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February 6, 2025

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RE: Jurisdictional Delineation for the Pipes Canyon Project in San Bernardino County, California

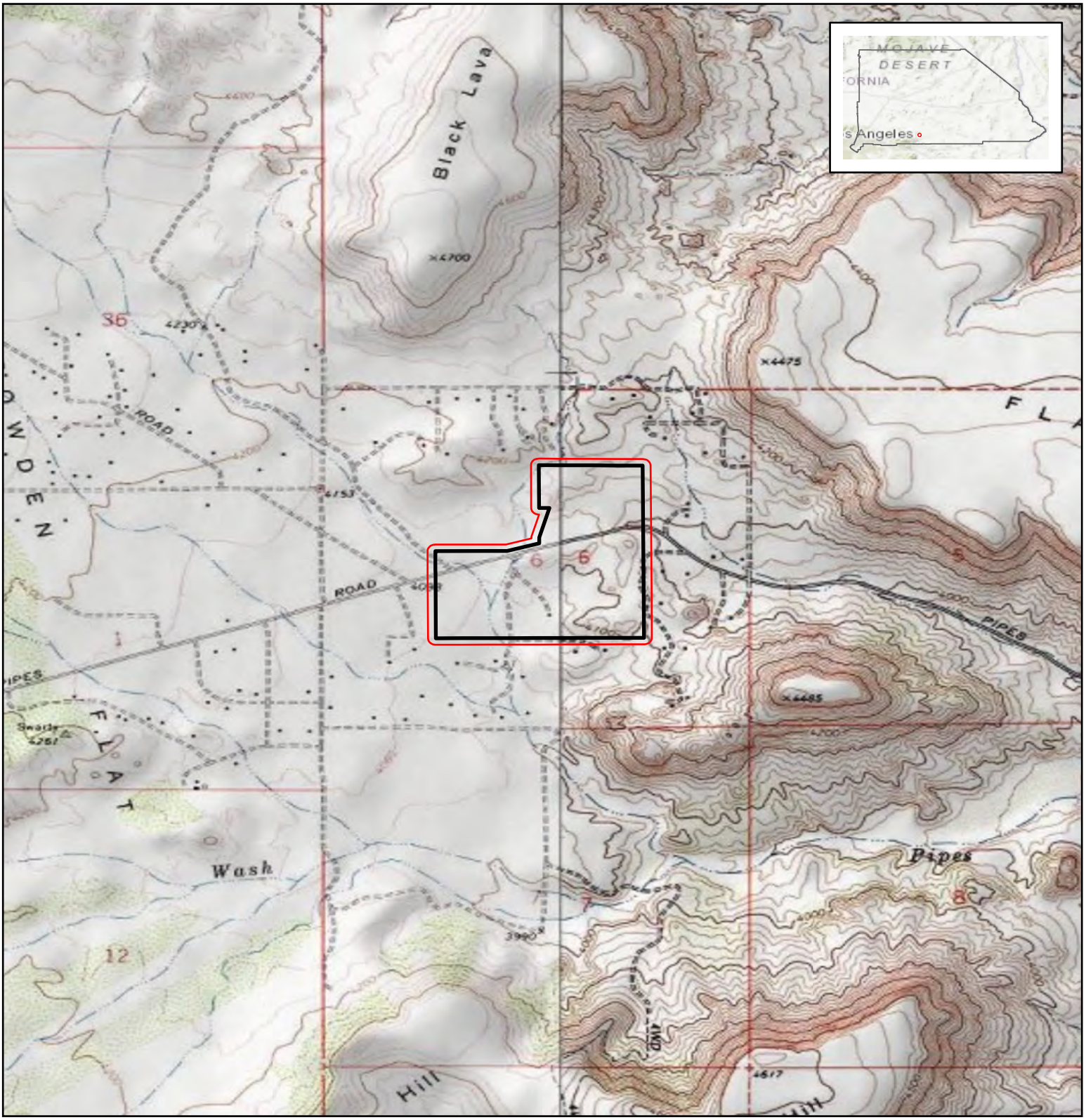
Dear Mr. Malacoff,

This letter includes results of a Jurisdictional Delineation for the Pipes Canyon Project in San Bernardino County, California. The scope of this letter report includes a description of the project, regulatory setting, a description of methodology, results of the survey, a delineation of the jurisdictional resources on the study area, and an assessment of the impacts to those resources.

Project Description

Location

The proposed project is located at Assessor Parcel Number (APN) 0594-351-36, situated on the north and south sides of Pipes Canyon Road in Pioneertown, California which is an unincorporated area of San Bernardino County. The site encompasses a total area of 122.98 acres and is currently designated by the County's General Plan as Rural Living single family homes (RL-5), with a minimum lot size of five acres, as well as Resource Conservation (RC). The project site is on the Rimrock USGS 7.5-minute quad in Section 06 of Township 01 North and Range 5 East of the San Bernardino Principal Meridian. The parcel is along Pipes Canyon Road between Gamma Gulch Road and Hudson Lane approximately 2.50-miles north of Pioneertown, 2.60-miles west of Highway 247, and 6.80-miles north of Highway 62. More broadly, the site is within the Morongo Basin region of the High Desert in San Bernardino County, California (Figure 1 and Figure 2).



Source: ESRI USA Topo Maps and World Topo Map 2025

Pipes Canyon Project

Figure 1. Regional Location

Project Site

Study Area (100-Foot Buffer)

Project Site is within unincorporated, California, in San Bernardino County on the USGS Rimrock and Yucca Valley North 7.5-minute quadrangle maps in Section 06 of Township 01 North and Range 05 East

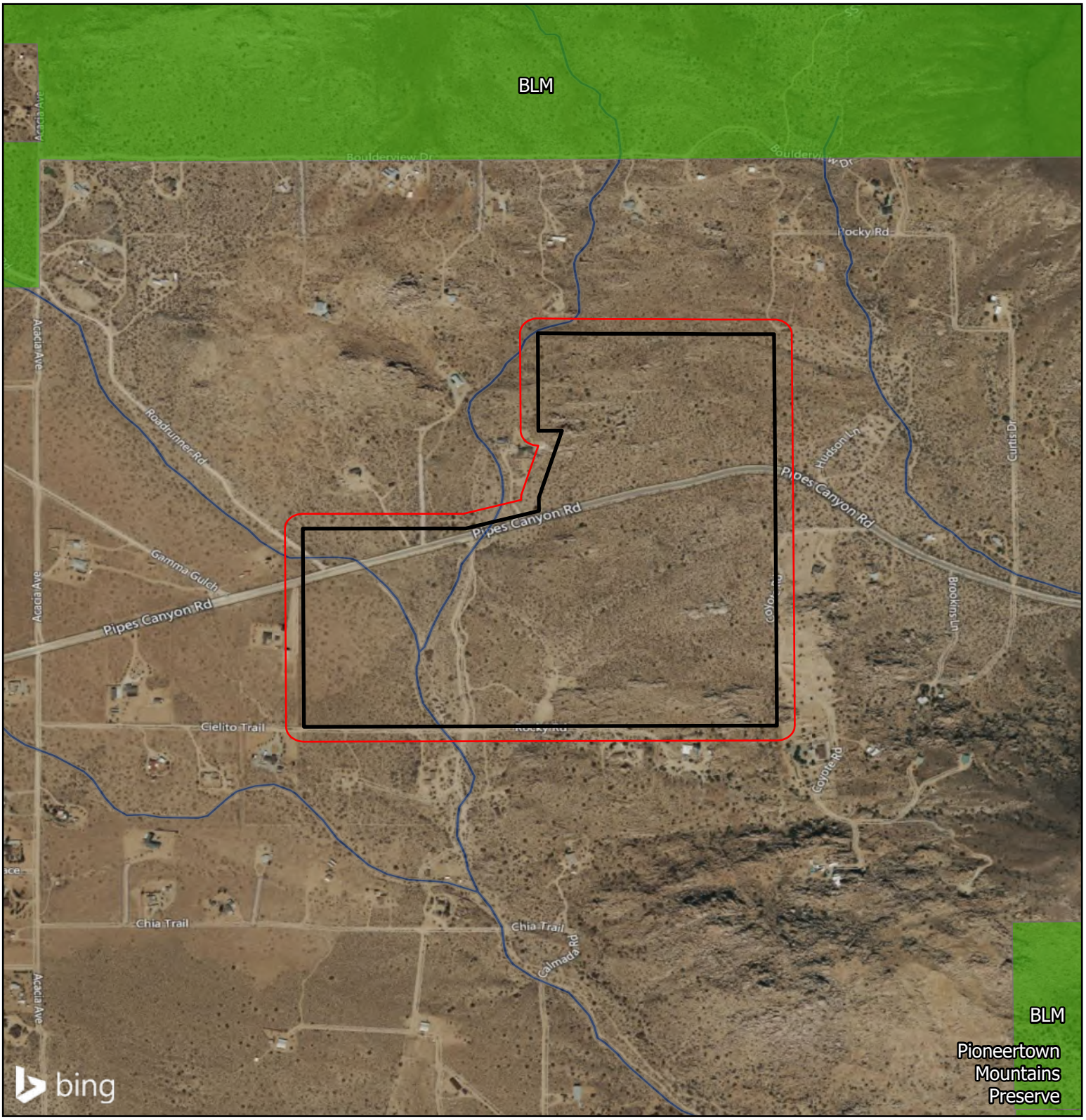
Center Coordinate (Decimal Degrees):
Latitude: 34.1998731N Longitude: -118.5009697W

0 1,000 2,000 Feet

Scale: 1:25,000

N

SOUTH ENVIRONMENTAL



Source: BING Aerial Map 2025

Pipes Canyon Project

Figure 2. Project Vicinity

- Project Site
- Study Area (100-Foot Buffer)
- California Protected Area Database (CPAD)
- USFWS - National Wetlands Inventory (NWI)

0 500 1,000 Feet

Scale: 1:11,000

N

SOUTH ENVIRONMENTAL

The project site is divided into a northern section and southern section by Pipes Canyon Road and bordered by Cielito Trail/ Rocky Road to the south, Millstream Avenue to the west, and Coyote Road to the east, as well as unmarked open borders. The project site is currently undeveloped with an unmarked dirt road that cuts through the southern section and connects Pipes Canyon Road to Rocky Road. The surrounding area is also relatively undeveloped with a few residential developments and dirt roads throughout the study area.

