

**DETERMINATION OF BIOLOGICALLY EQUIVALENT
OR SUPERIOR PRESERVATION (DBESP) ANALYSIS**

FOR IMPACTS TO MSHCP RIPARIAN/RIVERINE AREAS

**SEATON TECH CENTER
DEVELOPMENT PROJECT
LOCATED IN THE COMMUNITY OF MEAD VALLEY,
RIVERSIDE COUNTY, CALIFORNIA**

Permittee:

County of Riverside

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November 8, 2019

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1.0 EXECUTIVE SUMMARY

This document provides an analysis in support of a Determination of Biologically Equivalent or Superior Preservation (DBESP) for the Seaton Tech Center Development Project (the Project) located in the Community of Mead Valley, Riverside County, California, in regard to the Multiple Species Habitat Conservation Plan (MSHCP) requirements for *Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (MSHCP Volume I, Section 6.1.2)*.

This document has been prepared following the County of Riverside EPD DBESP Guidelines and is consistent with the guidelines identified in *Volume I, Section 6.1.2* of the MSHCP document (Dudek 2003), to demonstrate that with the appropriate mitigation, the Project will represent a “biologically equivalent or superior alternative”. This document provides documentation of onsite sensitive biological resources, including a summary of findings of general and focused biological surveys, and vegetation mapping. A more detailed reporting of biological resources, including results of species-specific focused surveys, are contained within the Project’s Biological Technical Report (Glenn Lukos Associates Inc. [GLA], 2019).

Please note that focused surveys were also conducted for the burrowing owl (*Athene cunicularia*) which were negative.

This DBESP is being prepared to describe compensatory mitigation for impacts to riparian/riverine habitat which is expected to be considered equivalent or superior mitigation for the Project as compared to avoidance of such resources on site.

2.0 INTRODUCTION

2.1 Project Area

The Study Area comprises approximately 10.58 acres in unincorporated Mead Valley, Riverside County, California [Exhibit 1 – Regional Map] and is located within Section(s) 1 of Township 4 South, Range 4 West, of the U.S. Geological Survey (USGS) 7.5” quadrangle map Steele Peak (dated 1967 and photorevised in 1973)[Exhibit 2 – Vicinity Map]. The Study Area is located in unincorporated Riverside County, California on Assessor Parcel Number (APN) 314-130-007. The Study Area is located south of Perry Street, east of Seaton Avenue, west of Harvill Avenue, and north of Martin Street. Specifically, the Study Area is located near the southeast corner of Perry Street and Seaton Avenue.

2.2 Project Description

For this report, the term *Project site* is defined as that area proposed for direct impact by the onsite portion of the Project, which equals 8.95 acres [Exhibit 3 – Site Plan Map]. The term *Study Area* includes the Project site, as well as approximately 1.63 acres of lands proposed for offsite improvements, for a total Study Area of 10.58 acres. This report assumes that all impacts would be permanent.

The proposed Project consists of an application for a Plot Plan pursuant to the requirements of the site's underlying zoning designations of Manufacturing - Service Commercial (M-SC) and Industrial Park (I-P) to allow for development of the Study Area with one (1) approximately 203,029 SF warehouse building. Associated improvements to the site include auto and truck trailer parking, drive aisles, fire lanes, metal fencing and metal gates, outdoor employee amenity/patio area, landscaping, utility improvements, and roadway improvements to the frontage roadways of Seaton Avenue and Perry Street.

2.3 Existing Conditions

The Study Area consists of an undeveloped agricultural field that is regularly disked. The site is bordered by fallow agricultural fields to the north and east. Residential and/or commercial development borders the Project site to the south and west. Elevation on site ranges from approximately 1,526 to 1,544 feet above mean sea level (AMSL).

The site is generally flat with gentle sloping from west to east. The site supports one ephemeral drainage and its ephemeral tributary, described herein as Drainage A and Tributary A-1. Drainage A traverses the property from the southwestern property boundary to the northeastern boundary. Tributary A-1 originates at the western property boundary and conflues with Drainage A near the center of the property. Drainage A continues eastward offsite, through the adjacent property, where flows are directed into the storm drain located at the Harvill Avenue and Perry Street intersection. The functional value of the drainage complex is low due to the lack of native habitat, marginal flow sign, regularly disked surroundings, and being bordered by developed land-use types, such as residential and commercial development.

