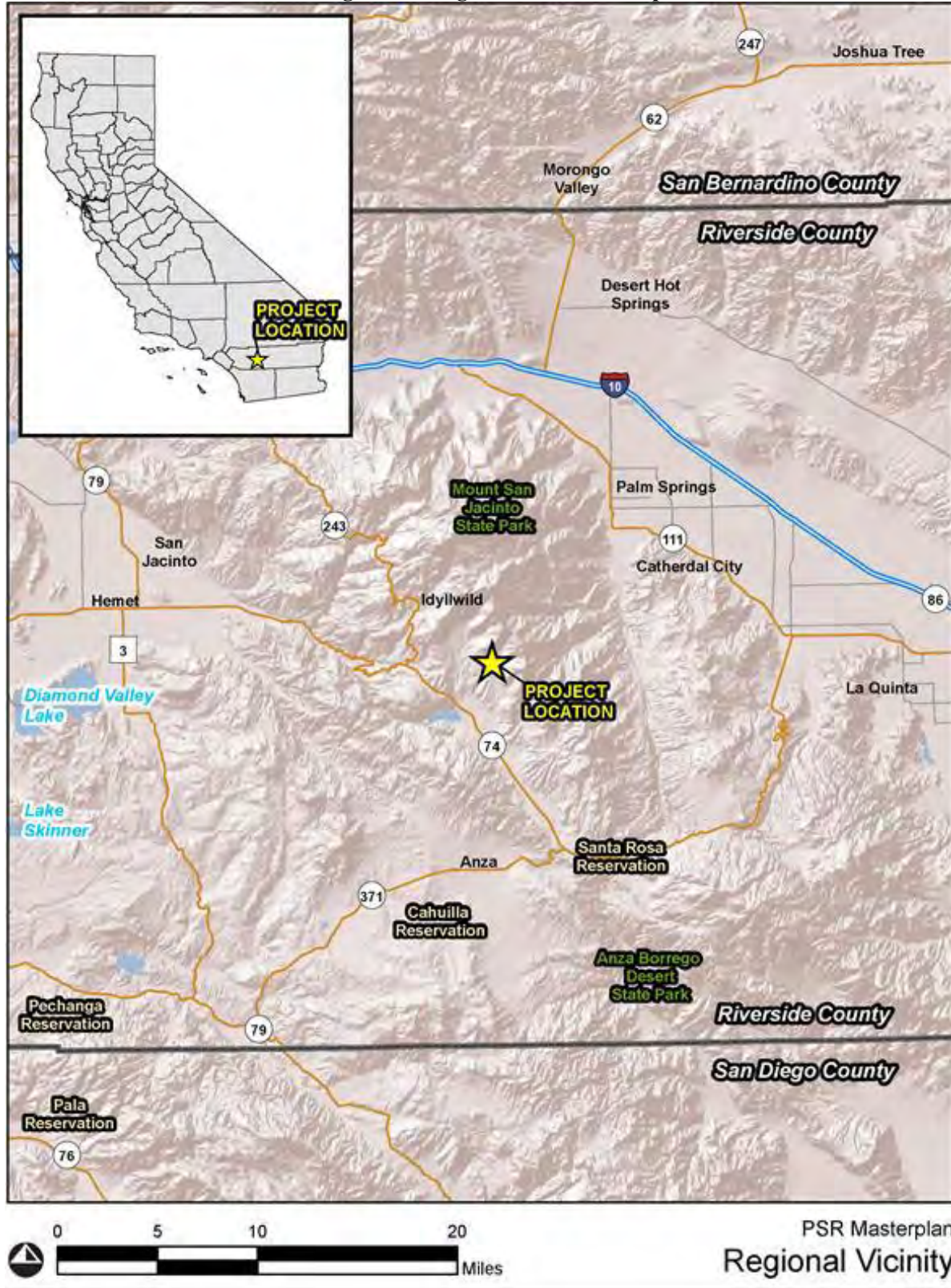


Figure 1

Figure 2 – Site Location Map

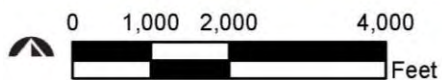
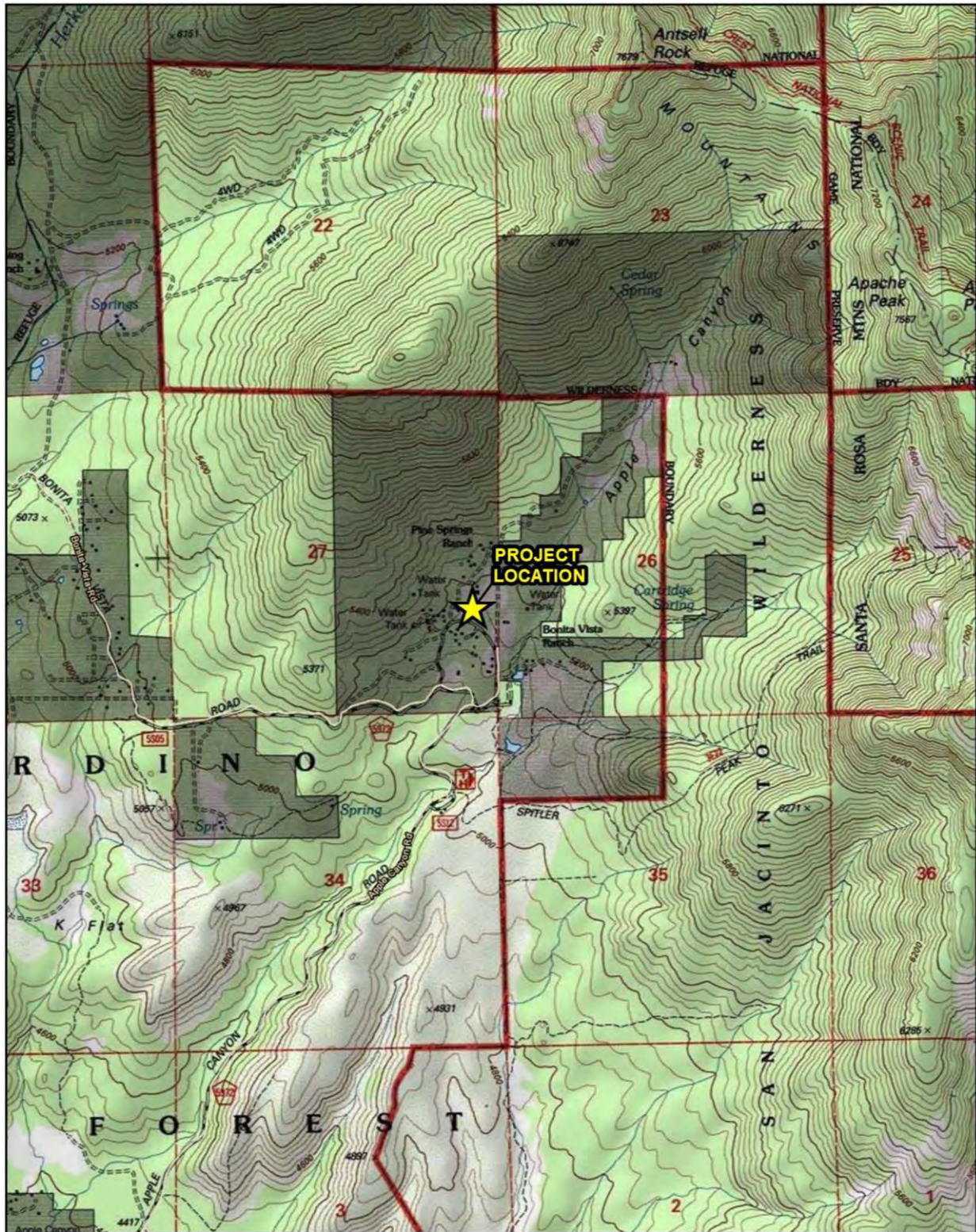
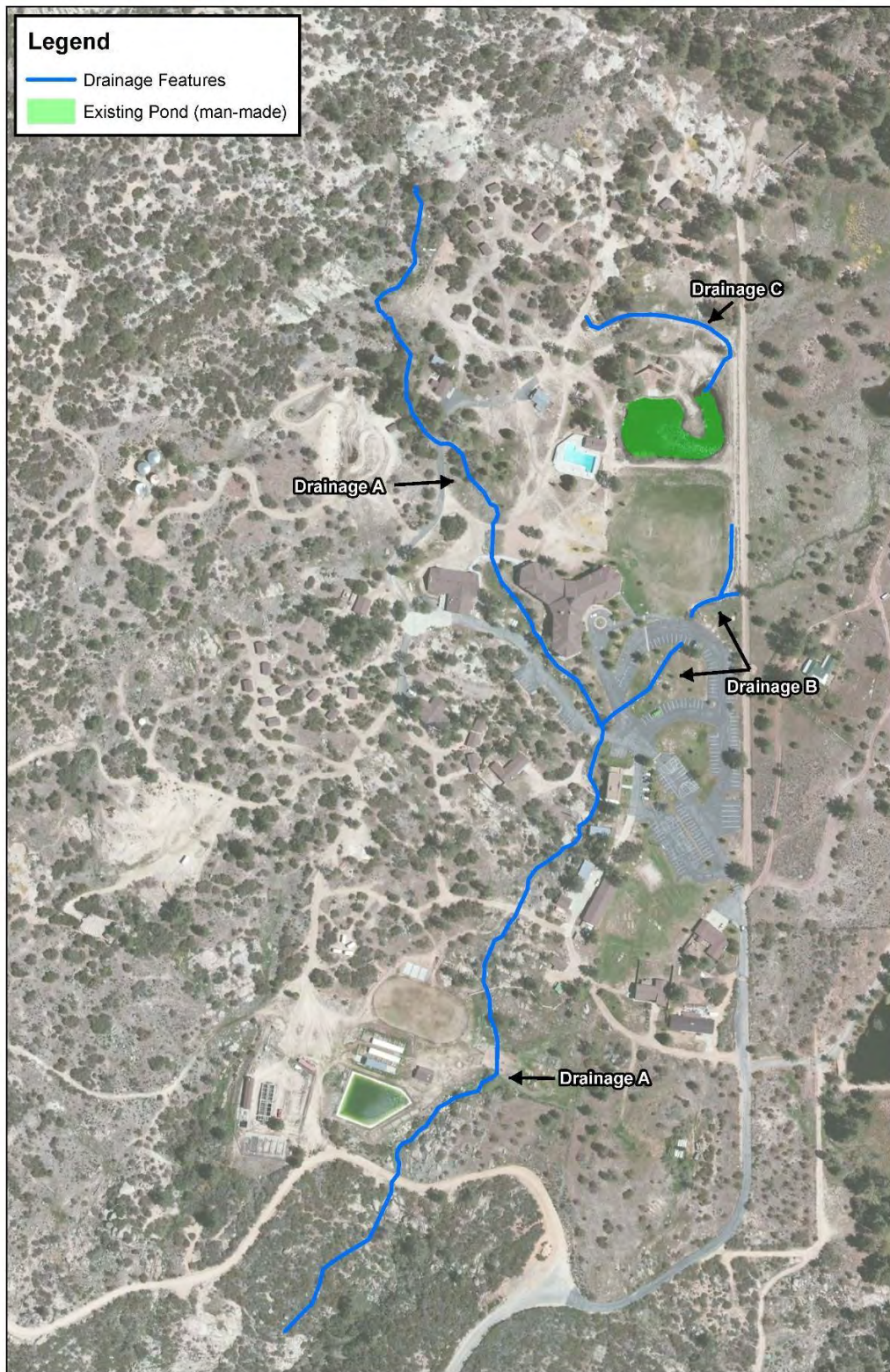
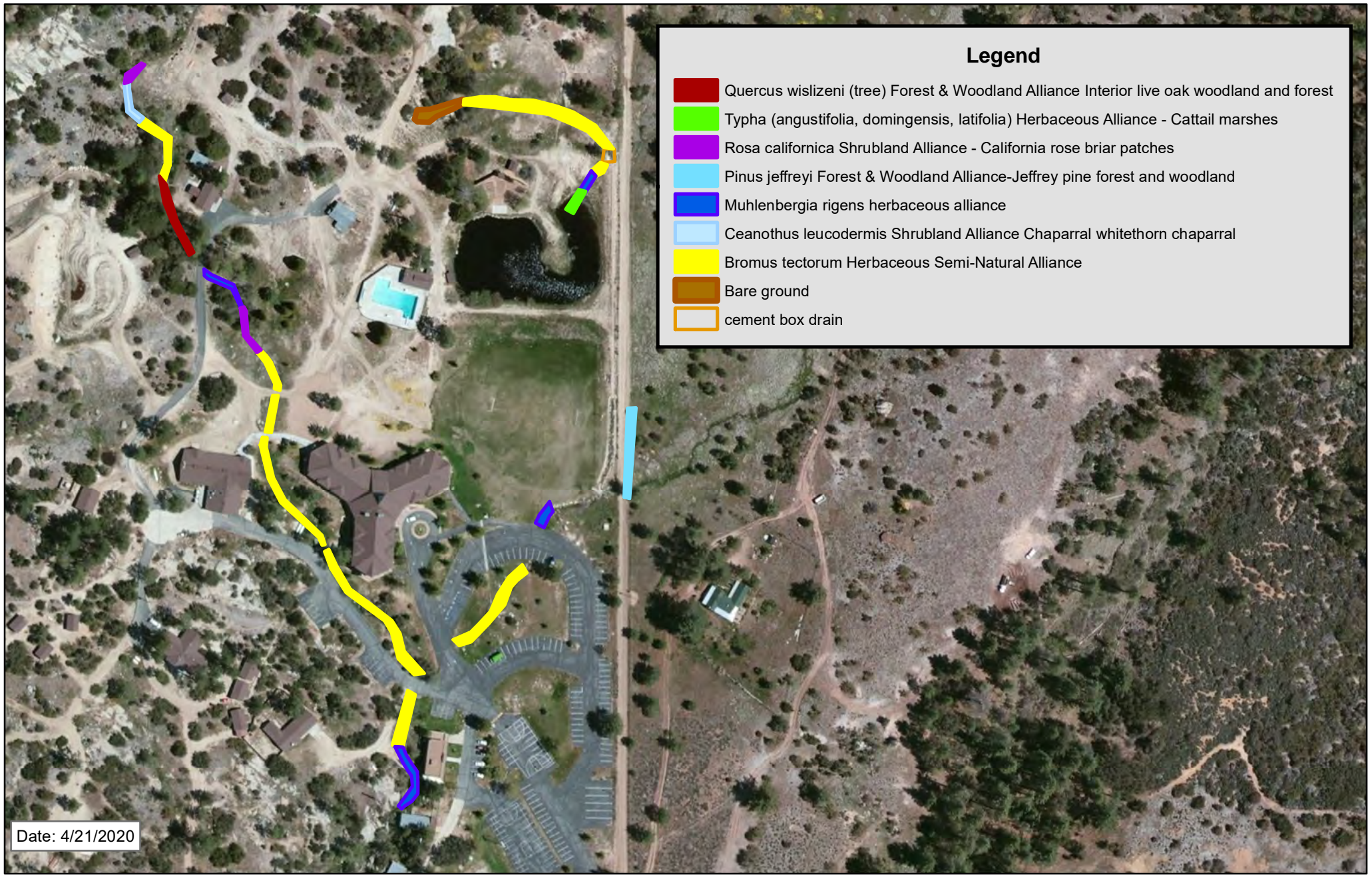