Proposed Development

The project applicant seeks approval to subdivide the property into 13 individual lots. Of these, 12 lots will be developed as five-acre residential parcels, intended for single-family homes, and will be offered for sale. These residential lots will be designed to provide ample space for rural residential living, consistent with the existing zoning designation of Rural Living RL-5. The remaining lot, situated within the RC zoning area, will retain its current Resource Conservation designation, preserving the site's natural resources and environmental features. Tentative Tract Map No. 20612 is attached within Appendix C.

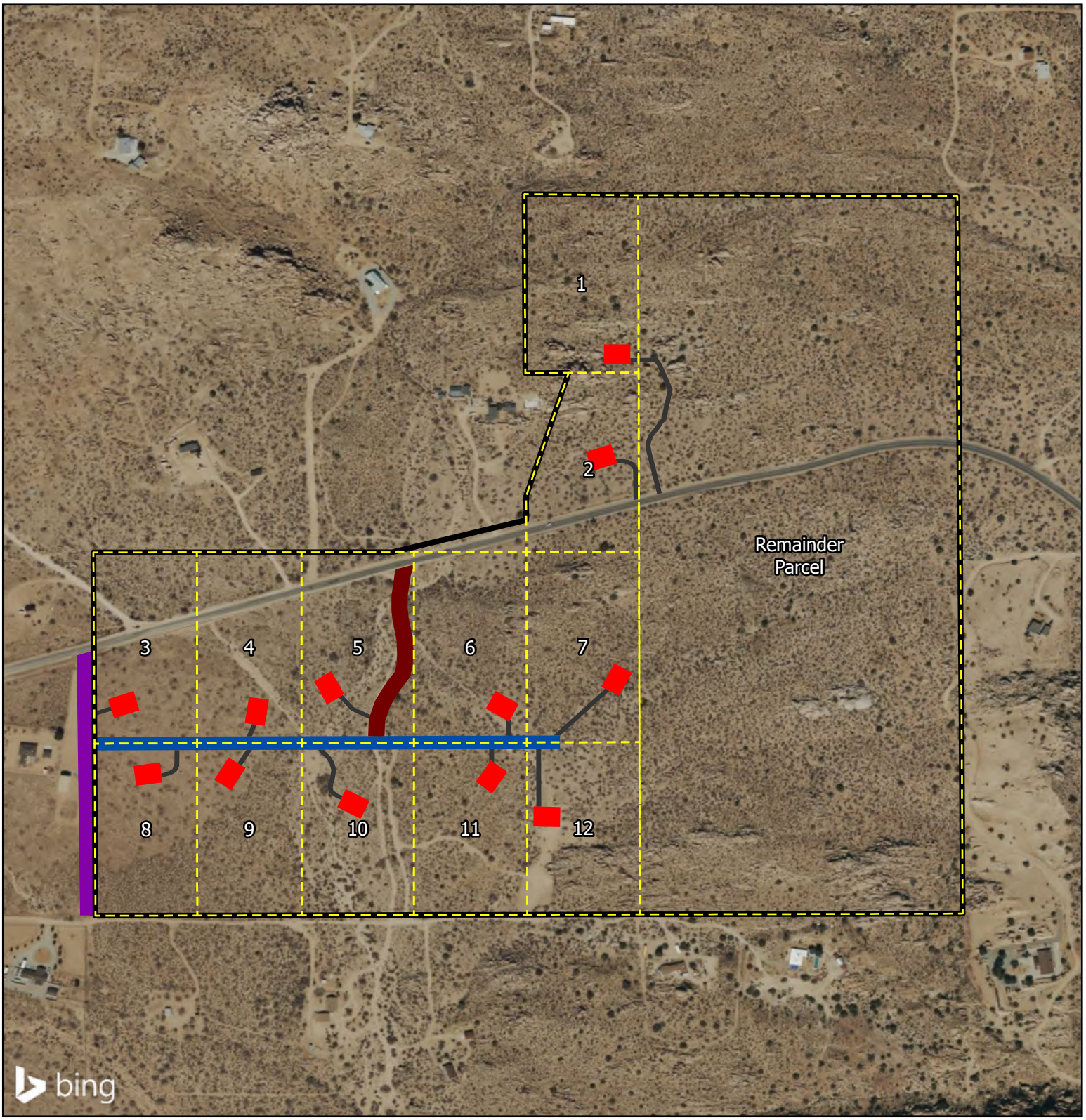
As shown in Figure 3, Proposed developments on the project site include driveways, Millstream Avenue, Private Street 'A', Private Street 'B', and 12 single family home lots. There are no current structures proposed but a development footprint that would be used for future single-family home developments are proposed. The total proposed development footprint is approximately 5.84-acres.

Regulatory Setting

Federal Regulations

Clean Water Act Sections 404 and 401

Section 404 of the Clean Water Act (CWA) establishes a program to regulate the discharge of dredged and fill material into waters of the United States (U.S.), including wetlands. Activities in waters of the U.S. or wetlands regulated under this program include fill as a result of projects such as development, water resource projects (such as dams and levees), infrastructure development and mining projects. Section 404 requires a permit before dredged or fill material may be discharged into waters of the U.S.



Source: BING Aerial Map 2025

Pipes Canyon Project

Figure 3. Proposed Development

0 300 600 Feet

N

Scale: 1:6,000

- Project Site
- Proposed Single Family House Lot
- Driveway
- Millstream Avenue
- Private Street 'A'
- Private Street 'B'
- Single-Family Home Development Pad

SOUTH ENVIRONMENTAL

Section 401 of the CWA requires that any person applying for a federal permit or license which may result in a discharge of pollutants into waters of the United States (such as a Clean Water Act Permit under Section 404), must obtain a state water quality certification stating that the activity complies with all applicable water quality standards, limitations, and restrictions. No license or permit may be issued by a federal agency until certification required by section 401 has been Granted or waived.

California Regulations

Porter-Cologne Water Quality Control Act

The Porter-Cologne Act requires the adoption of water quality control plans (basin plans) that give direction to managing water pollution in California. The basin plans get adopted and administered by the Regional Water Quality Control Board (RWQCB). The plans incorporate the beneficial uses of the waters of the State and then provide objectives that should be met to maintain and protect these uses. Along with the Regional Water Boards, the State Water Resources Board can issue and enforce permits containing waste discharge requirements to maintain clean surface water and groundwater. Each basin plan identifies the specific beneficial uses of water in their region for the past, present, and future. These basin plans also all have objectives for which the plan clearly states steps that are being taken or will be taken to meet the objectives. These objectives are created for the purpose of keeping the water clean and safe to use beneficially. The Regional Board has the authority to give out permits for the purpose of waste disposal or waste assimilation.

Waters of the State (WSC) 401 Water Quality Certification

The RWQCB regulates activities pursuant to Section 401(a)(1) of the CWA. Section 401 of the CWA specifies that certification from the State is required for any applicant requesting a federal license or permit including a Section 404 permit. The RWQCB' s delegated authority over Section 401 requires a Water Quality Certification consistent with the USACE of Engineers definition of waters of the US.

The State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State was adopted in April 2020 and put into effect statewide on May 28, 2020 (State Water Resources Control Board [SWRCB] 2020a). The Water Boards define wetlands as follows:

"An area is wetland if, under normal circumstances, (1) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; (2)

the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and (3) the area' s vegetation is dominated by hydrophytes or the area lacks vegetation."

The Water Code defines Waters of the State of California (WSC) broadly to include "any surface water or groundwater, including saline waters, within the boundaries of the state." In the 2020 state wetland definition, the State did not define non-wetland WSC, rather they are relying on regional characterizations of jurisdiction was delegated to the Regional Boards.

The following wetlands are WSC based on the 2020 Procedures:

1. Natural wetlands;
2. Wetlands created by modification of a surface water of the state; and
3. Artificial wetlands that meet any of the following criteria:
    a. Approved by an agency as compensatory mitigation for impacts to other WSC, except where the approving agency explicitly identifies the mitigation as being of limited duration;
    b. Specifically identified in a water quality control plan as a wetland or other water of the state;
    c. Resulted from historic human activity, is not subject to ongoing operation and maintenance, and has become a relatively permanent part of the natural landscape; or
    d. Greater than or equal to one acre in size, unless the artificial wetland was constructed, and is currently used and maintained, primarily for one or more of the following purposes (i.e., the following artificial wetlands are not WSC unless they also satisfy the criteria set forth in 2, 3a, or 3b):
        i. Industrial or municipal wastewater treatment or disposal;
        ii. Settling of sediment;
        iii. Detention, retention, infiltration, or treatment of stormwater runoff and other pollutants or runoff subject to regulation under a municipal, construction, or industrial stormwater permitting program,
        iv. Treatment of surface waters;
        v. Agricultural crop irrigation or stock watering;
        vi. Fire suppression;
        vii. Industrial processing or cooling;
        viii. Active surface mining – even if the site is managed for interim wetlands functions and values;
        ix. Log storage;
        x. Treatment, storage, or distribution of recycled water;

xi. Maximizing groundwater recharge (this does not include wetlands that have incidental groundwater recharge benefits); or
xii. Fields flooded for rice growing.

