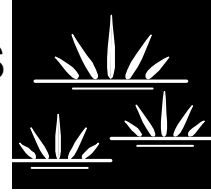


GLENN LUKOS ASSOCIATES

Regulatory Services



October 23, 2019

Jerrica Harding
T&B Planning
17542 17th Street
Suite 100
Tustin, California 92780

SUBJECT: Addendum to the Biological Technical Report and the Jurisdictional Delineation Report for the Legado Development Project, City of Menifee, Riverside County.

Dear Ms. Harding,

The purpose of this letter is to provide an addendum to our Biological Technical Report (dated August 6, 2019) and our Jurisdictional Delineation Report (dated August 7, 2019) for the Legado Development Project (the “Project”), formerly known as “Fleming Ranch”, located in the City of Menifee, Riverside County, California. The Biological Technical Report identifies impacts to jurisdictional waters, including 0.68 acre of waters of the United States subject to the jurisdictions of the U.S. Army Corps of Engineers (Corps) and the Regional Water Quality Control Board (Regional Board), of which approximately 0.11 acre consists of wetlands. The 0.68 acre of waters are also considered waters of the State subject to the jurisdiction of the California Department of Fish and Wildlife, of which 0.11 acre consists of riparian habitat, as well as riparian/riverine areas pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

In addition to the impacts identified in the Biological Technical Report, the Project may impact another 0.02 acre of non-wetland/non-riparian waters associated with potential offsite improvements. A small, unvegetated drainage feature is located offsite to the southeast of the Legado property boundary that currently flows to the west, crossing under an unimproved portion of Antelope Road before spreading into an offsite field east of Chatham Lane and south of Chambers Avenue. The Underwood Development Project proposed to the east of Legado intends to improve the portion of Antelope Road that crosses the offsite drainage feature. The Underwood improvements would temporarily impact the drainage feature to replace the stream crossing, but post-development the flows would continue to the west. It is our understanding from the Legado applicant that City of Menifee will require the Legado Project to collect the runoff from the offsite drainage feature and place the flows into the Legado storm drain system.

29 Orchard
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T&B Planning
October 23, 2019
Page 2

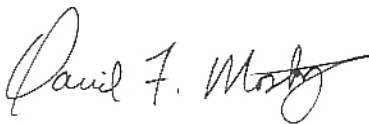
However, it has not yet been determined how the Legado Project will intercept the flows. It is possible that the water could be intercepted just east of Chatham Lane and south of Chambers Avenue, which may not result in additional impacts to jurisdictional waters if the improvements do not result in a discharge of dredge or fill material into the ordinary high water mark (OHWM) of the drainage feature, and do not modify the bed, bank, and channel associated with the drainage feature. However, another option may be to intercept the flows at the Antelope Road crossing, which may result in as much as 0.02 acre of impacts to the drainage feature. As a result of these additional impacts, the Legado offsite improvements may increase the overall amount of jurisdictional waters impacts from 0.68 acre to 0.70 acre but would not increase the impacts to wetland/riparian habitat. If the jurisdictional waters impacts do increase, then the compensatory mitigation will also increase following the 3:1 ratio identified in the Biological Technical Report.

Vegetation associated with the offsite area supports predominantly non-native species and does not represent suitable habitat for any special-status plants and animals. As such, the proposed offsite improvements would not result in any new significant biological impacts beyond what has already been described in the Biological Technical Report.

If you have any questions regarding this letter, please contact me at (949) 340-2562 or at dmoskovitz@wetlandpermitting.com.

Sincerely,

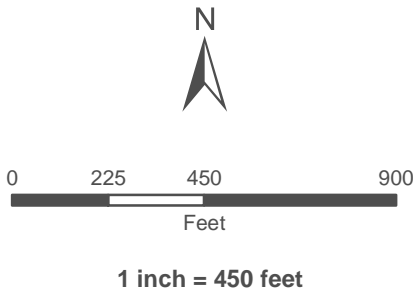
GLENN LUKOS ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "David F. Moskovitz". The signature is fluid and cursive, with the first name "David" being the most prominent.

David F. Moskovitz
Senior Biologist/Regulatory Specialist




- Project Boundary
- Offsite Impact Areas
- Corps Non-Wetland Waters - Legado Project
- Corps Wetland - Leagdo Project
- Corps Non-Wetland Waters - Offsite
- Corps Wetland - Offsite
- Width of Jurisdiction in Feet



LEGADO PROJECT

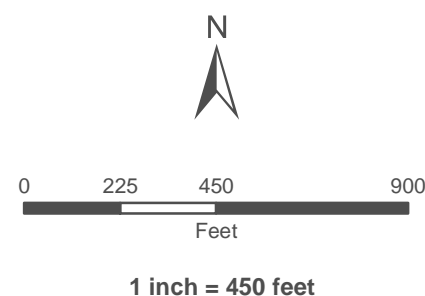
Corps Delineation Map

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- Project Boundary
- Offsite Impact Areas
- CDFW Non-Riparian Streambed - Legado Project
- CDFW Riparian - Legado Project
- CDFW Non-Riparian Streambed - Offsite
- CDFW Riparian - Offsite



LEGADO PROJECT

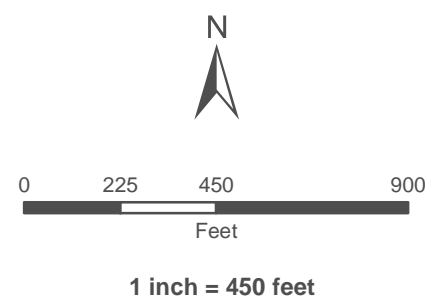
CDFW Map

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- Project Boundary
- Offsite Impact Areas
- MSHCP Riverine - Legado Project
- MSHCP Riparian - Legado Project
- MSHCP Riverine - Offsite
- MSHCP Riparian - Offsite



LEGADO PROJECT

MSHCP Riparian Riverine Map

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