Figure 3 – Drainage Feature Location Map





Legend

- Quercus wislizeni* (tree) Forest & Woodland Alliance Interior live oak woodland and forest
- Typha* (*angustifolia*, *domingensis*, *latifolia*) Herbaceous Alliance - Cattail marshes
- Rosa californica* Shrubland Alliance - California rose briar patches
- Pinus jeffreyi* Forest & Woodland Alliance-Jeffrey pine forest and woodland
- Muhlenbergia rigens* herbaceous alliance
- Ceanothus leucodermis* Shrubland Alliance Chaparral whitethorn chaparral
- Bromus tectorum* Herbaceous Semi-Natural Alliance
- Bare ground
- cement box drain

Date: 4/21/2020

0 0.015 0.03 0.06 0.09 0.12 Miles

1 inch = 208 feet

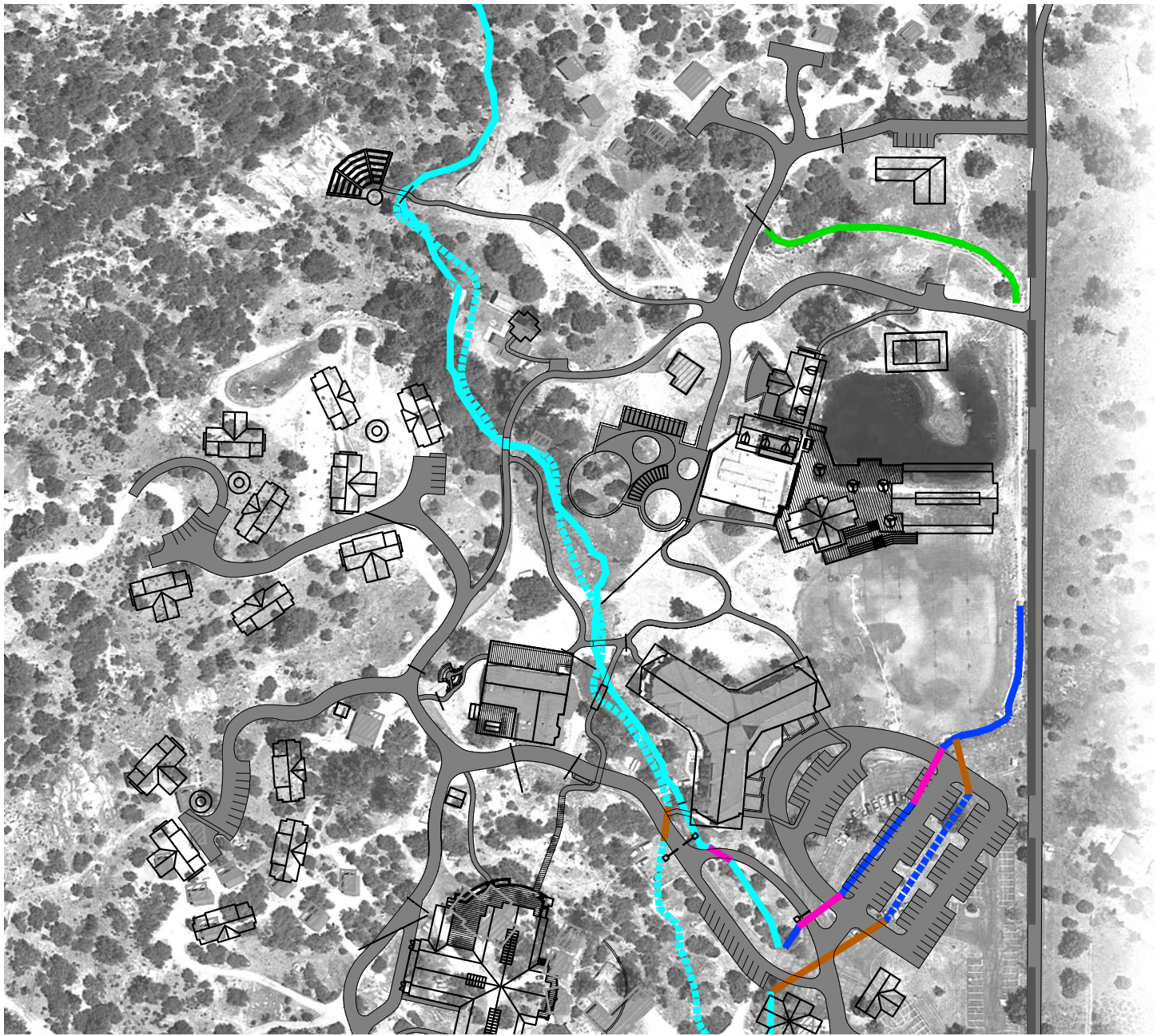
Imagery Date: 8/6/2017

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Figure 4- Vegetation Communities

Pine Springs Ranch
Southeastern Conference



LEGEND

- Existing - Drainage A —————
- Proposed/Relocated - Drainage A - - - - -
- Existing - Drainage B —————
- Proposed/Relocated - Drainage B - - - - -
- Existing - Drainage C —————
- Existing Culvert to be Replaced/Relocated —————
- Proposed Replacement Culvert —————

Figure 5
Drainage Improvement Plan



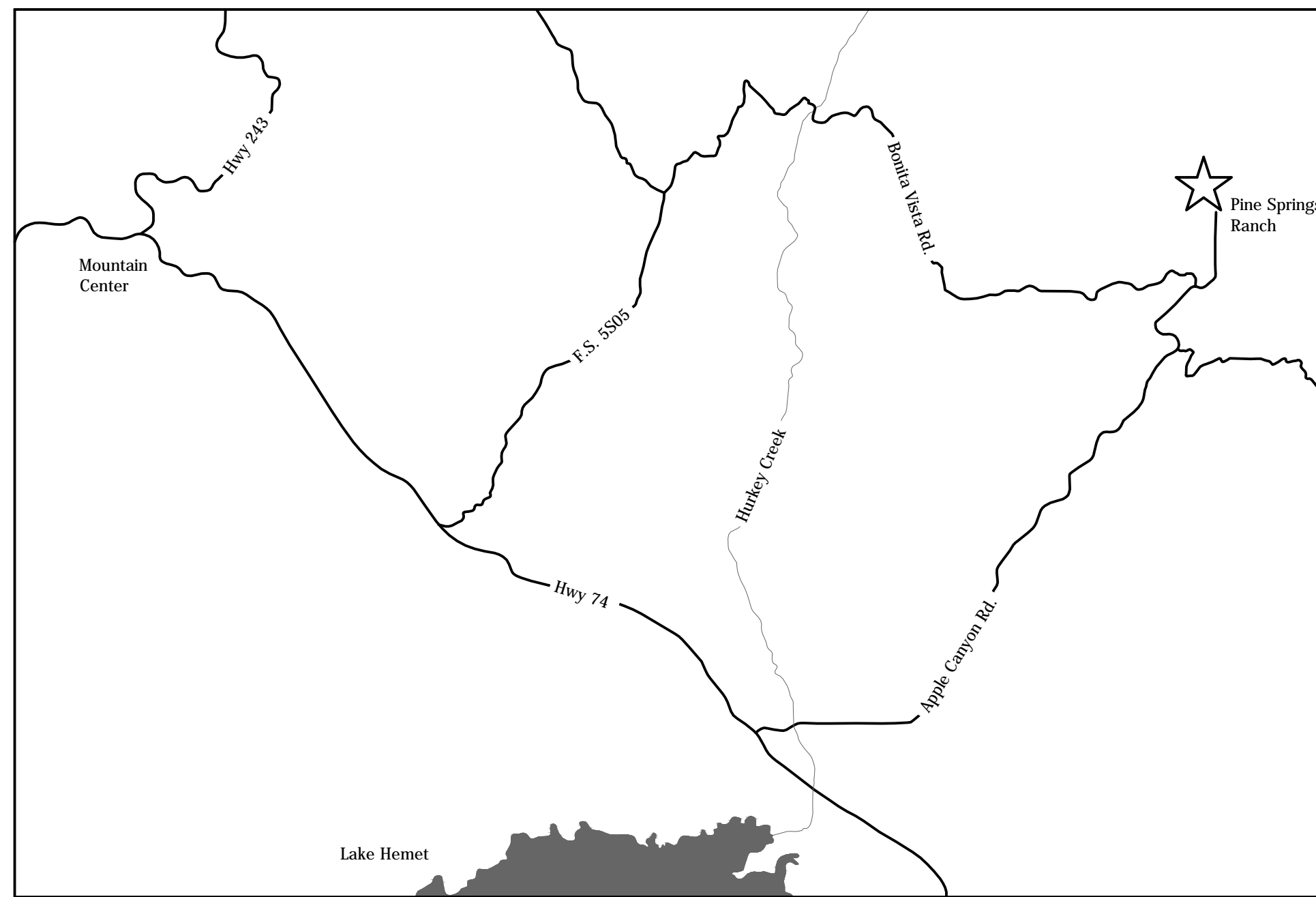
SCALE: 1" = 200'