All artificial wetlands that are less than 1 acre in size and do not satisfy the criteria set forth in 2, 3.a, 3.b, or 3.c are not WSC.

State of California Fish and Game Code Section 1600

Fish and Game Code Section 1602 outlines the Lake and Streambed Alteration Agreement (LSAA) permitting process, and states:

- An entity shall not substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake, or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake

Fish and Game Code Section 1602 requires any entity (defined as any person, State or local governmental agency, or public utility) to notify the CDFW before beginning any activity that will do one or more of the following:

- substantially divert or obstruct the natural flow of and river, stream, or lake, or
- substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake, or
- deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake.

A permit, known as a Lake or Streambed Alteration Agreement, from CDFW is required to conduct any of the activities described above.

Methodology

As shown in Figure 2, the study area for the project includes the entire project site and a 100-foot buffer around the entire project site. This jurisdictional delineation is based on information compiled through a field survey and a review of appropriate reference materials and literature regarding the resources of the region. The literature review for the jurisdictional delineation was conducted by South Environmental senior biologist James McNutt. The field survey for the

jurisdictional delineation was conducted by South Environmental principal biologist Matthew South. The sources and literature referenced in this assessment are provided in the Bibliography.

Literature Review

The assessment of the jurisdictional features began with a review of literature relating to the topography, soils, and hydrology that are known to occur on and in the vicinity of the project site, and include the following sources:

- United States Geologic Service (USGS) Rimrock 7.5" and Yucca Valley North 7.5" quad topographic maps,
- US Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soils Database (USDA 2025)
- National Hydrography Dataset (USGS 2025a)
- National Wetlands Inventory (USFWS 2025)
- National Watershed Boundary Dataset (USGS 2025b)
- Historic aerial photographs (historicaerials.com),
- Federal Emergency Management Agency (FEMA) flood GIS database (FEMA 2025)

Jurisdictional Delineation

A delineation of waters of the U.S. and "waters of the state" was conducted on December 18, 2024, throughout the study area and included the area within the bed and banks of any jurisdictional features and any possible associated riparian areas. The limits of jurisdictional features were recorded in the field using ArcGIS Field Maps mobile application. A Trimble R1 GPS Receiver was used to ensure that the accuracy of the measurements was less than 18-inches of error.

Waters of the U.S.

Guidance documents released by the U.S. Army Corps of Engineers (USACE) following the US Supreme Court's 2023 Sackett Decision define waters of the U.S. as any of the following:

- Traditional Navigable Waters (TNWs),
- wetlands adjacent to TNWs,
- tributaries of TNWs (relatively permanent, standing or continuously flowing bodies of water)

- wetlands directly adjacent to tributaries of TNWs and with a continuous surface connection to TNWs or tributaries to TNWs.

Wetlands

The delineator used methods described in the USACE 1987 *Wetland Delineation Manual* and the *Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Arid West Region (Version 2.0)* (USACE 2008) to determine the presence or absence of wetlands. During the site survey the following three wetland indicators were evaluated:

1. Dominance of hydrophytic wetland vegetation,
2. Presence of hydric soils, and
3. Periods of surface flooding or ponding water (visible surface water or saturated soils).

The USACE Arid West 2016 *Regional Wetland Plant List* was used to determine the wetland indicator status of plants that were observed in the Review Area, and changes in vegetation, soils, or hydrologic features are used to identify boundaries of wetlands, when present. Completed *Wetland Determination Data Form – Arid West Region* worksheets were completed for the project and are included in Appendix B.

Non-Wetland Waters

Non-wetland waters of the US are waters that lack wetland vegetation or hydric soils and have a clearly defined Ordinary High-Water Mark (OHWM), which indicates periods of surface flow. The OHWM was delineated using the methods in two USACE guidance documents: *A Field Guide to the Identification of the Ordinary High-Water Mark (OHWM) in the Arid West Region of the Western United States* (Lichvar and McColley 2008) and *Updated Datasheet for the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States* (USACE 2010). A completed Datasheet for Identification of the OHWM is found in Appendix B.

Waters of the State

Colorado River Regional Water Quality Control Board

South Environmental assumes all waters of the US are also considered waters of the state and are under the jurisdiction of the Colorado River Regional Water Quality Control Board (RWQCB). The limits of wetlands, or the OHWM for non-wetland waters delineated in the project footprint will also be considered the limits of waters of the state under the jurisdiction of the RWQCB.

California Department of Fish and Wildlife (CDFW)

Waters of the state that are under the jurisdiction of the California Department of Fish and Wildlife (CDFW) are delineated at the top of the bank of a stream and extend to riparian habitats or vegetation associated with watercourses. Riparian vegetation is that which depends on surface or groundwater associated with the stream to exist and other vegetation that is either more dense or vigorous than the surrounding communities will also be considered under the jurisdiction of the CDFW.

Results

Topography and Climate

The project site is within the Little San Bernardino Mountains of the Transverse Ranges in southern California. Due to being within the High Desert of the Mojave, the region is arid with desert plains, rocky outcrops, and rugged hills with landmarks such as Bowden Flat to the west, Flat Top to the northeast, Black Lava Butte to the north, and Gamma Gulch to the northwest. Relative to the surrounding area, the project site is relatively flat with many rocky outcrops and undulating hills. Localized high elevations occur on hilltops and localized low elevations occur within valleys. The highest elevation for the project site is approximately 4,160 ft. (1,268 m.) above mean sea level (amsl) near the northern border. The lowest elevation for the project site is approximately 4,088 ft. (1,246 m.) amsl near the southwestern corner (USGS 2025). The climate in the region is hot and dry, with average summer high temperatures in the mid-90s and average winter lows in the low 40s. Average yearly rainfall is approximately 18-inches, and the wettest months are December – March. There is almost no precipitation between June-September.

Rainfall prior to the survey date was very low with only 0.08-inches of rainfall in the month of September 2024 and none in October – December 2024 (Weather Underground 2024). This is considerably below average rainfall.

Soils and Surface Geology

There is no digital data for soils at the study area from the Online Web Soil Survey Mapper (USDA/NRCS 2025), but the soils observed during the site survey were a mix of well-drained cobbly loam, rocky loam, gravelly loam, coarse sandy loam, and rock outcrops. Finer soils were found near the alluvial washes, while coarser soils were found near rocky outcrops and hills.

The surface geology geologic unit for both the project site and study area contains older alluvium surficial sediments of sedimentary and volcanic rocks from the Pleistocene Epoch (USGS 2025b). There is a very high percentage of rock outcroppings on the survey area that included areas of large boulders.