Vegetation observed onsite consists predominantly of disturbed/ruderal species, including Russian thistle (*Salsola tragus*), common sunflower (*Helianthus annuus*), London rocket (*Sisymbrium irio*), yellow-berried nightshade (*Solanum crassifolia*), Bermuda grass (*Cynodon dactylon*), sow thistle (*Sonchus asper*), longbeak stork's bill (*Erodium botrys*), smooth cat's ear (*Hypochaeris glabra*), radish (*Raphanus sativus*), cheeseweed (*Malva parviflora*), rough pigweed (*Amaranthus retroflexus*), burclover (*Medicago polymorpha*), fiddleneck (*Amsinckia intermedia*), tree tobacco (*Nicotiana glauca*), and castor bean (*Ricinus communis*). A vegetation map is included as Exhibit 7.

The Study Area supports the following three soil types: Arlington Fine Sandy Loam, Deep, 2 to 8 Percent Slopes (AoC), Fallbrook Fine Sandy Loam, 2 to 8 Percent Slopes, Eroded (FfC2), and Hanford Coarse Sandy Loam, 2 to 8 Percent Slopes (HcC) [Exhibit 5 – Soils Map].

3.0 RIPARIAN/RIVERINE MITIGATION (SECTION 6.1.2)

3.1 Methods

The MSHCP defines riparian areas as *lands which contain Habitat dominated by trees, shrubs, persistent emergent mosses and lichens, which occur close to or which depend upon soils*

moisture from a nearby fresh water source. In the absence of riparian habitat, the MSHCP defines riverine areas as areas with fresh water flow during all or a portion of the year.

The MSHCP defines vernal pools as seasonal wetlands that occur in depression areas that have wetlands indicators of all three 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.

With the exception of wetlands created for the purpose of providing wetlands habitat or resulting from human actions to create open waters or from the alteration of natural stream courses, areas demonstrating characteristics as described above which are artificially created are not included in these definitions.

The MSHCP requires habitat assessments/focused surveys for certain species identified under Section 6.1.2, including riparian birds and fairy shrimp. Birds requiring assessments include the least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), and western yellow-billed cuckoo (*Coccyzus americanus occidentalis*). Fairy shrimp requiring assessments include listed species such as the vernal pool fairy shrimp (*Branchinecta lynchi*) and Riverside fairy shrimp (*Streptocephalus woottoni*), as well as the Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*). Although not directly referenced by Section 6.1.2, assessments also should consider the San Diego fairy shrimp (*Branchinecta sandiegonensis*) where appropriate. For fairy shrimp, habitat assessments should consider all non-vernal pool features that could sufficiently hold water, including stock ponds, ephemeral pools, road ruts, and other human made depressions.

GLA biologists reviewed the Project site to document MSHCP riparian/riverine resources. Prior to beginning the field assessment, a color aerial photograph, a topographic base map of the property, and the previously cited USGS topographic map were examined to determine the locations of potential riparian/riverine areas. Suspected resources were field checked for the presence of definable channels and/or riparian vegetation. While in the field the limits of riparian/riverine resources were recorded onto a color aerial photograph using visible landmarks and/or sub-meter accuracy global positioning system devices.

To assess for vernal/seasonal pools (including fairy shrimp habitat), GLA biologists evaluated the topography of the site, including whether the site contained depressional features/topography with the potential to become inundated; whether the site contained soils associated with vernal/seasonal pools; and whether the site supported plants that suggested areas of localized ponding. The site was evaluated on multiple occasions during the 2018/2019 rainfall season, including December 10, 2018, January 22, 2019, and March 18, 2019.

Please note that focused surveys were also conducted for the burrowing owl which were negative.