Plant Palette

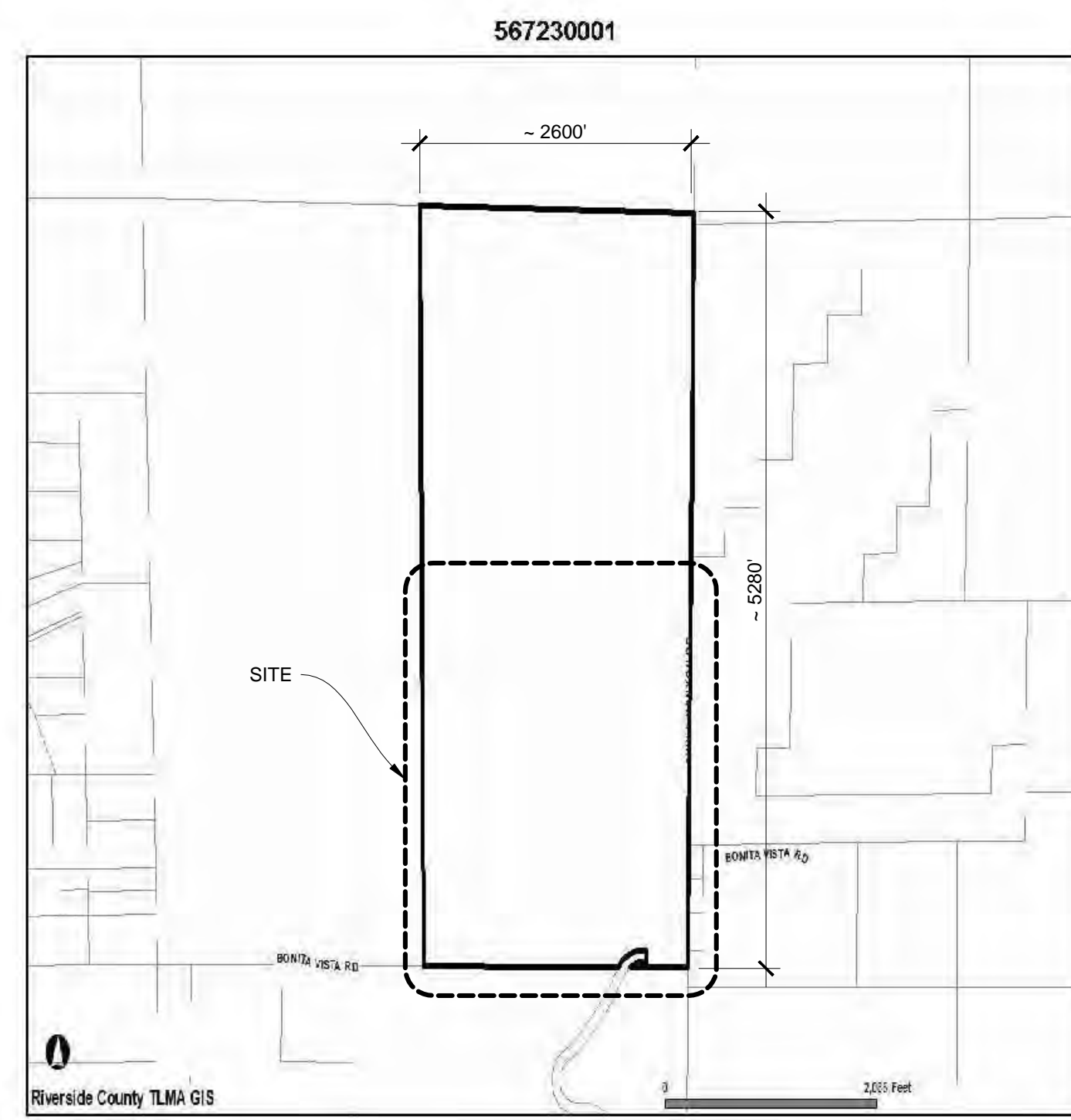
Type	Common Name	Latin Name
Hardwood Trees		
	California black oak	<i>Quercus kelloggii</i>
	Southern coast live oak	<i>Quercus agrifolia</i> var. <i>oxyadenia</i>
	interior live oak	<i>Quercus wislizeni</i>
	gold cup live oak	<i>Quercus chrysolepis</i>
	Engelmann oak	<i>Quercus engelmannii</i>
	southern California black walnut	<i>Juglans californica</i>
	Fremont cottonwood	<i>Populus fremontii</i>
	foothills ash	<i>Fraxinus dipetala</i>
	holly-leaf cherry	<i>Prunus ilicifolia</i>
	mountain maple	<i>Acer glabrum</i>
	mountain dogwood	<i>Cornus nuttallii</i>
Coniferous Trees		
	Jeffery pine	<i>Pinus jeffreyi</i>
	Ponderosa pine	<i>Pinus ponderosa</i>
	sugar Pine	<i>Pinus lambertiana</i>
	Coulter pine	<i>Pinus coulteri</i>
	big-cone spruce	<i>Pseudotsuga macrocarpa</i>
Shrubs		
	compact (rock) goldenbush	<i>Ericameria cuneata</i>
	hillside (california) gooseberry	<i>Ribes californicum</i> var. <i>hesperium</i>
	Sierra gooseberry	<i>Ribes roezlii</i>
	black sage	<i>Salvia mellifera</i>
	western burning bush	<i>Euonymus occidentalis</i>
	Parish's bluecurls	<i>Trichostema parishii</i>
	rose sage	<i>Salvia pachyphylla</i>
	birch-leaf mountain mahogany	<i>Cercocarpus betuloides</i>
	thimbleberry	<i>Rubus parviflorus</i>
	white flowering currant	<i>Ribes Indecorum</i>
Perennial		
	white sage	<i>Salvia apiana</i>
	broad leaf lupine	<i>Lupinus latifolius</i>
	western lupine	<i>lupinus formosus</i>
	California fuchsia	<i>Epilobium</i> spp.(<i>zauschneria</i>) and cvs.
	California poppy	<i>Eschscholzia californica</i>
	sticky monkey flower	<i>Mimulus aurantiacus</i>

Determination of Biologically Equivalent or
 Superior Preservation Analysis
 Master Planned Camp and Conference Center Project
 Pine Springs Ranch Site

Type	Common Name	Latin Name
Ground Cover		
	dwarf coyote brush	<i>Baccharis pilularis</i> cvs.
	whitebark ceanothus	<i>Ceanothus leucodermis</i>
	western lupine	<i>Lupinus formosus</i>
	white sage	<i>Salvia apiana</i>
	red bugler	<i>Penstemon centranthifolius</i>
	Eastwood manzanita	<i>Arctostaphylos glandulosa</i>
	rock soapwort	<i>Saponaria ocymoides</i>
Ornamental Grass		
	giant wild rye	<i>Leymus condensatus</i> 'Canyon Prince'
	deergrass	<i>Muhlenbergia rigens</i>
BMP Area Plants		
	giant wild rye	<i>Leymus condensatus</i> 'Canyon Prince'
	deer grass	<i>Muhlenbergia rigens</i>
	yerba mansa	<i>Anemopsis californica</i>
	mugwort	<i>Artemisia douglasiana</i>
	California gray rush	<i>Juncus patens</i>
	creeping wild rye	<i>Leymus triticoides</i>



VICINITY MAP (20)



BOUNDARY MAP (16)

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Riverside, and described as follows:

Government Lots 1, 2, 3, 4 and the west half of the east half of Section 27, Township 5 south, Range 3 east, San Bernardino Base and Meridian, according to United States Survey;

Excepting therefrom that portion of Government Lot 4 in the southeast quarter of Section 27, Township 5 south, Range 3 east, San Bernardino Base and Meridian, more particularly described as a strip of land 80.00 feet in width, being 40.00 feet on each side of the following described center line:

Beginning at a point on the southerly line of said southeast quarter of Section 27, which bears south 89°39'16" west, along said southerly line, a distance of 638.65 feet from the southeast corner of said Section 27, said point being on a curve having a radius of 250 feet and being concave southerly, also from said point a radial line of said curve bears south 46°30'57" east; Thence easterly along the arc of said curve, through an angle of 57°22'57", a distance of 250.38 feet.

The sidelines of the abovescribed strip of land shall be prolonged or shortened to terminate westerly in the southerly boundary of Section 27, and bounded on the east by a line drawn at right angles to the easterly terminus of the abovescribed curve, also from which easterly terminus a radial line of said curve bears south 10°52' west.

Reference is made to Right of Way Map, File No. 786-CC, records of the County Surveyor of Riverside County, California.

(End of Legal Description)

LEGAL DESCRIPTION (8)

TITLE OF EXHIBIT: CONDITIONAL USE PERMIT PLAN

PROJECT DESCRIPTION: CONDITIONAL USE PERMIT FOR CAMP & CONFERENCE CENTER MASTER PLAN.

ASSESSOR'S PARCEL NUMBER: 567230001

SITE ADDRESS: 58000 Apple Canyon RD, Mountain Center, CA 92561

THOMAS BROTHERS MAP: PAGE 845 GRID: A3, A4, A5, B3, B4, B5

GROSS ACRES: 315.98 ACRES NET ACRES: 314.58

EXISTING LAND USE: OS-RUR and OS-C

EXISTING ZONING: N-A-160 (ZONING DISTRICT - SAN JACINTO MOUNTAIN AREA)

SPECIFIC PLANS: NOT WITHIN A SPECIFIC PLAN

SCHOOL DISTRICT: HEMET UNIFIED

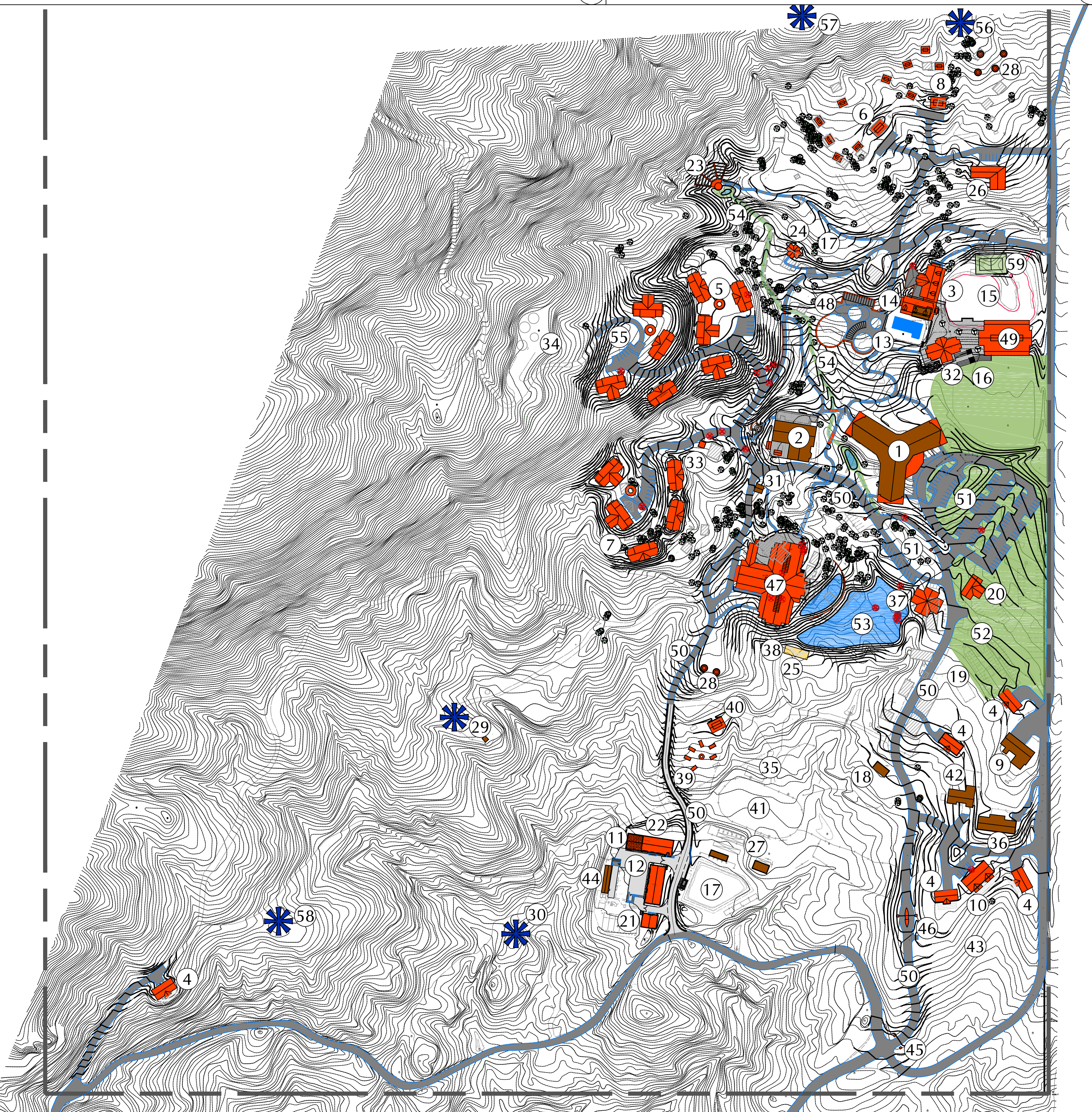
COUNTY SERVICE AREA: NOT IN COUNTY SERVICE

PURVEYORS: WATER (3 well and reservoirs, including fire service), SEWER (Private Water Reclamation Plant - 60,000 GPD), GAS (Private Propane Tanks), ELECTRICITY (Southern California Edison SCE), TELEPHONE (Verizon), CABLE TELEVISION (Time Warner Cable)

GRADING, DRAINAGE, & FEMA MAPPING: SEE ADDITIONAL EXHIBIT "A-2" CIVIL ENGINEERING DRAWING SHEET.