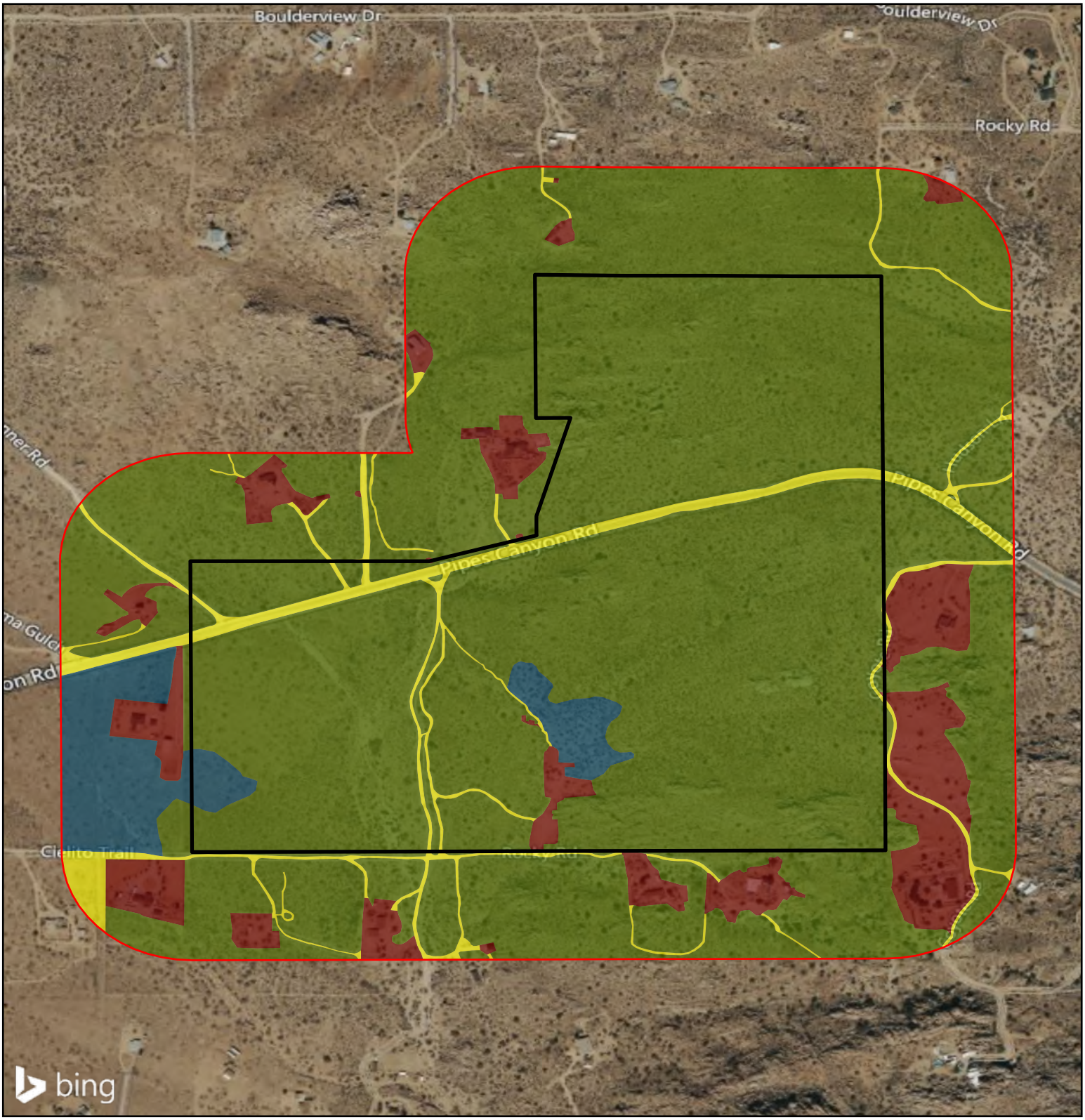
Plant Communities

There are two land cover types and two plant communities in the study area and the project site. Each is shown in Figure 4 below and the acres of each is summarized in Table 1 below.

Table 1. Summary of Plant Communities on the Study Area

Community or Cover Type	Acres on Study Area	Acres on Project Site	Global (G)/State (S) Rarity Ranking
Desert Almond Scrub	4.29	3.77	G4/S4
Developed	4.61	1.07	Not Ranked
Joshua Tree Woodland	132.65	114.02	
Maintained Dirt Path or Road	5.59	4.12	
Total	**147.14**	**122.98**	

- **Joshua Tree Woodland** (*Yucca brevifolia* Woodland Alliance) (CNPS 2025b) occurred on 132.60-acres of the study area and 114.02-acres of the project site and is the dominant plant community/cover type in the study area. It has a global/state rarity ranking of G4/S3.2, which is considered a sensitive natural community in California. It is dominated by western Joshua tree (*Yucca brevifolia*) that form a canopy that is open to intermittent over an open shrub canopy containing other species such as desert almond (*Prunus fasciculata*), antelope bitterbrush (*Purshia tridentata*), blackbrush (*Coleogyne ramosissima*), Nevada ephedra (*Ephedra nevadensis*), California buckwheat (*Eriogonum fasciculatum*), creosote bush (*Larrea tridentata*), and Mojave yucca (*Yucca schidigera*), as well as occasional trees including California juniper (*Juniperus californica*) and Utah juniper (*Juniperus osteosperma*). The herbaceous layer is also open to intermittent with perennial grasses and seasonal annuals observed such as desert needlegrass (*Stipa speciosa*), chia sage (*Salvia columbariae*), kelch-grass (*Schismus barbatus*), and brome grasses.



Source: BING Aerial Map 2025

Pipes Canyon Project

Figure 4. Plant Communities and Land Cover

- Project Site
- Study Area (500-Foot Buffer)
- Desert Almond Scrub
- Developed
- Joshua Tree Woodland
- Maintained Dirt Path or Road

0 375 750 Feet

Scale: 1:7,500

N

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- **Desert Almond Scrub** (*Prunus fasciculata* Shrubland Alliance) (CNPS 2025b) occurred on 4.29-acres of the study area and 3.77-acres of the project site. It has a global/state rarity ranking of G4/S4, which is not considered a sensitive community. The community was defined by the dominance of desert almond (*Prunus fasciculata*) in the shrub layer and a subdominance of antelope bitterbrush (*Purshia tridentata*). The herbaceous layer contained similar grass species observed in the other adjacent plant communities, and California juniper (*Juniperus californica*) at low density at the edges. Other shrub species observed here included common burrobrush and Nevada ephedra, as well as herbaceous species observed in the abovementioned adjacent plant communities.

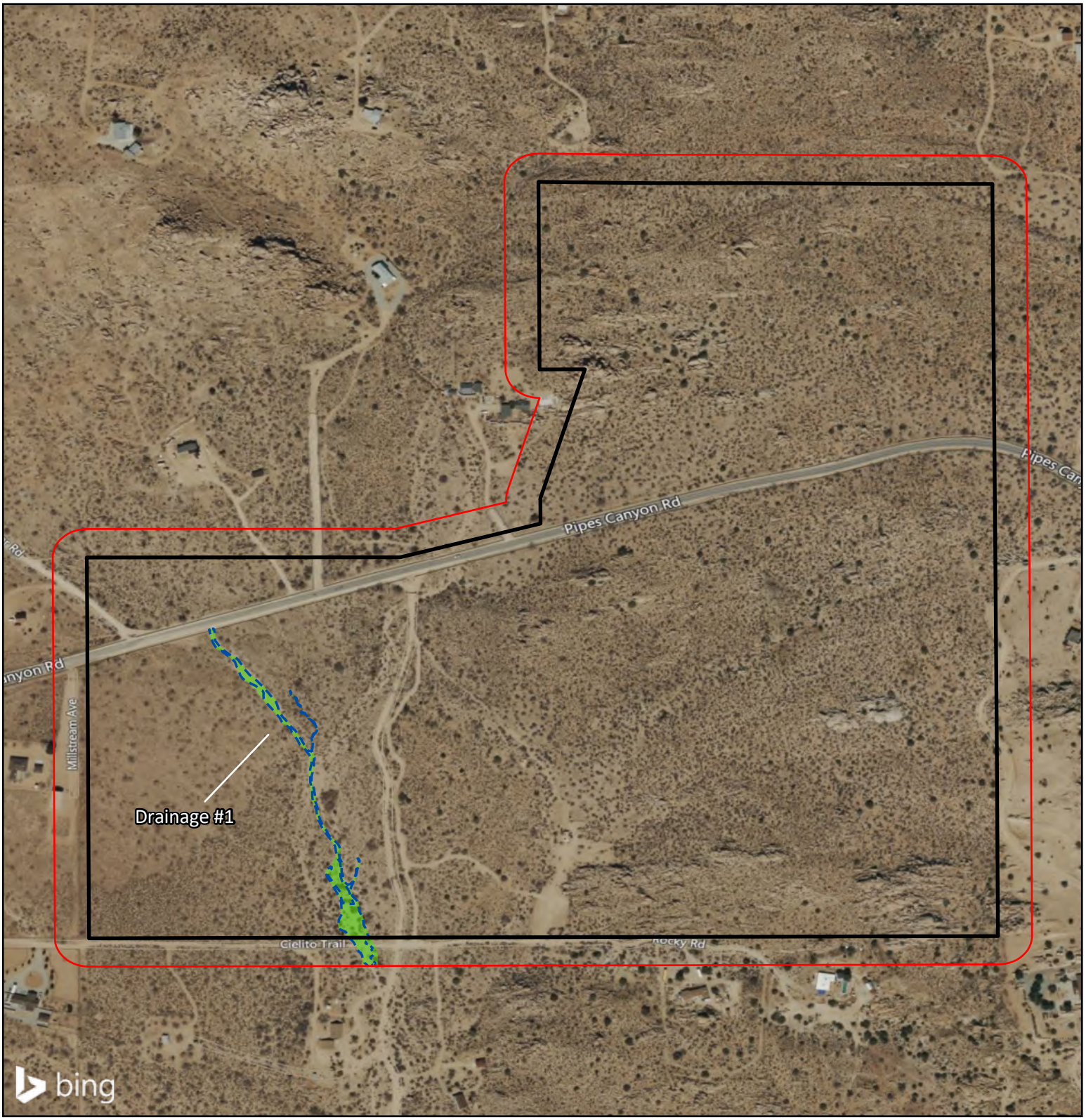
- **Developed** land cover occurred on 4.61-acres of the study area and 1.07-acres of the project site. Developed land does not have a community sensitivity rating. The developments included single-family houses, ranching infrastructure, ranching equipment, and driveways. Among others, common plants observed in the developed areas included California buckwheat, blackbrush, spotted buckwheat, desert rabbitbrush, kelch-grass, Jill Hill mustard, and brome grasses.

- **Maintained Dirt Path or Road** land cover occurred on 5.64-acres of the study area and 4.12-acres of the project site. Maintained dirt paths or roads do not have a community sensitivity rating.

Jurisdictional Features

The results of this jurisdictional delineation are based on the best professional judgement of the qualified delineator, using the most up-to-date regulations, written policy, and guidance from regulatory agencies. However, all conclusions regarding potential jurisdiction in this report should be considered preliminary and at the final discretion of the regulatory agencies.

The project site is located within the Southern Mojave watershed (HUC8) and within the Chaparrosa Wash-Pipes Wash sub-watershed (HUC12). As shown in Figure 5 and Figure 6, one unnamed drainage (Drainage #1) is in the study area. Drainage #1 is *not relatively permanent*; therefore, it is likely a WSC under the jurisdiction of the RWQCB and CDFW.



Source: BING Aerial Map 2025

Pipes Canyon Project

Figure 5. Jurisdictional Delineation Overview

- Project Site
- Study Area (100-Foot Buffer)
- RWQCB Jurisdiction
- CDFW Jurisdiction

0 287.5 575 Feet

Scale: 1:5,725

N

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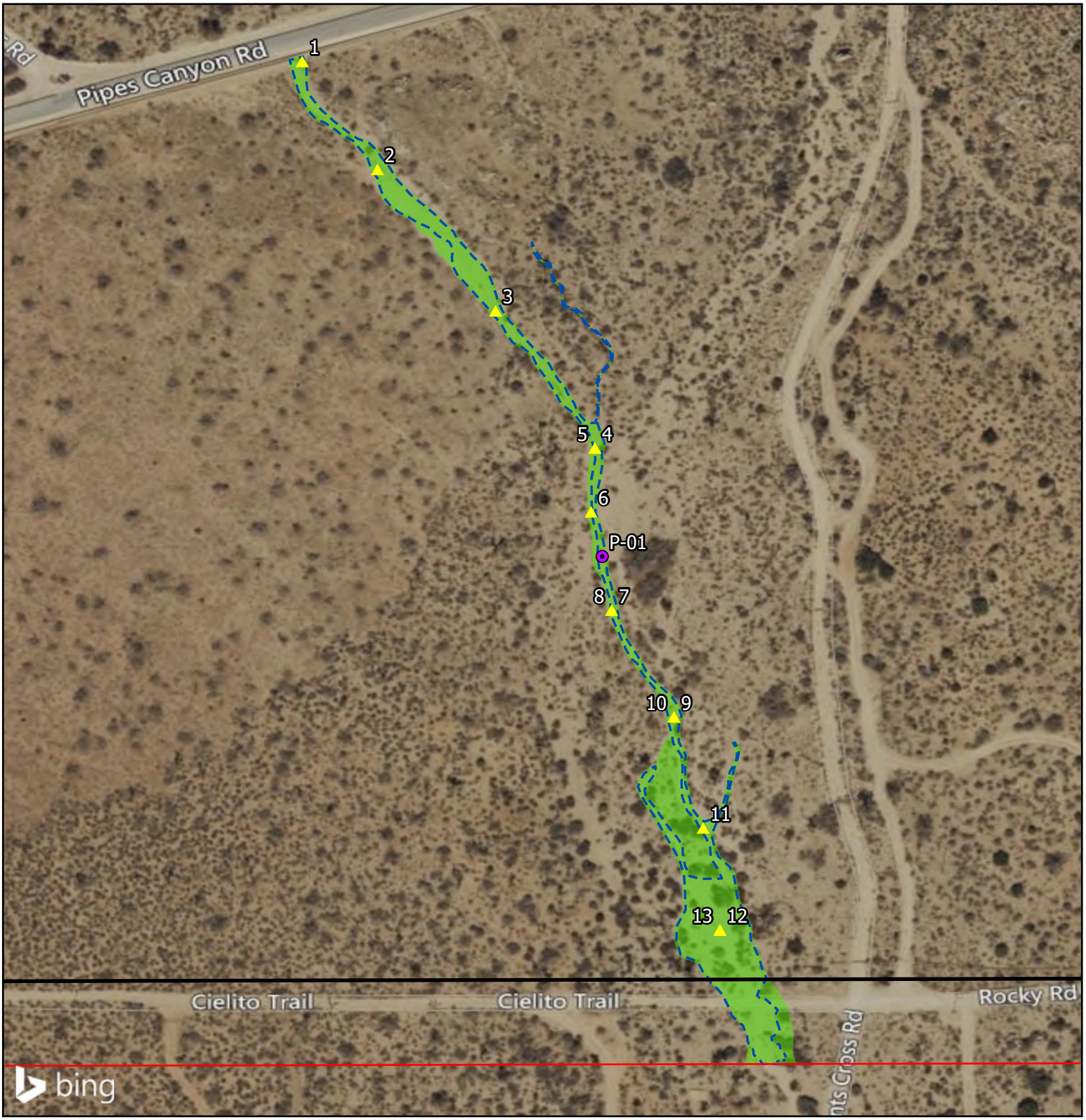

Source: BING Aerial Map 2025

Pipes Canyon Project

Figure 6. Drainage #1

- Photo Point
- OHWM Form
- Project Site
- Study Area (100-Foot Buffer)
- RWQCB Jurisdiction
- CDFW Jurisdiction

0 95 190 Feet

Scale: 1:1,917

N

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Table 2 below summarizes the acres and linear feet jurisdictional features within the study area.

Table 2. Summary of Jurisdictional Features in the Study Area

Feature	Linear Feet	Non-Wetland Waters of the State (RWQCB) acres	Streambed and Riparian (CDFW) acres
Drainage #1	1,298	0.54	0.82
Total	1,298	0.54	0.82

Drainage #1

Drainage #1 is an unnamed drainage with a single low-flow, natural dirt-bottom channel that begins at Pipes Canyon Road and flows south through the study area for approximately 1,300-feet and continues south of the study area. Drainage #1 varies in width, with an average of approximately 15-feet wide, 80-feet wide at the southern end of the survey area where it is widest, and approximately 10-feet wide at the narrowest point in the northern end.

The OHWM of Drainage #1 was evident due to a change in average sediment texture, a change in vegetation cover, and erosion. Drainage #1 contained all upland vegetation; therefore, a soil pit was not dug and a USACE Wetland Determination Form was not completed because the area is a non-wetland due to lack of hydrophytic vegetation. There were signs of flow such as drainage pattern, sediment deposits, and drift deposits. Drainage #1 was determined to be a non-wetland water of the state area under the jurisdiction of RWQCB. The CDFW jurisdiction was a larger area that includes all areas between the top of the banks.

Non-Wetland Waters of the State (RWQCB)

There was a total of 0.54-acre/1,298 linear feet of non-wetland waters of the state within Drainage #1 in the study area.

CDFW Streambed

There was a total of 0.82-acre/1,298 linear feet of CDFW streambed within Drainage #1 in the study area.

Impacts Analysis

Permanent Impacts to RWQCB and CDFW jurisdictional areas are shown in Figure 7. Permanent impacts are also summarized in Table 3. Permanent impacts to jurisdictional features for the project would be from the proposed Private Street 'A'.

Temporary Impacts would not occur from the project as temporary staging and construction equipment will occur outside of Drainage #1 and at a distance greater than 50-feet.

Table 3. Summary of Permanent Impacts to Jurisdictional Features

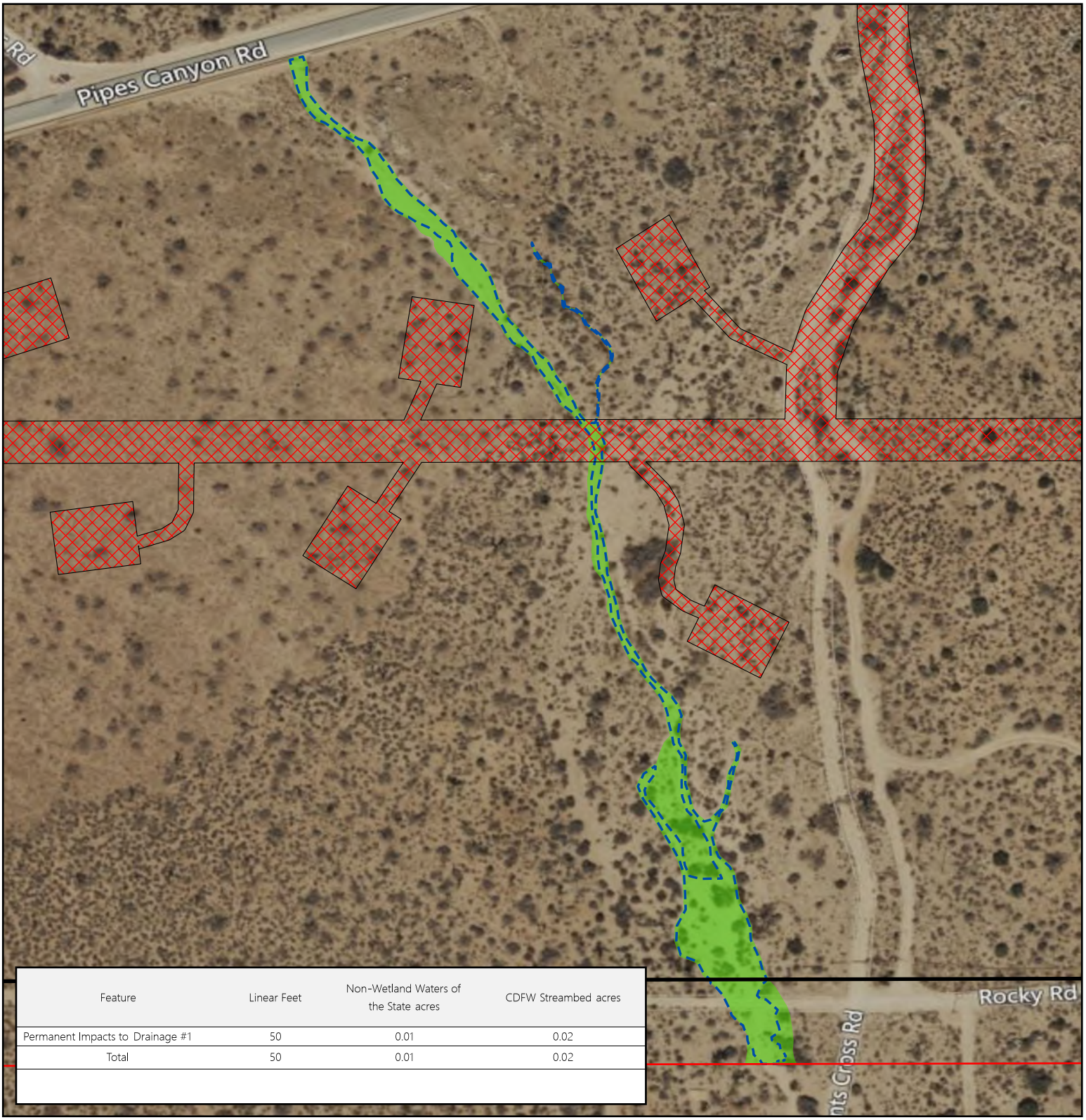
Feature	Linear Feet	Non-Wetland Waters of the State acres	CDFW Streambed acres
Permanent Impacts to Drainage #1	50	0.01	0.02
Total	50	0.01	0.02

Permanent Impacts to Non-Wetland Waters of the State (RWQCB)

Approximately 0.01-acre/50 linear feet of permanent impacts to RWQCB jurisdiction is anticipated for the project where Private Street A crosses Drainage #1.