ARCHITECTURAL INFORMATION: SEE EXHIBIT "B" & "C" PLAN SET FOR EXISTING AND PROPOSED PHASE ONE BUILDING FLOOR PLANS AND ELEVATIONS.

PROJECT DATA (4)



SITE PLAN SCALE: 1:150 (13)

- DOCUMENTED EASEMENTS PER STEWART TITLE REPORT PRELIMINARY REPORT NO. 496282 DATED SEPTEMBER 12, 2012
- (A) - ITEM 3: A 12 FOOT WIDE ROAD EASEMENT AS SET FORTH IN DEED TO JOHN D. DOUGHERTY ET UX. RECORDED AUGUST 10, 1956 IN BK. 1956, PG. 520, O.R.
 - (B) - ITEM 4: A UTILITY EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY AS DESCRIBED IN DOCUMENT RECORDED JUNE 25, 1965 AS INSTRUMENT NO. 74010, OR, SAID EASEMENT HAS VARIOUS WIDTHS INDICATED HEREIN AS FOLLOWS:
 - (B1) - C/L OF 10' WIDE PORTION
 - (B2) - 12' WIDE
 - (B3) - C/L OF 2' WIDE PORTION
 - (C) - ITEM 5: A 6.9 FOOT WIDE UTILITY EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY AS DESCRIBED IN DOCUMENT RECORDED MARCH 20, 1967 AS INSTRUMENT NO. 26248, O.R.
 - (D) - ITEM 6: AN 8.00 FOOT WIDE UTILITY EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY AS DESCRIBED IN DOCUMENT RECORDED OCTOBER 16, 1966 AS INSTRUMENT NO. 23832, O.R.

EASEMENT LEGEND (7)

CUP #	Facility Description	SQFT	Plans	Comments
1	Lodge	41000	EO.10-EO.11	To Remain/Improve/Expand
1	Registration & Elevator Addition	1866	Future Phase	Addition
1	Deck/Improved Entry	2284	Future Phase	Addition
2	Adapted Multipurpose Building	6991	EO.20	Remodel Existing Dining Hall into New Multi-Purpose Building
2	Exterior Restroom Addition	2000	Future Phase	Addition
3	New Classroom Building in Rec Complex	3240	A0.56-A0.58	Replace Phased Out Multi-Purpose Building in New Location
4	New Staff - Cabin A	2200	Future Phase	Replace Existing Staff Cabins
4	New Staff - Cabin B	2200	Future Phase	Replace Existing Staff Cabins
4	New Staff - Cabin C	2200	Future Phase	Replace Existing Staff Cabins
4	New Staff - Cabin D	2200	Future Phase	Replace Existing Staff Cabins
4	New Staff - Cabin E	2200	Future Phase	Replace Existing Staff Cabins
5	Duplex Cabins - 2 Cabins (2815 sqft/each)	5630	A0.32-A0.33	To replace Existing North Village Cabins
5	Meeting Cabin - 3 Cabins (3442 sqft/each)	10326	A0.34-A0.35	To replace Existing North Village Cabins
6	New Tent Platform Bath House	1165	Future Phase	Replace Existing Bath House
6	New Wooden Tents - 5 Cabins (400 sqft/each)	2000	A0.41	New Camping Program
7	Duplex Cabins - 3 Cabins (2815 sqft/each)	8445	A0.32-A0.33	To replace Existing South Village Cabins
7	Meeting Cabin - 2 Cabins (3442 sqft/each)	6884	A0.34-A0.35	To replace Existing South Village Cabins
8	New Tent Platform Bath House	1165	Future Phase	Replace Existing Bath House
8	New Wooden Tents - 5 Cabins (400 sqft/each)	2000	A0.41	New Camping Program
9	Staff House #1 - Ranger's Residence	3771	EO.30	Reconstructed - After Fire
10	New Staff Dorm (2 Story)	4000	Future Phase	Replace Existing Staff Residence #4 with Staff Dorm in Alt. Location
11	Shop #1 (Wood Shop)	4800	A0.60-A0.61	Destroyed in Fire/Reconstruct at New Location
12	Shop #2 (Vehicle Shop)	4000	A0.60-A0.61	Destroyed in Fire/Reconstruct at New Location
13	Pool	NA	To Remain	To remain/improve
14	New Expanded Pool House	1950	EO.40.A0.56-A0.58 future phase	Renovate and Expand Existing Pool House
15	Upper Play Field	NA	NA	Concert Pond to Upper Playfield/Existing Pond Relocated
16	Play Field	NA	NA	To Remain/Improve as Necessary
17	Water Treatment - Holding Pond	NA	NA	To Remain/Improve as Necessary
18	Staff Housing	NA	NA	Phase Out
19	Horse Shoe Pits	NA	NA	To Remain
20	New RV Picnic Pavilion & Bath House	3000	Future Phase	Replace Existing Picnic Area
21	Shop #3 (Camp Storage)	1400	A0.60-A0.61	Destroyed in Fire/Reconstruct at New Location
22	Storage Area	NA	NA	Relocate to New Maintenance Yard
23	New Outdoor Amphitheater	NA	Future Phase	To Replace Existing Amphitheater at New Location
24	New Remote Prayer Chapel	NA	Future Phase	To Replace Existing Church Bowl
25	Rally Area	NA	NA	Relocate
26	New Nature and Astronomy Center (with petting zoo)	1500	Future Phase	To Replace Existing Nature Center and Petting Zoo Area
27	Hay Shed, Tack House, and Corals	1554	NA	To Remain/Improve as Necessary
28	Indian Outpost Platforms (6 at 576 sqft/each)	3456	NA	(Expanded/Relocated Program Area)
29	Fort Outpost	NA	NA	Destroyed in Fire/Reconstruct at Same Location
30	Existing 49er Outpost	NA	NA	Destroyed in Fire/Reconstruct at Same Location
31	Electrical Distribution Center	NA	NA	To Remain/Improve as Necessary
32	Snack Shop & Game Room	3100	A0.64-A0.65	To Replace Existing Ranch House
32	Optional Basement Level	2660	A0.64-A0.65	To Replace Existing Ranch House
33	Water Storage - & Lift Pump	NA	NA	To Remain/Improve as Necessary
34	Water Storage - Fire & Domestic	NA	NA	To Remain/Improve as Necessary
35	Bleachers at Equestrian Center	NA	NA	To Remain/Improve as Necessary
36	Staff Housing #2 - Assistant Rangers Residence	3672	EO.51	To Remain/Improve as Necessary
37	New Admin Building/Welcome Center	4127	Future Phase	To replace existing Town Hall
38	Canoe Storage	NA	NA	Relocate
39	Wagon Village (6 Wagons - 150 sqft each)	900	NA	Destroyed in Fire/Reconstruct at Same Location
40	Wagon Village (Bathroom)	1165	Future Phase	New Support Facility
41	Horse Arena	NA	NA	To Remain/Improve as Necessary
42	Staff Housing #3 - Manager Residence	2752	EO.51	To Remain/Improve as Necessary
43	Evapotranspiration Field	NA	NA	To Remain/Improve as Necessary
44	Water Treatment Plant	NA	EO.30	To Remain/Improve as Necessary
45	New Entry Sign	NA	A0.70	To Replace Existing
46	New Gatehouse	80	A0.70	New Security Check Point
47	New Dining Hall & Meeting Rooms	17022	A0.21-A0.23	To Replace Existing Dining Facility
47	Basement & Mechanical Rooms	4077	A0.21-A0.23	To Replace Existing Dining Facility
48	New Splash Park	NA	Future Phase	New Program
49	New Recreation Pavilion	8000	A0.51-A0.52	New Program
50	New Entry and Service Road Loop	NA	NA	New Circulation
51	Guest Parking	NA	NA	New Circulation
52	Overflow Parking & RV Hook-ups	NA	NA	Reclaimed Parking Area for Overflow and RV Field Parking
53	Central Lake or Central Lawn Area	NA	Future Phase	To Replace and Expand Existing Pond
54	Recirculating Streams and Pedestrian Greenbelt	NA	Future Phase	New Site Improvement
55	New High Duplex Cluster - 2 Cabins (2815 sqft/each)	5630	A0.32-A0.33	Expanded Cabin Program
55	Meeting Cabin - 2 Cabins (3442 sqft/each)	6884	A0.34-A0.35	Expanded Cabin Program
56	Ropes Course	NA	To Remain	To Remain/Improve as Necessary
57	Archery	NA	To Remain	To Remain/Improve as Necessary
58	Go Carts	NA	To Remain	Relocate to New Location
59	Volleyball Court	NA	NA	New Program

FACILITY DESCRIPTIONS (5)

APPLICANT:
 Southeastern California Conference of SDA P.O. BOX 79990 Riverside, CA 92513
 PHONE: (951)658-4131-314 FAX: (951)509-2399
 CONTACT: VERLON STRAUSS EMAIL: VERLON.STRAUSS@SECCSDA.ORG

OWNER:
 Southeastern California Conference of SDA P.O. BOX 79990 Riverside, CA 92513
 PHONE: (951)509-5221 FAX: (951)509-2394
 CONTACT: CHARLES MCKINSTRY EMAIL: CHARLES.MCKINSTRY@SECCSDA.ORG

ARCHITECT/EXHIBIT PREPARER:
 FLETEMAYER & LEE ASSOC. 101 SECOND AVE. NIWOT, CO 80544
 PHONE: (303)443-3750 FAX: (303)443-3903
 CONTACT: CHAD FLETEMAYER EMAIL: CFLETEMAYER@FLABOULDER.COM

CIVIL ENGINEER:
 CIVILTEC engineering inc. 118 West Lime Avenue, Monrovia, CA 91016
 PHONE: (626)357-0588 FAX: (627)303-0588
 CONTACT: OCTAVIO SOLORZA EMAIL: OSOLORZA@CIVILTEC.COM

PROJECT TEAM (3)

NEW FACILITY

EXISTING FACILITY TO REMAIN

EXISTING FACILITY TO PHASE BE OUT

Roof colors are for illustrative purposes only. See Phase One Architecture for Material Palette.

FACILITY LEGEND (2)

- A-1.0 CONDITIONAL USE PERMIT PLAN
- A-2.0 ACCESSIBILITY PLAN
- A-3.0 LANDSCAPE PLAN
- A-3.1 LANDSCAPE DETAIL PLAN
- A-3.2 BIOLOGY EXHIBIT PLAN
- A-3.3 BIOLOGY EXHIBIT - DBESP
- A-4.1 CONCEPTUAL GRADING PLAN - TITLE SHEET
- A-4.2 C.G.P. - ABBREVIATIONS, LEGEND AND NOTES
- A-4.3 C.G.P. - TOPOGRAPHIC SURVEY
- A-4.4 CONCEPTUAL GRADING PLAN
- A-4.5 CONCEPTUAL GRADING PLAN
- A-4.6 CONCEPTUAL GRADING PLAN
- A-4.7 CONCEPTUAL GRADING PLAN
- A-4.8 CONCEPTUAL GRADING PLAN
- A-4.9 CONCEPTUAL GRADING PLAN
- A-4.10 CONCEPTUAL GRADING PLAN
- A-4.11 CONCEPTUAL GRADING PLAN
- A-4.12 CONCEPTUAL GRADING PLAN-SECTIONS
- A-4.13 CONCEPTUAL GRADING PLAN-GABION SECTIONS

SHEET INDEX (1)

101 Second Ave, Suite A
 Niwot, Colorado 80544-0036
 phone: 303.443.3750
 fax: 303.443.3903
 email: info@flaboulder.com
 www.flaboulder.com

P.S.R. - C.U.P. 03708
 (Parcel #567230001)

58000 Apple Canyon RD., Mountain Center, CA 92561

EXHIBIT A-1 (CONDITIONAL USE PERMIT PLAN)

Owner:
 Pine Springs Ranch
 PO Box 37
 Mountain Center, CA 92561

Project Number:
 FLA1035

Project Phase:
 07/07/2014: C.U.P.

Drawn:
 CF

Checked:
 FLA

Set Date:
 07/07/2014: C.U.P.

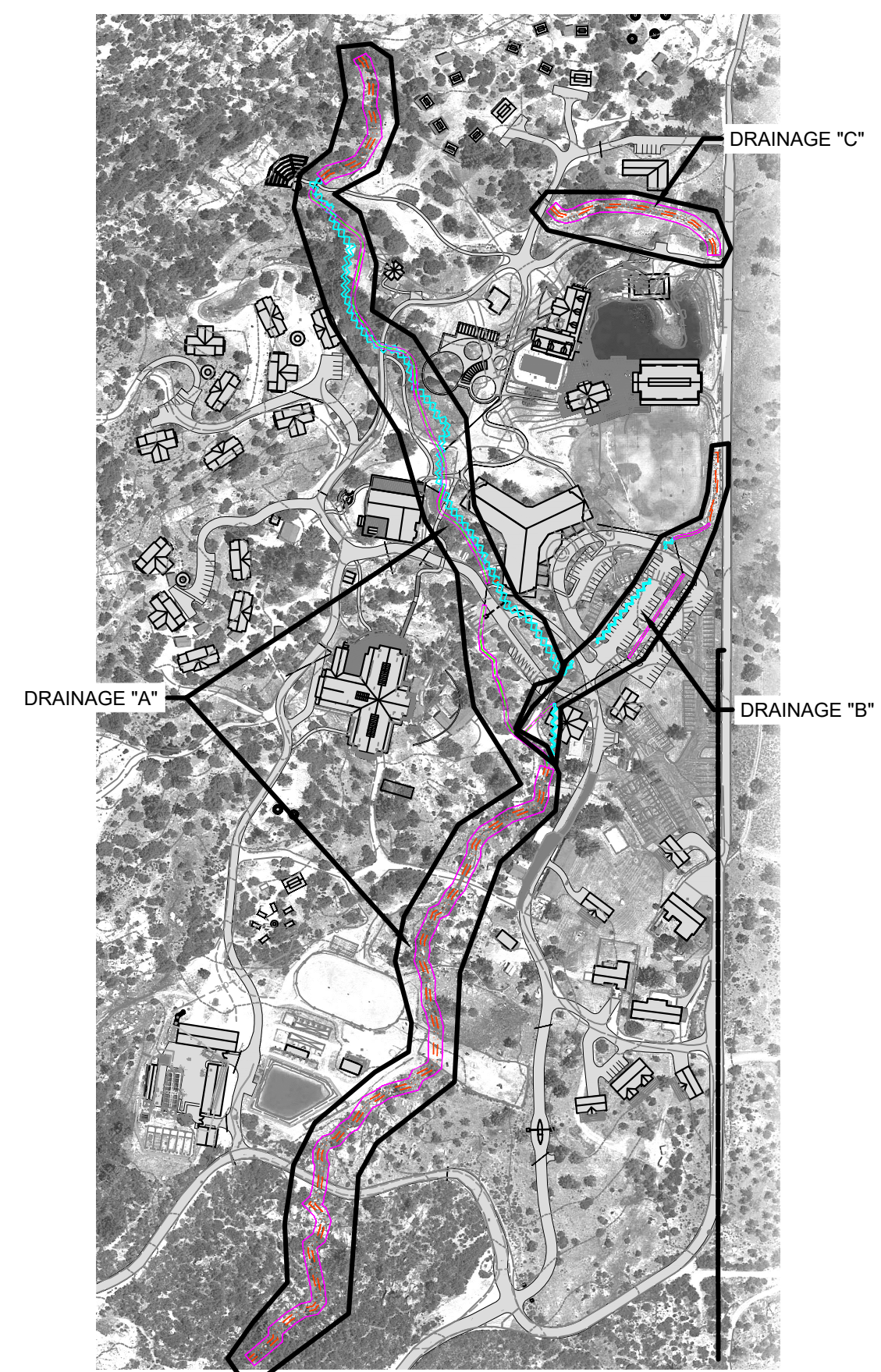
Revisions:
 04/14/2015: County Comments
 02/05/2016: County Comments
 03/13/2017: County Comments
 05/01/2018: Update Set

A-1.0



RIPARIAN / RIVERINE ADJUSTMENTS AERIAL
SCALE: 1:100

2



RIPARIAN RIVERINE KEY

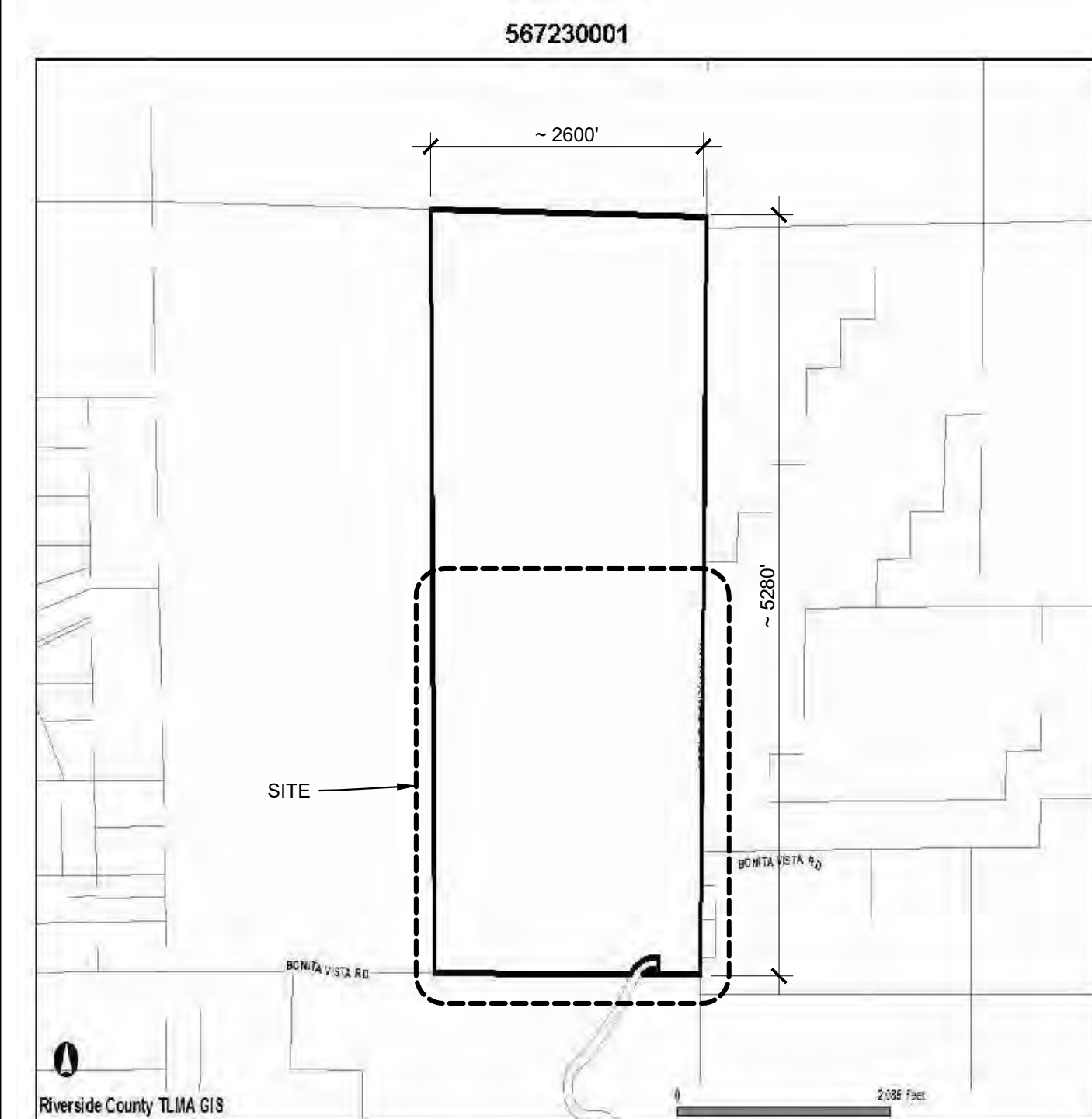
- PROPOSED RIPARIAN RIVERINE
- EXISTING RIPARIAN RIVERINE TO BE RELOCATED
- EXISTING RIPARIAN RIVERINE TO REMAIN UNDISTURBED
ADDED BMP SEED MIX 1'3" EACH SIDE FROM CENTER LINE OF DRAINAGE

RIPARIAN RIVERINE AREAS (in sq. ft.)

DRAINAGE	TOTAL EXISTING	EXISTING TO RELOCATE	EXISTING TO REMAIN	RELOCATED/EXPANDED DRAINAGE	TOTAL EXISTING + EXPANDED DRAINAGE	EXPANDED SEED AREA	TOTAL DRAINAGE W/ SEED EXPANSION
"A"	24,280	9,568	14,712	10,600	25,312	33,102	58,414
"B"	1,960	1,380	580	1,476	2,056	N/A	2,056
"C"	2,292	N/A	2,292	N/A	2,292	7,640	9,932
TOTAL	28,532	10,948	17,584	12,076	29,660	40,742	70,402

KEY LEGENDS AND ASSOCIATED NOTES

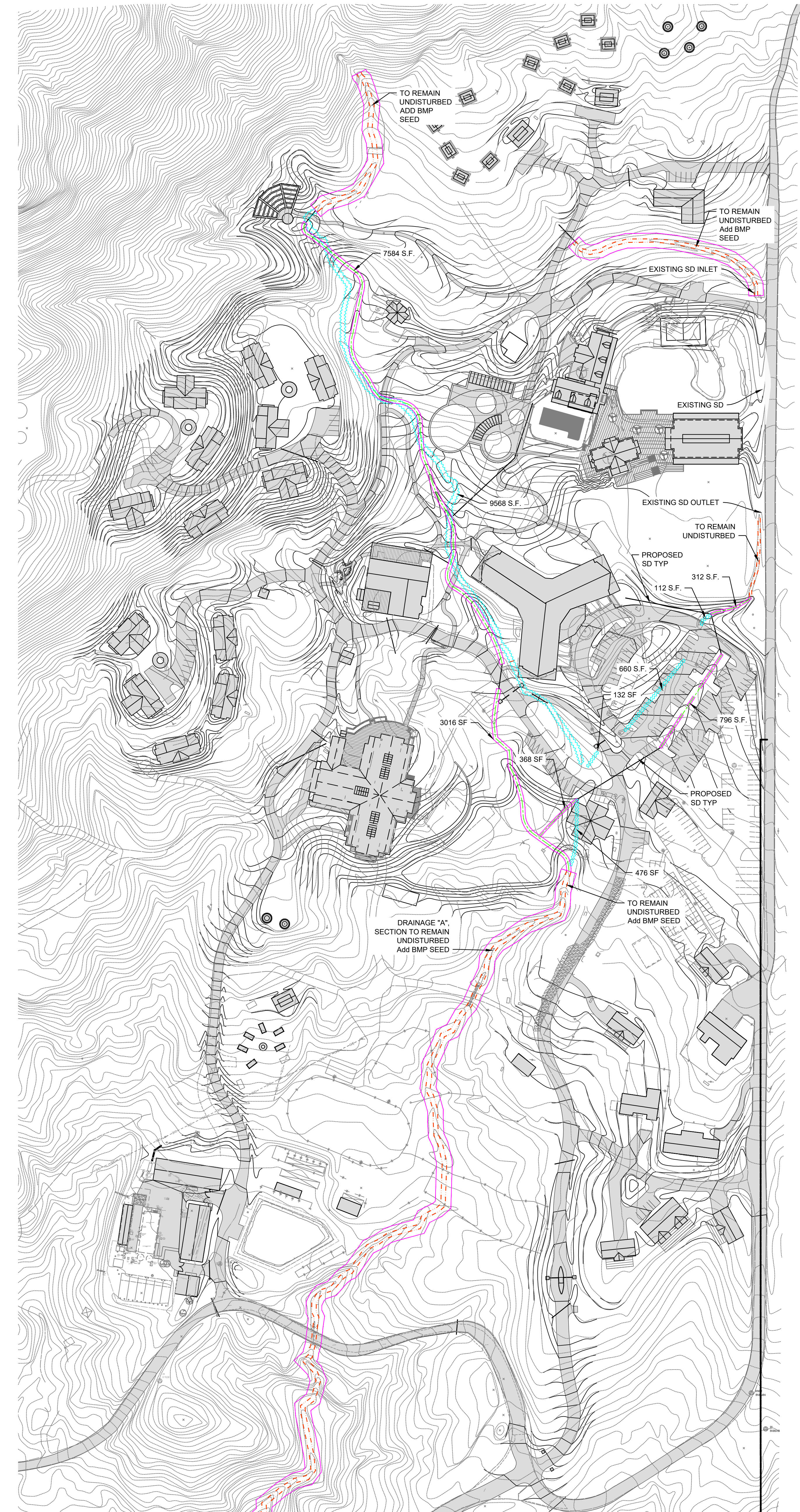
4



Selected parcel(s):
567-2-30-031

BOUNDARY MAP

3



RIPARIAN / RIVERINE ADJUSTMENTS
SCALE: 1:100

1



101 Second Ave, Suite A
Niwot, Colorado 80544-0036
phone: 303.443.3750
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email: info@flaboulder.com
www.flaboulder.com

P.S.R. - C.U.P. 03708
(Parcel #567230001)