Permanent Impacts to CDFW Lake, Streambed, and Riparian

Approximately 0.02-acre/50 linear feet of permanent impacts to CDFW jurisdiction is anticipated for the project where Private Street A crosses Drainage #1.



Feature	Linear Feet	Non-Wetland Waters of the State acres	CDFW Streambed acres
Permanent Impacts to Drainage #1	50	0.01	0.02
Total	50	0.01	0.02

Source: BING Aerial Map 2025

Pipes Canyon Project

Figure 7. Impacts to Drainage #1

0 95 190 Feet

N

Scale: 1:1,917

- Project Site
- Study Area (100-Foot Buffer)
- Proposed Development Footprint
- RWQCB Jurisdiction
- CDFW Jurisdiction

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Conclusions

One jurisdictional feature, Drainage #1, occurs in the study area that would be permanently impacted by the project. A total of 0.01-acre/50 linear feet of permanent impacts to RWQCB jurisdiction is anticipated for the project within Drainage #1 and a total of 0.02-acre/50 linear feet of permanent impacts to CDFW jurisdiction is anticipated for the project. These impacts would be the result of constructing a private road over Drainage #1 and are permanent. Downstream flow would not be disrupted and flow would continue either under or over the road without being hindered. These impacts would require permitting with CDFW and RWQCB prior to beginning construction of the project.

- The project is within Region 7, Colorado River RWQCB and a *Application: Discharges of Dredged or Fill Material to Waters of the State* should be completed and sent to the RWQCB.

- Due to impacts to streambeds the project will require a Lake and Streambed Alteration Agreement with the CDFW per Section 1600 of the Fish and Game Code. The project should complete an online application with the CDFW for these impacts.

This report presents South Environmental's best effort at determining the jurisdictional boundaries using the most up-to-date regulations, written policy, and guidance from regulatory agencies as well as best professional judgement and best available information at the time of the analysis. However, as with any jurisdictional delineation, the final determination of jurisdiction rests with the regulatory agencies' staff.

If you have any questions regarding the information in this report, please contact Matthew South by mobile phone: 303.818-3632 or by email: msouth@southenvironmental.com.

Sincerely,

Matthew R. South
Principal Biologist

List of Attachments

1. **Attachment A**. Photograph Exhibit
2. **Attachment B**. Arid West Ephemeral and Intermittent Streams OHWM Datasheet
3. **Attachment C**. Tentative Tract Map No. 20612

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United State Fish and Wildlife Service (USFWS). 2025. National Wetlands Inventory Online Wetlands Mapper. Accessed online: https://www.fws.gov/wetlands/data/mapper.html

Attachment A

Photograph Exhibit

Photo 1. View from Pipes Canyon Road within Drainage #1, facing southeast.

Photo 2. View from within Drainage #1 approximately 150 feet southeast of photo #1, facing southeast.

Photo 3. View from within Drainage #1 approximately 200 feet southeast of photo #2, facing southeast.

Photo 4. View from within Drainage #1 approximately 190 feet southeast of photo #3, facing southeast.

Photo 5. View from within Drainage #1 approximately 190 feet southeast of photo #3, facing northwest.

Photo 6. View from within Drainage #1 approximately 75 feet southeast of photo #4 and #5, facing northwest.

Photo 7. View from within Drainage #1 approximately 115 feet southeast of photo #6, facing northwest.

Photo 8. View from within Drainage #1 approximately 115 feet southeast of photo #6, facing southeast.

Photo 9. View from within Drainage #1 approximately 140 feet southeast of photo #7 and #8, facing northwest.

Photo 10. View from within Drainage #1 approximately 140 feet southeast of photo #7 and #8, facing south.

Photo 11. View from within Drainage #1 approximately 135 feet southeast of photo #9 and #10, facing northwest.

Photo 12. View from within Drainage #1 approximately 120 feet southeast of photo #11, facing southeast.

Photo 13. View from within Drainage #1 approximately 120 feet southeast of photo #11, facing northwest.

Attachment B

Arid West Ephemeral and Intermittent Streams OHWM Datasheet

Arid West Ephemeral and Intermittent Streams OHWM Datasheet

Project: Pipes Canyon Project
Project Number:
Stream: Unnamed Drainage #1
Investigator(s): Matthew South

Date:
Town: Unincorporated
Photo begin file#: 1

Time:
State: CA
Photo end file#: 13

Y [x] / N [ ] Do normal circumstances exist on the site?

Y [ ] / N [x] Is the site significantly disturbed?

Location Details:
Within OHWM of Unnamed Drainage #1

Projection: WGS 1984 **Datum:** 4063
Coordinates: 34.1984416N, -116.5038557W

Potential anthropogenic influences on the channel system:

Trash and/or debris within upstream flow from Pipe Canyon Road

Brief site description:

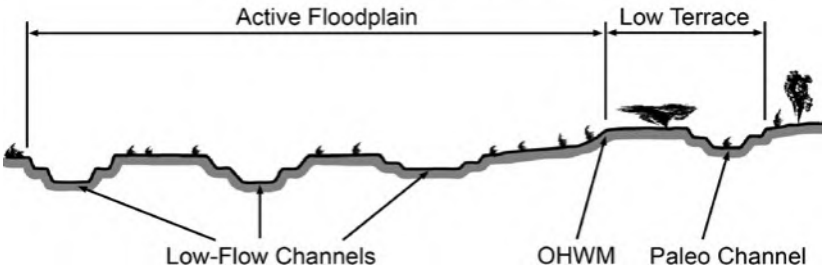
California Juniper Woodland

Checklist of resources (if available):

- [x] Aerial photography
  Dates:
- [x] Topographic maps
- [x] Geologic maps
- [x] Vegetation maps
- [ ] Soils maps
- [ ] Rainfall/precipitation maps
- [ ] Existing delineation(s) for site
- [x] Global positioning system (GPS)
- [ ] Other studies

- [ ] Stream gage data
  Gage number:
  Period of record:
- [ ] History of recent effective discharges
- [ ] Results of flood frequency analysis
- [ ] Most recent shift-adjusted rating
- [ ] Gage heights for 2-, 5-, 10-, and 25-year events and the most recent event exceeding a 5-year event

Hydrogeomorphic Floodplain Units

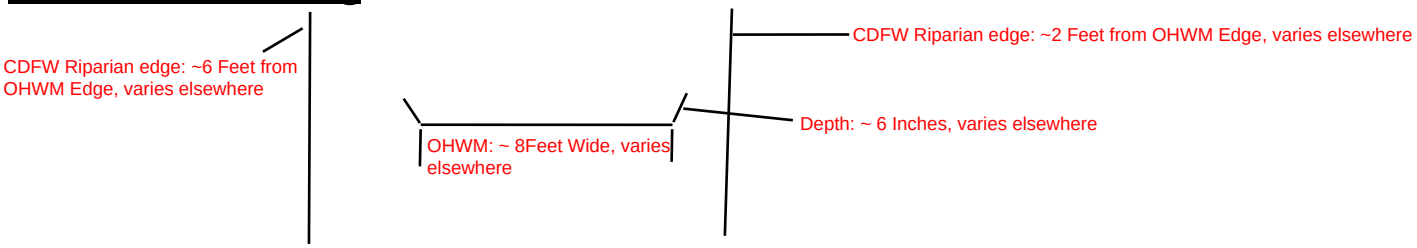


Procedure for identifying and characterizing the floodplain units to assist in identifying the OHWM:

1. Walk the channel and floodplain within the study area to get an impression of the geomorphology and vegetation present at the site.
2. Select a representative cross section across the channel. Draw the cross section and label the floodplain units.
3. Determine a point on the cross section that is characteristic of one of the hydrogeomorphic floodplain units.
   a) Record the floodplain unit and GPS position.
   b) Describe the sediment texture (using the Wentworth class size) and the vegetation characteristics of the floodplain unit.
   c) Identify any indicators present at the location.
4. Repeat for other points in different hydrogeomorphic floodplain units across the cross section.
5. Identify the OHWM and record the indicators. Record the OHWM position via:
   - [x] Mapping on aerial photograph
   - [x] Digitized on computer
   - [x] GPS
   - [ ] Other:

Project ID: **Cross section ID:** **Date:** **Time:**

Cross section drawing:



OHWM

GPS point: 34.1984416N, -116.5038557W

Indicators:

- [X] Change in average sediment texture
- [ ] Change in vegetation species
- [X] Change in vegetation cover
- [ ] Break in bank slope
- [X] Other: Erosion
- [ ] Other: _____

Comments:

The OHWM was evident based on a change in average sediment texture, a change in vegetation cover, and erosion.