58000 Apple Canyon RD., Mountain Center, CA 92561
EXHIBIT A (BIOLOGY EXHIBIT - DBESP)

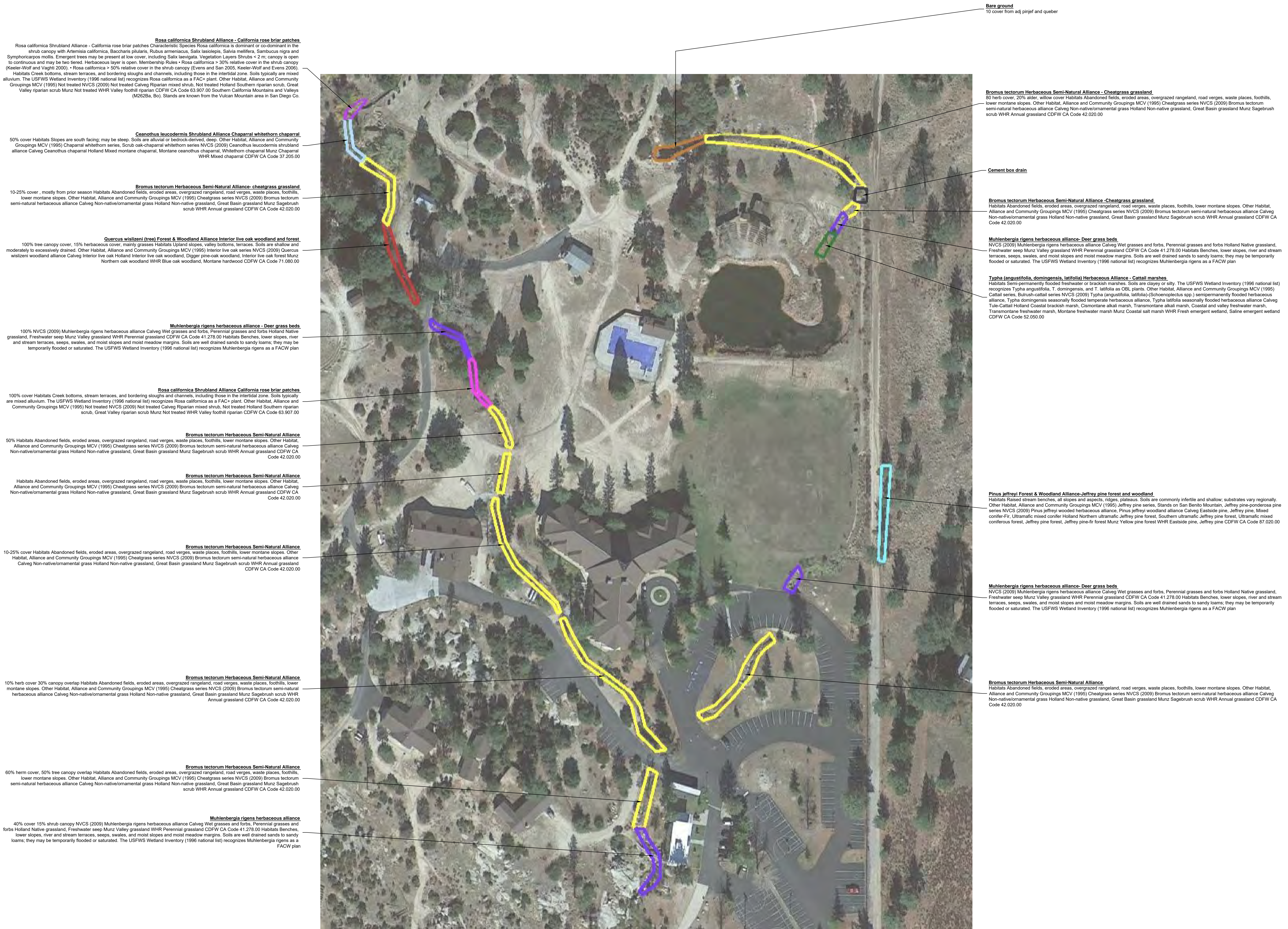
Owner:
Pine Springs Ranch
PO Box 37
Mountain Center, CA 92561

Project Number:
FLA1035
Project Phase:
07/07/2014: C.U.P.

Drawn:
CF
Checked:
FLA

Set Date:
07/07/2014: C.U.P.
Revisions:
04/14/2015: County Comments
02/05/2016: County Comments
05/01/2018: Update Set
03/13/2020: Update Sheet

A-3.3



I agree to submit a complete Landscape Construction Document Package that complies with the requirements of Ordinance No. 859.3; Ordinance 348, including off-street parking and shading requirements; the Conditions of Approval; and in substantial conformance with the approved Landscape Concept Plan. Should the ordinances be revised, these plans may be subject to change based on the updated ordinances.

Applicant's Name: Verlon W. Strauss TREASURER, SOUTHEASTERN CALIFORNIA CONFERENCE OF THE SEVENTH DAY ADVENTIST
 Applicant's Signature: Verlon W. Strauss Date: 5-16-16

SUBSTANTIAL CONFORMANCE STATEMENT 07

Pine Springs Ranch Conceptual Landscape Plan Intent

As a part of CUP #03708 Pine Springs Ranch (PSR) is proposing the conceptual landscape development indicated on the site plan. The overall master plan is intended to be developed as a phased project. Final Landscape designs will therefore need to be produced in accordance with the Riverside County Landscape Guidelines and Requirements. Final landscape plans will be stamped by a Licensed Landscape Architect from the State of California.

The intent of the conceptual landscape plan as presented is to establish a planting schedule for future planting plans, indicate relative planting coverage and density, provide the intent for future irrigation and watering systems, provide a context for future fire mitigation and defensible space considerations, and to identify specific areas on the site that PSR ultimately intends to improve with enhanced landscape treatments.

The site currently has little formal landscape treatments. A mix of native and non-native species exist on the site with varying stages of maturity. As part of the CUP process, an oak tree study has been conducted, mapping all oak species that fall within the master plan development area (Jericho Systems, Inc. was retained as the project Ecologist/Regulatory Specialist for this study). In total there are 470 oak trees that have been mapped and of these trees only 27 are anticipated to be removed as a direct consequence of the proposed site improvements. This represents a significant reduction in tree casualties that resulted from revising the Master Plan after the mapping was completed. Jericho Systems recommended that the Project implement measures to protect oak tree resources during phased activities and to offset unavoidable losses with onsite replacement in a 2:1 ratio. Therefore, Oak Tree Plant Mitigation should occur to offset casualties during the phased development. Additional hardwood plant locations and quantities may be required to meet the mitigation goals. Other vegetation has not been specifically mapped or identified, however, the conceptual landscape plan attempts to take into consideration existing plant materials on the site.

CUP and the natural environment:
 The overall objective of the conceptual landscape plan is to maintain a natural environment, while enhancing areas that need additional trees and vegetation cover to reestablish disturbed areas and to improve the overall pastoral nature of the site.

The Plant Schedule Criteria:
 The planting schedule was developed, as a result of a list provided by the Jericho Systems, the Biologist that was contracted for the CUP process. The biologists list consisted of actual plant species identified on the site and deemed appropriate for continued introduction. This list was further screened using the WUCOLS California Regional Database. In general plants were selected to provide a broad base of lower water requirement species that should be able to readily adapt to the site.

Density and coverage:
 With respect to the actual plant coverage, density and proposed locations, the conceptual plan does not attempt to obtain any specific density goals or requirements that might be required under normal Riverside County guidelines. However the plan does attempt to provide shade trees at parking areas parking areas, and to buffer paved areas.

In terms of the total project number of trees, the plan proposes 194 hardwood trees, 121 coniferous trees, and approximately 31,680 square feet of shrub and perennial area, all of which will supplement the existing naturally developed plants. Specific plant locations and quantities are subject to meet the needs of the phased development process.

Watering Objectives:
 The conceptual landscape plan has identified two sod areas. One of the sod areas already exists as a central play area. The second sod area would be developed over the existing pond as the pond is relocated. Both sod areas have significant recreational purposes. A future agricultural soils analysis should be completed to determine appropriate soil amendments to improve the durability and success of the turf areas. These two areas will likely be irrigated by an above ground spray system. However, as is the current practice at PSR, the fields are watered in accordance with water ability.

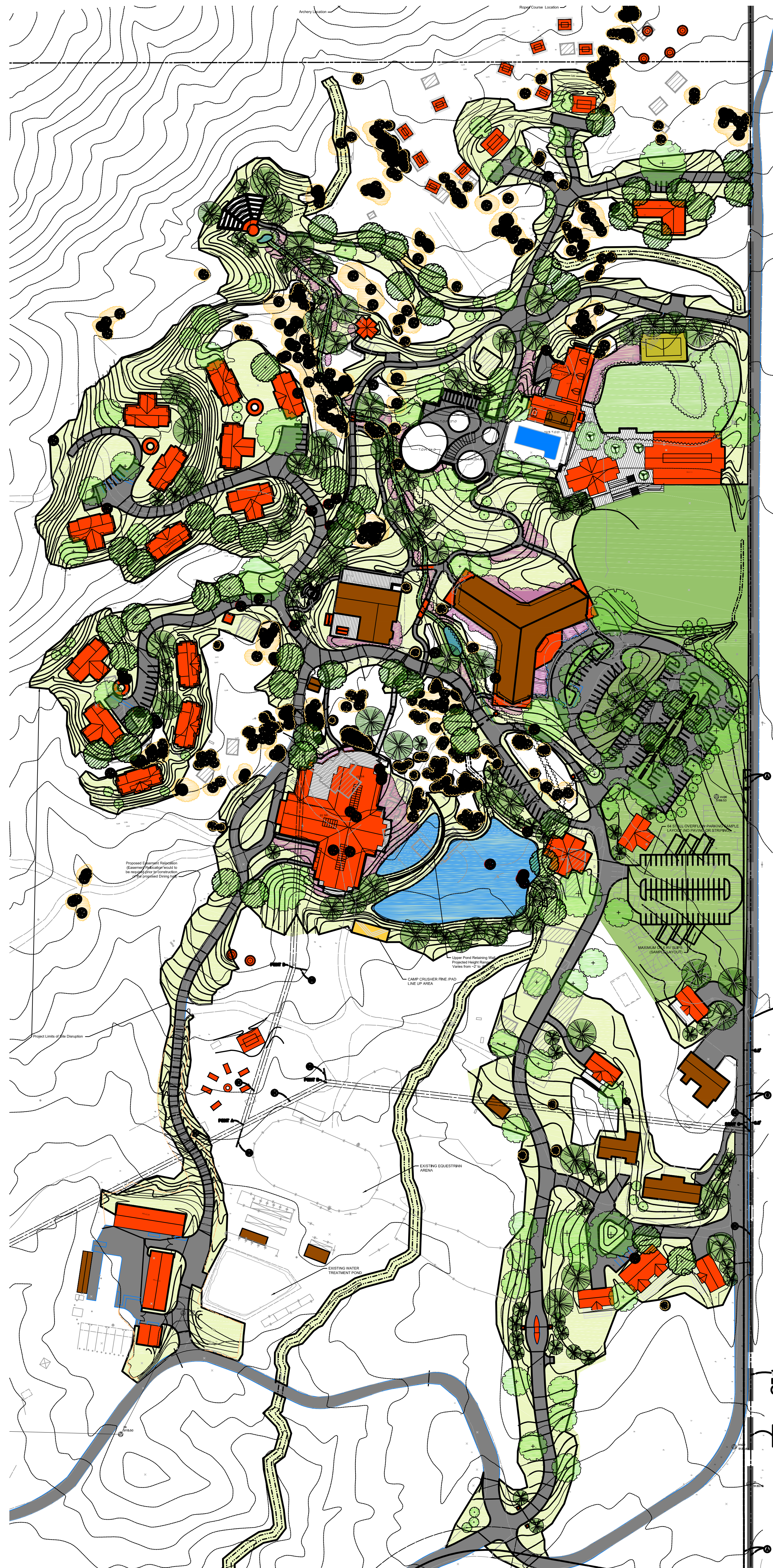
With regard to the proposed new trees, a temporary surface drip system would be utilized to establish such plant material. Similarly, native seed areas will be established with a temporary surface spray system. All other planting zones are to have subsurface drip or netafim systems to deliver high efficient and targeted watering. PSR may have the capacity to use reclaimed water as a byproduct from the water treatment facility. However, such a system will be used only for underground systems and will need approval for each application from the health department.

Fire Mitigation and Defensible Space:
 PSR will create and maintain a 100' defensible space per California law (PRC 4291), and all other local fire department requirements. This 100' defensible space includes 1) 30' Lean, Clean, and Green Zone, and 2) 70' Reduced Fuel Zone. The recent fires on site have made the camp acutely aware of the need for defensible space.

Special Landscape Treatment Areas and Enhancements:
 Incorporated into the concept plan are a few site landscape enhancements that are specifically intended to enhance the overall appeal of vegetative environment. A dry creek greenbelt system is proposed as a natural walking path which would extend from the existing lodge building up the site until it terminates at the proposed outdoor amphitheater. For illustrative purposes the sections of the typical landscape treatment have been included in the concept plan. The dry creek will enhance the existing drainage way that moves through the site.

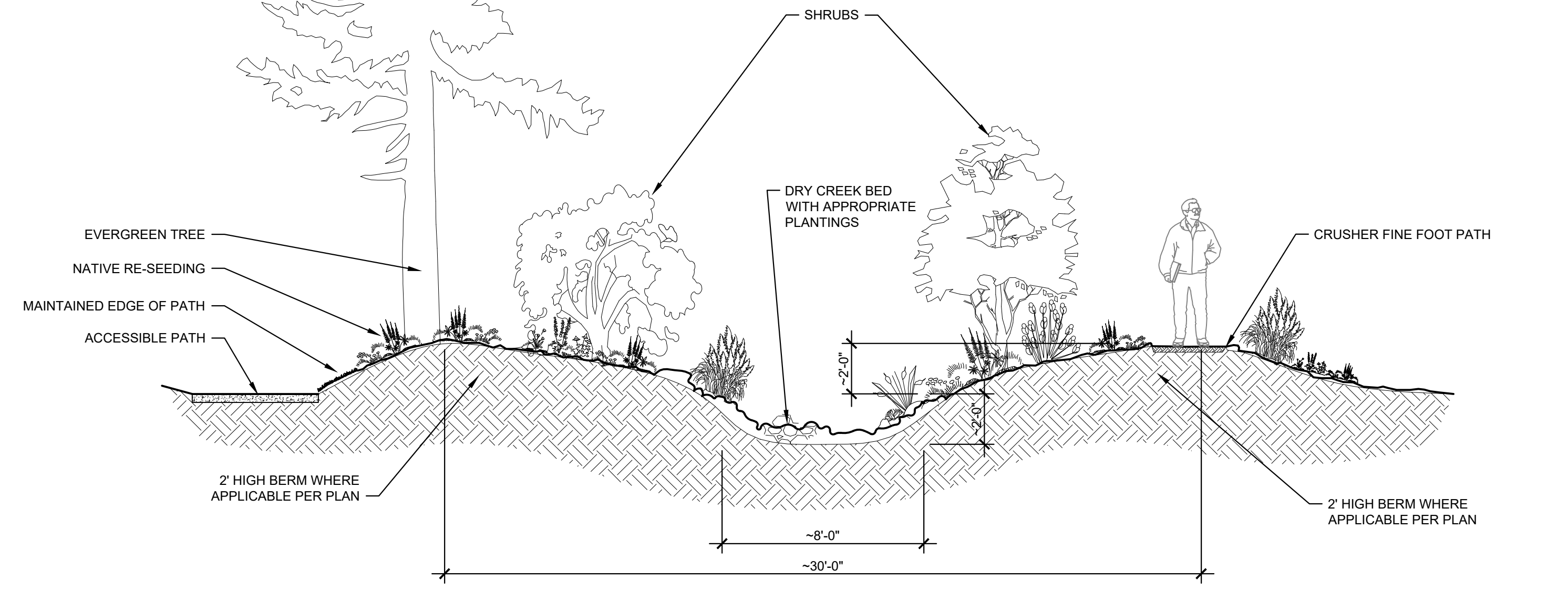
In addition to the dry creek feature, the concept plan provides for the relocation of the existing onsite pond. The current pond does not take advantage of the convergence of drainage basins. Furthermore it is not located in a part of camp that is integrated into the overall built environment. An improved pond would enhance both the beauty of the site and potentially provide more consistent recreational opportunities.

Finally, the concept plan provides for a modest amount of formal planting areas in and around the existing and proposed facilities. Although the intent of the planting layout is to remain as natural as possible, it is recognized that formal planting areas will be necessary to integrate buildings into the site with some vegetative treatment.

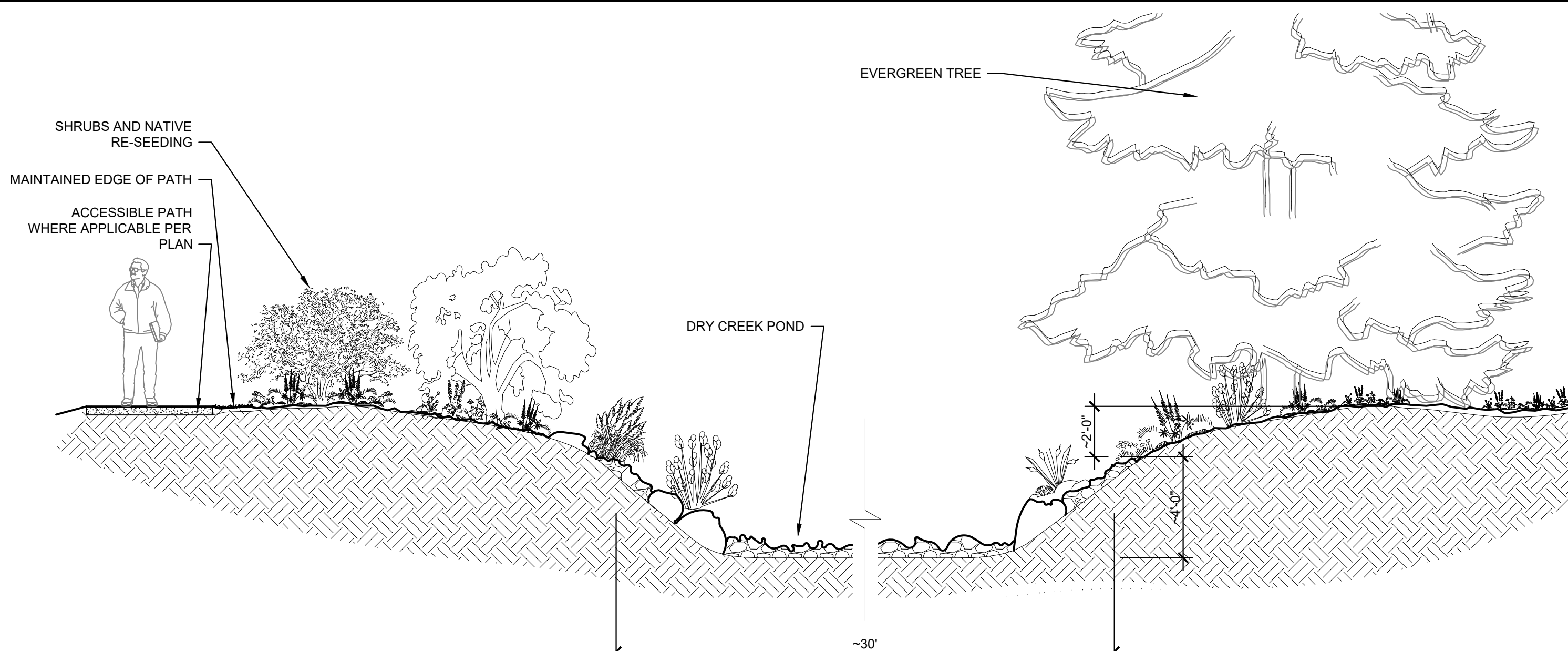


NOTES 06

CONCEPTUAL LANDSCAPE PLAN 05 SCALE: 1:100



TYP. DRY CREEK SECTION 04 SCALE: 1/4" = 1'-0"



TYP. DRY CREEK POND SECTION 03 SCALE: 1/4" = 1'-0"

Type	Common Name	Scientific Name	Height	Spread	Light req.	Region 4 WUCOLS Evaluation	Projected Quantity	Container Size	Ref. Eto	Plant Factor	
Hardwood Trees	California Black Oak	Quercus kelloggii	30-80'	25-70'	sun - part shade	M	11	24" Box	52.63	0.5	
	Southern Coast Live Oak	Quercus agrifolia var. oxyadenia	20-80'	30-60'	full sun	L	11	24" Box	52.63	0.2	
	Interior Live Oak	Quercus wislizeni	30-75'	20-65'	full sun - part sun	VL	11	24" Box	52.63	0.1	
	Gold Cup Live Oak	Quercus chrysolepis	15-95'	15-65'	full sun - part sun	L	11	24" Box	52.63	0.2	
	Engelmann Oak	Quercus engelmannii	20-60'	15-55'	full sun - part sun	L	11	24" Box	52.63	0.2	
	Southern California Black Walnut	Juglans californica	20'	15'	full sun	L	23	24" Box	52.63	0.2	
	Fremont Cottonwood	Populus fremontii	40-100'	40-100'	full sun	M	23	24" Box	52.63	0.5	
	Foothills Ash	Fraxinus dipetala	15'	10'	full sun - part sun	L	23	24" Box	52.63	0.2	
	Holly-leaf Cherry	Prunus ilicifolia	15'	15'	full sun - part sun	VL	23	24" Box	52.63	0.1	
	Mountain Maple	Acer glabrum	15'	15'	part sun	L	23	24" Box	52.63	0.2	
	Mountain Dogwood	Cornus nuttallii	15'	15'	part sun - shade	L	23	24" Box	52.63	0.2	
	Coniferous Trees	Jeffery Pine	Pinus jeffreyi	80-130'	40-65'	sun, part shade	L	24	24" Box	52.63	0.2
Ponderosa Pine		Pinus ponderosa	55-90'	35-50'	part shade	L	24	24" Box	52.63	0.2	
Sugar Pine		Pinus lambertiana	100-175'	50-75'	sun, part shade	L	24	24" Box	52.63	0.2	
Coulter Pine		Pinus coulteri	30-80'	15-40'	sun, part shade	L	24	24" Box	52.63	0.2	
Big-Cone Spruce		Pseudotsuga macrocarpa	40-60'	20-30'	full sun - part sun	M	24	24" Box	52.63	0.5	
Shrubs		Compact (Rock) Goldenbush	Eriocaulon cuneata	12"	2-3'	full sun	L	127	5 Gal	52.63	0.2
		Hillside (California) Gooseberry	Ribes californicum var. hesperium	5-6'	5-8'	full sun - part shade	L	127	5 Gal	52.63	0.2
	Sierra Gooseberry	Ribes roezlii	3'	5'	full sun	M	127	5 Gal	52.63	0.5	
	Black Sage	Salvia mellifera	5'	5'	full sun	L	127	5 Gal	52.63	0.2	
	Western Burning Bush	Euonymus occidentalis	6'	6'	partial sun	M	127	5 Gal	52.63	0.5	
	Parish's Bluecush	Trichostema parishii	2-3'	3'	full sun	L	127	5 Gal	52.63	0.2	
	Rose Sage	Salvia pachyphylla	2'	3'	full sun - part sun	L	127	5 Gal	52.63	0.2	
	Birch-leaf Mountain Mahogany	Cercocarpus betuloides	8-10'	8-10'	full sun - part sun	VL	127	5 Gal	52.63	0.1	
	Thimbleberry	Rubus parviflorus	5'	spreading	shade	M	127	5 Gal	52.63	0.5	
	White Flowering Currant	Ribes idaeum	6'	6-8'	part sun	L	127	5 Gal	52.63	0.2	
	Perennial	White Sage	Salvia apiana	3-5'	4-6'	full sun	L	127	1 Gal	52.63	0.2
Broad Leaf Lupine		Lupinus latifolius	6'	5'	sun or shade	L	127	1 Gal	52.63	0.2	
Western Lupine		Lupinus formosus	1-3'	2-4'	full sun	L	127	1 Gal	52.63	0.2	
California Fuchsia		Epilobium spp.(zauscheria) and cvs.	1-2'	1-3'	full sun	L	127	1 Gal	52.63	0.2	
California Poppy		Eschscholzia californica	1-3'	1-3'	full sun	VL	127	1 Gal	52.63	0.1	
Sticky Monkey Flower	Mimulus aurantiacus	1-3'	1-3'	full sun	VL	127	1 Gal	52.63	0.1		
Ground Cover	Dwarf Coyote Brush	Baccharis pilularis cvs.	10"	12"	sun, part shade	L	190	1 Gal	52.63	0.2	
	Whitebark Ceanothus	Ceanothus leucodemis	6-12'	6-12'	sun, part shade	VL	190	1 Gal	52.63	0.2	
	Western Lupine	Lupinus formosus	12"	3'	sun, part shade	L	190	1 Gal	52.63	0.2	
	White Sage	Salvia apiana	3-5'	4-6'	full sun	L	190	1 Gal	52.63	0.2	
	Red Bugler	Penstemon centranthifolius	2-4'	18"	sun	L	190	1 Gal	52.63	0.2	
	Eastwood Manzanita	Arctostaphylos glandulosa	3-12'	8"	sun, part shade	L	190	1 Gal	52.63	0.2	
Ornamental Grass	Giant Wild Rye	Leymus condensatus 'Canyon Prince'	4'	3'	sun	M	127	1 Gal	52.63	0.2	
	Deergrass	Muhlenbergia rigens	3'	4'	sun	M	127	1 Gal	52.63	0.5	
BMP Area Plants	Giant Wild Rye	Leymus condensatus 'Canyon Prince'	4'	3'	sun	L	207	1 Gal	52.63	0.2	
	Deergrass	Muhlenbergia rigens	3'	4'	sun	M	165	1 Gal	52.63	0.5	
	Yerba Mansa	Anemopsis californica	6"	1-3'	part shade, sun	M	165	1 Gal	52.63	0.5	
	Mugwort	Artemisia douglasiana	3'	3'	sun - full shade	L	206	1 Gal	52.63	0.2	
	California Gray Rush	Juncus patens	2'	2'	sun	L	206	1 Gal	52.63	0.2	
	Creeping Wild Rye	Leymus triticoides	2-4'	spreading	part shade	L	206	1 Gal	52.63	0.2	