Floodplain unit:

[X] Low-Flow Channel [X] Active Floodplain [ ] Low Terrace

GPS point: 34.1984416N, -116.5038557W

Characteristics of the floodplain unit:

Average sediment texture: fg-mg

Total veg cover: 40 % Tree: _____% Shrub: 30 % Herb: 10 %

Community successional stage:

- [ ] NA
- [ ] Early (herbaceous & seedlings)
- [X] Mid (herbaceous, shrubs, saplings)
- [ ] Late (herbaceous, shrubs, mature trees)

Indicators:

- [ ] Mudcracks
- [X] Ripples
- [X] Drift and/or debris
- [ ] Presence of bed and bank
- [ ] Benches
- [X] Soil development
- [X] Surface relief
- [ ] Other: _____
- [ ] Other: _____
- [ ] Other: _____

Comments:

The floodplain unit was evident due to ripples, drift and/or debris, soil development, and surface relief.

Attachment C

Tentative Tract Map No. 20612

IN THE UNINCORPORATED AREA OF SAN BERNARDINO COUNTY

TENTATIVE TRACT MAP NO. 20612

BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF THE SOUTHEAST ¼ AND THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE OFFICE OF THE COUNTY RECORDER OF SAID OFFICE

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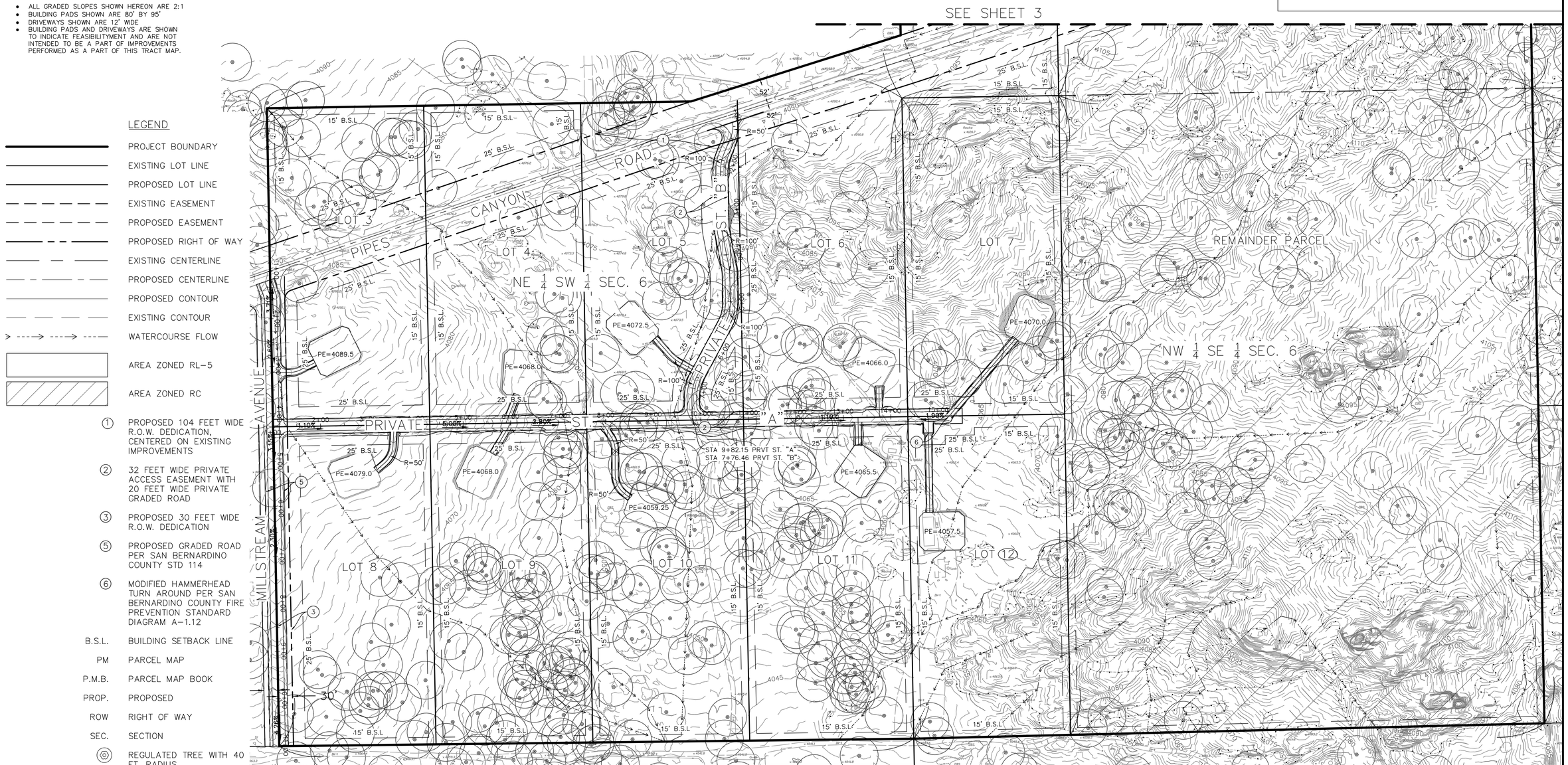
SEE SHEET 3



LEGEND

- PROJECT BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED RIGHT OF WAY
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
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- (5) PROPOSED GRADED ROAD PER SAN BERNARDINO COUNTY STD 114
- (6) MODIFIED HAMMERHEAD TURN AROUND PER SAN BERNARDINO COUNTY FIRE PREVENTION STANDARD DIAGRAM A-1.12

B.S.L.	BUILDING SETBACK LINE
PM	PARCEL MAP
P.M.B.	PARCEL MAP BOOK
PROP.	PROPOSED
ROW	RIGHT OF WAY
SEC.	SECTION
◎	REGULATED TREE WITH 40 FT. RADIUS

100 0 50 100 200 400

1 inch = 100 ft.

Revisions:

No.	Date:	By:	Description:	Approved:

Designed: | Drawn: | Checked: ACH

Seal: PROFESSIONAL LAND SURVEYOR ALAN C. HILLWIG No. 5137 EXP. 6-30-25 STATE OF CALIFORNIA

Prepared under the Supervision of:

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LICENSE NO. 5137

DATE

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Land Surveying - GPS Surveys - Aerial Mapping
31419 Outer Highway 10, Suite I-200• Redlands, CA 92373 • (909) 794-2673

Scale: 1" = 100'

BENCHMARK: SEE BENCHMARK NOTE ON SHEET 1

Date: November 15, 2024

TENTATIVE TRACT MAP NO. 20612
ACCESS AND PAD FEASABILITY EXHIBIT
PIPES CANYON ROAD, PIONEERTOWN

PREPARED FOR:
JONATHAN SHOKRIAN
53252 PIPES CANYON ROAD
PIONEERTOWN, CA 92268

F.N. | For: | F.B.

Sheet No. 2 OF 3 SHEET

FILE NO. 0972-002

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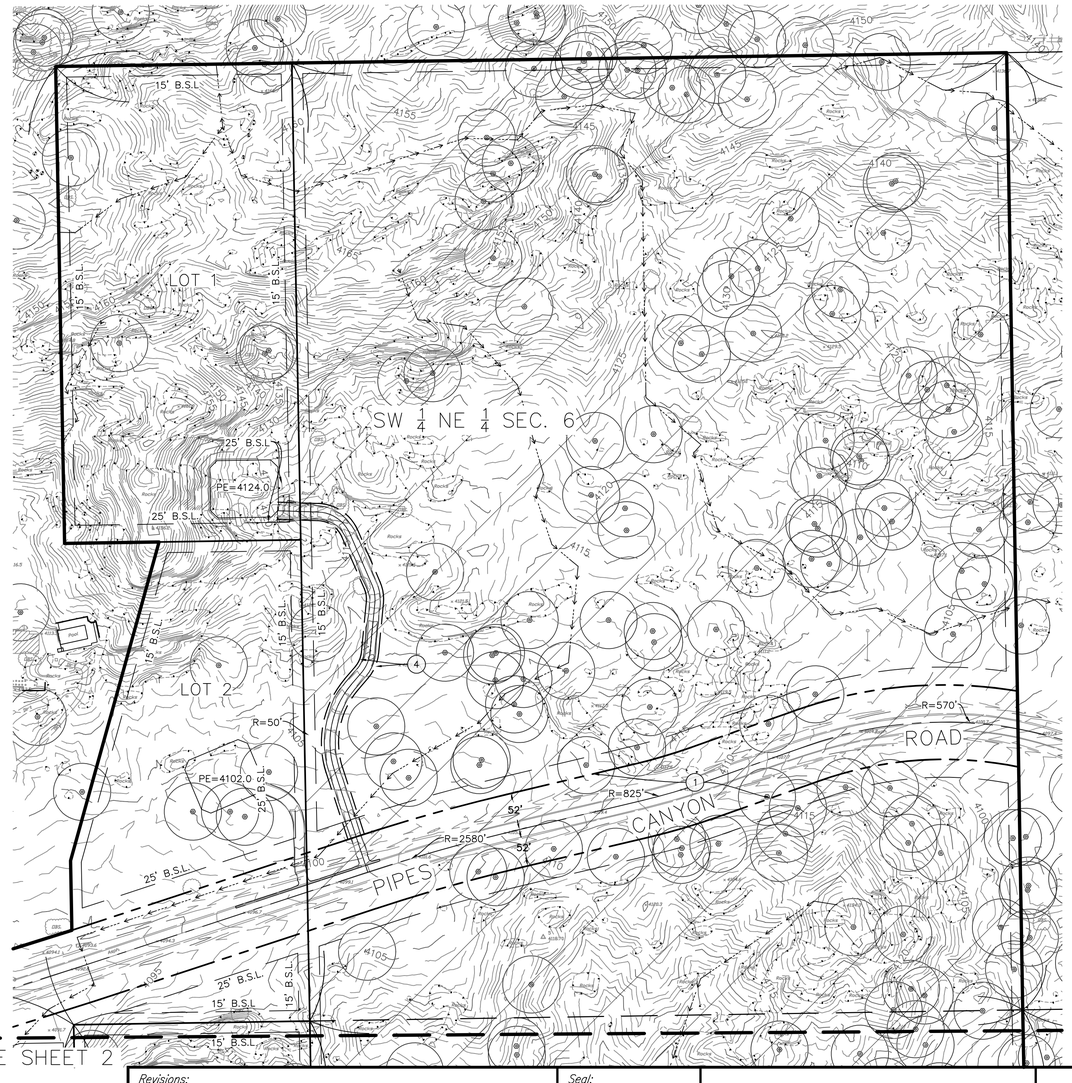