LEGEND 01

- EXISTING OAK TREE (Symbol)
- EXISTING OAK TREE TO BE REMOVED (Symbol)
- OAK MITIGATION (Symbol)
- DECIDUOUS TREE (Symbol)
- EVERGREEN TREE (Symbol)
- SHRUBS, PERINEALS, GROUNDCOVERS (Symbol)
- MULCHED PLANTING BED (Symbol)
- NATIVE SEEDING (Symbol)
- DRY CREEK (Symbol)
- TURFGRASS (Symbol)
- ASPHALT OR CONCRETE ROAD / WALK (TBD) (Symbol)
- EXISTING ASPHALT TO BE PHASED OUT (Symbol)
- EXISTING FACILITY (Symbol)
- EXISTING PHASED OUT (Symbol)
- PROPOSED FACILITY (Symbol)
- EXISTING RIPARIAN TO REMAIN (D.N.D.) (Symbol)
- EXISTING RIPARIAN TO RELOCATED (Symbol)
- PROPOSED NEW RIPARIAN LOCATION (Symbol)



101 Second Ave, Suite A
 Niwot, Colorado 80544-0036
 phone: 303.443.3750
 fax: 303.443.3903
 email: info@flaboulder.com
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P.S.R. - C.U.P. # 03708
 (Parcel #567230001)
 58000 Apple Canyon RD., Mountain Center, CA 92561
 EXHIBIT A (CONCEPTUAL LANDSCAPE DETAILS PLAN)

Owner:
 Pine Springs Ranch
 PO Box 37
 Mountain Center, CA 92561

Project Number:
 FLA1035
 Project Phase:
 07/07/2014: C.U.P.

Drawn:
 CF
 Checked:
 FLA

Set Date:
 07/07/2014: C.U.P.

Revisions:
 04/14/2015: County Comments
 02/05/2016: County Comments
 04/13/2017: County Comments
 05/01/2018: Update Set
 08/11/2020: Update Set

I agree to submit a complete Landscape Construction Document Package that complies with the requirements of Ordinance No. 859-3, Ordinance 348, including off-street parking and shading requirements, the Conditions of Approval, and in substantial conformance with the approved Landscape Concept Plan. Should the ordinances be revised, these plans may be subject to change based on the updated ordinances.

Applicant's Name: Vardon W. Strauss TREASURER, SOUTHEASTERN CALIFORNIA CONFERENCE OF THE SEVENTH DAY ADVENTIST
 Applicant's Signature: Vardon W. Strauss Date: 5.16.16

GENERAL NOTES

- PERMIT LANDSCAPE PLANS SUBMITTED AT EACH PHASE OF CONSTRUCTION WILL USE AN ETO ALLOWANCE OF .45 (INSTEAD OF THE PREVIOUS .70) FOR THE MAWA. EXCEPTIONS: RECYCLED WATER ETO ALLOWANCE IS .70, AND 'SPECIAL LANDSCAPE' WHICH INCLUDES RECREATIONAL TURF MAY USE 1.0.
- SEE CONCEPTUAL GRADING PLANS (A-4.1 - A-4.7) FOR 'LIMIT OF WORK'
- PSR HAS COMPLETED A BRUSH ABATEMENT PROCESS WITH THE FEDERAL AGENCY NRCS. THE FIRE DEPARTMENT TO PROVIDE FINAL APPROVALS FOR BRUSH MANAGEMENT / FUEL MODIFICATION AREAS AT EACH PHASE OF CONSTRUCTION.
- THE OWNER (PINE SPRINGS RANCH) IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPE AREAS ON THE PROPERTY. THERE ARE NO COUNTY RIGHT-OF-WAY AREAS ON THE SITE.
- LANDSCAPE VARIETIES WERE CHOSEN BY A PROCESS OF USING VARIETIES SPECIFIED BY PROJECT BIOLOGIST, WUCOLS VARIETIES PER REGION, AND GROUNDS MANAGER CHOICES.

SUBSTANTIAL CONFORMANCE STATEMENT 05

NOTES 04

Riverside County Ordinance 859 Landscape Water Use Calculations

Project Type Commercial
Pine Springs Ranch
 ETO allowance

Apply to use drop-down menus in cells that indicate a selection to describe each hydrozone. Where "INPUT" is shown, applicant to enter project specific information. Please note that embedded formulas will refresh as 'false' or as an error until selections are completed.

1 Maximum Annual Water Allowance (MAWA)
 INPUT the total square footage of landscape = 7,025,400 S.F.
 INPUT the ETO for the area = 0.45
 MAWA = 2,253,378 cu ft / yr

2 Estimated Annual Water Use (EAWU)

Hydrozone #	INPUT square footage of hydrozone	Plant Factor	Plant Type	Water Use
Hydrozone #1	6,330	0.5	Mulch/Grass	Water
Hydrozone #2	28,340	0.2	Native/Perennial	Low
Hydrozone #3	11,250	0.5	Native/Perennial	Water
Hydrozone #4	100,200	0.1	Native/Perennial	Very Low
Hydrozone #5	108,100	0.8	Native/Perennial	High
Hydrozone #6 - Water Features	45,780	0.8	Native/Perennial	High

Sub Total EAWU = 1,174,203 cu ft / yr
 Input Irrigation System Operation Factor = 0.85
 Total EAWU = 997,412 cu ft / yr
 MAWA - EAWU = 1,255,966 (this number must be positive)

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 38%

* Trees not required to be listed as a separate hydrozone if understory is planted with plants of an equal or higher plant factor, and foot area is already included in calculations.

BASIS FOR WATER CALCULATIONS:

Below is a description of the CIMIS stations that were used to determine the ETO for Pine Springs Ranch. This has been adjusted to match the elevation of the camp.

Cimis Station 62: Elevation = 1375
 Exposure = eastern foothills
 Surroundings = rural/oak wilderness
 ETO = 53.75

Cimis Station 199: Elevation = 6900
 Exposure = eastern upper mountain
 Surroundings = rural/pine forest
 ETO = 51.50

Pine Springs Ranch: Elevation = 5180
 Exposure = eastern lower mountain
 Surroundings = oak forest
 Projected ETO = 52.63

For the Hydrozones:

- Hydrozone 1 +20% of the Perennial Area/Formal Planting Areas
- Hydrozone 2 +80% of the Perennial Area/Formal Planting Areas
- Hydrozone 3 = BMP Plant Areas
- Hydrozone 4 = Native Seed Area
- Hydrozone 5 = Existing Playground & Expanded Playground
- Hydrozone 6 = Ponds, Pool & Splash Parks Areas

WATER CALCULATIONS 02

OAK MITIGATION (27 OAKS REMOVED, 54 OAKS ADDED FOR MITIGATION)

Type	Common Name	Scientific Name	Height	Spread	Light req.	Region 4 WUCOLS Evaluation	Projected Quantity	Container Size	Ref. Eto	Plant Factor	
Hardwood Trees	California Black Oak	Quercus kelloggii	30-80'	25-70'	sun - part shade	M	11	24" Box	52.63	0.5	
	Southern Coast Live Oak	Quercus agrifolia var. oxyadenia	20-80'	30-60'	full sun	L	11	24" Box	52.63	0.2	
	Interior Live Oak	Quercus wislizeni	30-75'	20-65'	full sun - part sun	VL	11	24" Box	52.63	0.1	
	Gold Cup Live Oak	Quercus chrysolepis	15-95'	15-65'	full sun - part sun	L	11	24" Box	52.63	0.2	
	Engelmann Oak	Quercus engelmannii	20-60'	15-55'	full sun - part sun	L	11	24" Box	52.63	0.2	
	Southern California Black Walnut	Juglans californica	20'	15'	full sun	L	23	24" Box	52.63	0.2	
	Fremont Cottonwood	Populus fremontii	40-100'	40-100'	full sun	M	23	24" Box	52.63	0.5	
	Foothills Ash	Fraxinus dipetala	15'	10'	full sun - part sun	L	23	24" Box	52.63	0.2	
	Holly-leaf Cherry	Prunus ilicifolia	15'	15'	full sun - part sun	VL	23	24" Box	52.63	0.1	
	Mountain Maple	Acer glabrum	15'	15'	part sun	L	23	24" Box	52.63	0.2	
	Mountain Dogwood	Cornus nuttallii	15'	15'	part sun - shade	L	23	24" Box	52.63	0.2	
	Coniferous Trees	Jeffrey Pine	Pinus jeffreyi	80-130'	40-65'	sun, part shade	L	24	24" Box	52.63	0.2
		Ponderosa Pine	Pinus ponderosa	55-90'	35-50'	part shade	L	24	24" Box	52.63	0.2
		Sungar Pine	Pinus lambertiana	100-175'	50-75'	sun, part shade	L	24	24" Box	52.63	0.2
Coulter Pine		Pinus coulteri	30-80'	15-40'	sun, part shade	L	24	24" Box	52.63	0.2	
Big-Cone Spruce		Pseudotsuga macrocarpa	40-60'	20-30'	full sun - part sun	M	24	24" Box	52.63	0.5	
Shrubs		Compact (Rock) Goldenbush	Ericameria cuneata	12"	2-3'	full sun	L	127	5 Gal	52.63	0.2
		Hillside (California) Gooseberry	Ribes californicum var. hesperium	5-6'	5-8'	full sun - part shade	L	127	5 Gal	52.63	0.2
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	Western Burning Bush	Euonymus occidentalis	6'	6'	partial sun	M	127	5 Gal	52.63	0.5	
	Panola's Bluecurls	Trichostema parishii	2-3'	3'	full sun	L	127	5 Gal	52.63	0.2	
	Rose Sage	Salvia pachyphylla	2'	3'	full sun - part sun	L	127	5 Gal	52.63	0.2	
	Birch-leaf Mountain Mahogany	Cercocarpus betuloides	8-10'	8-10'	full sun - part sun	VL	127	5 Gal	52.63	0.1	
	Thimbleberry	Rubus parviflorus	5'	spreading	shade	M	127	5 Gal	52.63	0.5	
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	Perennial	White Sage	Salvia apiana	3-5'	4-6'	full sun	L	127	1 Gal	52.63	0.2
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	California Gray Rush	Juncus patens	2'	2'	sun	L	206	1 Gal	52.63	0.2	
	Creeping Wild Rye	Leymus intricoides	2-4'	spreading	part shade	L	206	1 Gal	52.63	0.2	
Special On Site Water Conditions	Perennial Area/Formal Planting Areas		31680	10			3168				
	BMP Plant Areas		11550	10			1155				
	Projected Hardwood Oak Total						54				
	Projected Hardwood - Non Oak Total						140				
	Projected Coniferous Total						121				
	Expanded Playground						78250				
	Native Seed Area (no watering/Naturally Established)						854339				
	BMP Area Native Seed Area (no watering/Naturally Established)						42000				
	Upper Pond (Recirculating from lower pond)						4900				
	Lower Pond						29900				
	Existing Pool						2500				
	Splash Park Areas						8479				

EXISTING OAK TREE

EXISTING OAK TREE TO BE REMOVED

OAK MITIGATION

DECIDUOUS TREE

EVERGREEN TREE

SHRUBS, PERINEALS, GROUNDCOVERS

MULCHED PLANTING BED

NATIVE SEEDING

DRY CREEK

TURFGRASS

ASPHALT OR CONCRETE ROAD / WALK (TBD)

EXISTING ASPHALT TO BE PHASED OUT

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EXISTING PHASED OUT

PROPOSED FACILITY

EXISTING RIPARIAN TO REMAIN (D.N.D.)

EXISTING RIPARIAN TO RELOCATED

PROPOSED NEW RIPARIAN LOCATION

CONCEPTUAL LANDSCAPE PLAN 03

LEGEND 01



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 07/07/2014: C.U.P.

Drawn:
 CF

Checked:
 FLA

Set Date:
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Revisions:
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A-3.0