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- ROW RIGHT OF WAY
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150 0 75 150 300 600

1 inch = 150 ft.

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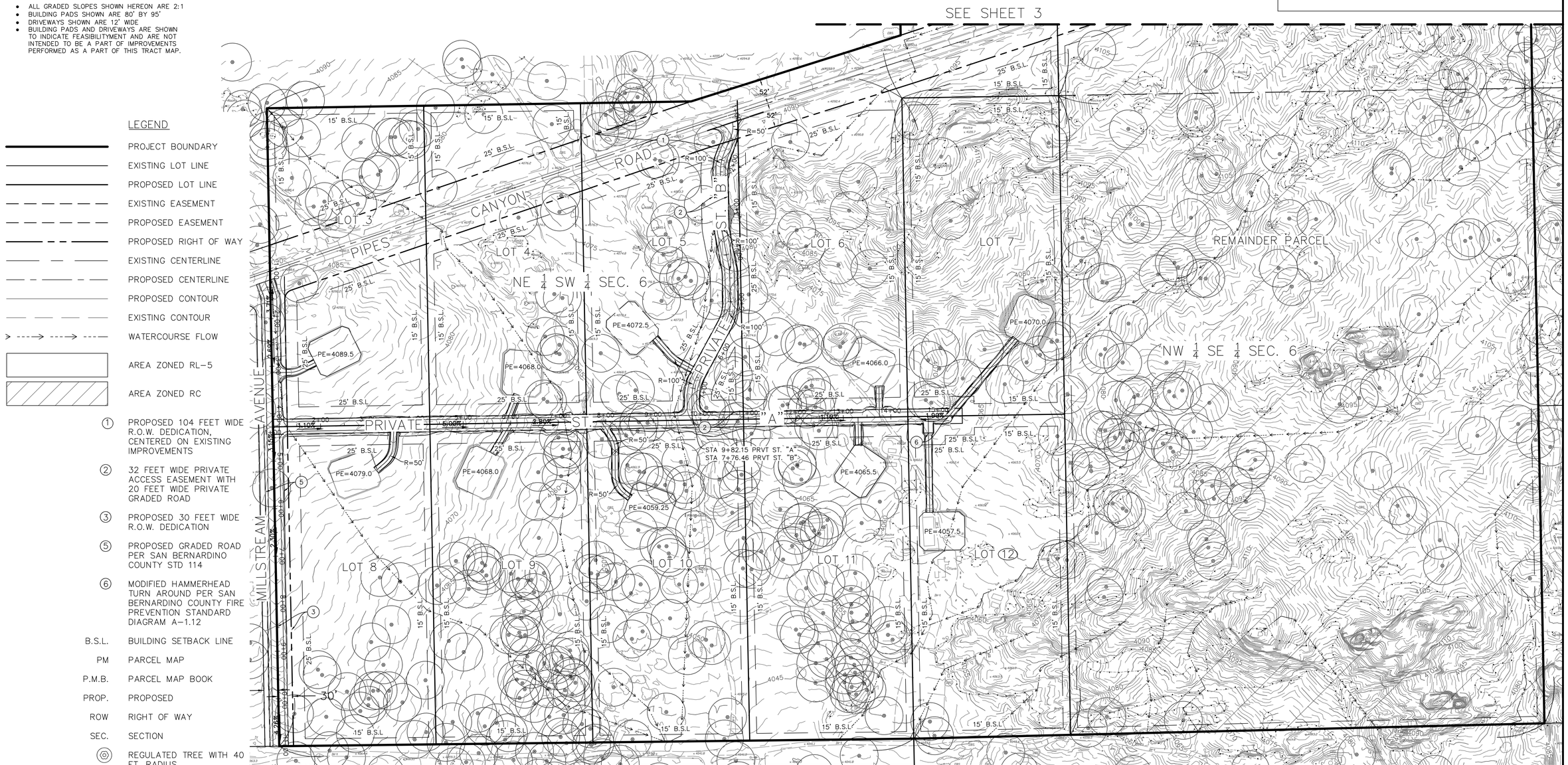

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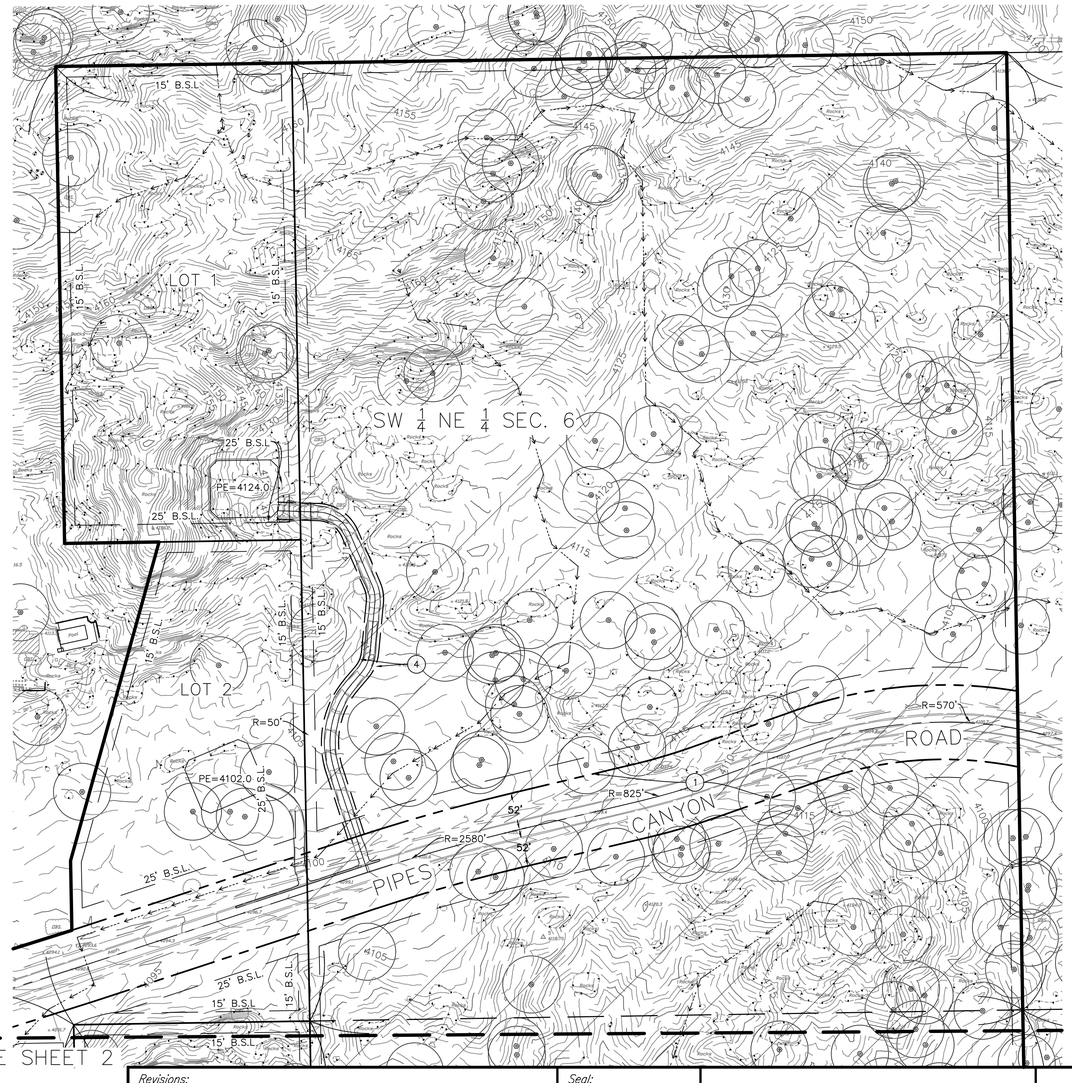

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