3.2 Results/Impacts

3.2.1 Results

The Project site contains 0.31 acre of MSHCP riverine areas, associated with Drainage A and Tributary A-1, none of which support riparian habitat [Exhibit 4 – MSHCP Riverine Areas Map]. Drainage A and Tributary A-1 are ephemeral drainage features with marginal bed and/or bank; and both features exhibit evidence of a drainage pattern including debris wracking and deposits from recent storms. Drainage A ranges in widths from eight to 25 feet, traversing the property from the southwestern property boundary continuing to the northeastern boundary. Tributary A-1 ranges in widths ten to 28 feet, originating at the western boundary. Tributary A-1 confluences with Drainage A near the center of the property.

Vegetation observed onsite consists predominantly of disturbed/ruderal species, including Russian thistle (*Salsola tragus*), common sunflower (*Helianthus annuus*), London rocket (*Sisymbrium irio*), yellow-berried nightshade (*Solanum crassifolia*), Bermuda grass (*Cynodon dactylon*), sow thistle (*Sonchus asper*), longbeak stork's bill (*Erodium botrys*), smooth cat's ear (*Hypochaeris glabra*), radish (*Raphanus sativus*), cheeseweed (*Malva parviflora*), rough pigweed (*Amaranthus retroflexus*), burclover (*Medicago polymorpha*), fiddleneck (*Amsinckia intermedia*), tree tobacco (*Nicotiana glauca*), and castor bean (*Ricinus communis*).

As noted above, the site does not contain riparian habitat, and therefore does not contain suitable habitat for the least Bell's vireo, southwestern willow flycatcher, western yellow-billed cuckoo, or other riparian birds. In addition, the site does not contain any vernal or seasonal pools, or other artificial features with the potential to support fairy shrimp. No ponding was observed at the site during biological surveys, including those that occurred following periods of substantial rainfall. The site lacks the suitable topography (including localized depressions) to support prolonged inundation necessary to support fairy shrimp. The site slopes slightly from west to east, with the central portion of the site containing drainage features that convey flows from west to east. As a result of the sloping topography and drainage, there is no opportunity for water to pond at the site. Furthermore, the site does not contain any artificial depressional features, including tire tracks and stock ponds that could support prolonged inundation. In addition, the site is mapped as containing sandy loam soils, which are generally not associated with vernal pools. Observations of the soils at the site showed a lack of clay soil components. Lastly, no plants were observed at the site that are associated with vernal pools and similar habitats that experience prolonged inundation.

3.2.2 Impacts

Pursuant to Volume I, Section 6.1.2 of the MSHCP, projects must consider alternatives providing for 100% percent avoidance of riparian/riverine areas. If avoidance is infeasible, then the unavoidable impacts must be mitigated and a Determination of Biologically Equivalent or Superior Preservation (DBESP) is required.

As noted above, MSHCP riverine areas within the Project site are limited to an onsite ephemeral drainage complex (A and A-1). The Project will result in unavoidable impacts to all MSHCP riverine areas at the site, totaling 0.31 acre.

Please note that focused surveys were also conducted for the burrowing owl which were negative.

3.3 Mitigation/Equivalency

The following is proposed to mitigate unavoidable impacts to 0.31 acre of MSHCP riverine areas, none of which supports riparian habitat:

- 1) The purchase of 0.62 acre of mitigation credits (a 2:1 mitigation-to-impact ratio) from the Santa Ana River Watershed In-Lieu Fee Program; *or*
- 2) The purchase of 0.62 acre of mitigation credits from the Riverpark Mitigation Bank; *or*
- 3) The purchase of 0.62 acre of mitigation credits from another approved mitigation bank or in-lieu fee program acceptable to the CDFW and USFWS.

3.3.1 Direct Effects/Infeasibility of Avoidance

Direct effects are those effects that can be expected from direct removal of and disturbances to the land and resources. For this report, the term *Permanent Impact* is defined as that portion of the resource that will be permanently developed/removed.

Direct effects will occur to 0.31 acre of MSHCP riverine areas within the central/south-central portion of the Project site. A total of 1,202 linear feet of streambed will be permanently impacted.

The proposed Project consists of an application for a Plot Plan pursuant to the requirements of the site's underlying zoning designations of Manufacturing - Service Commercial (M-SC) and Industrial Park (I-P) to allow for the construction of a warehouse facility. Associated improvements to the site include auto and truck trailer parking, drive aisles, fire lanes, metal fencing and metal gates, outdoor employee amenity/patio area, landscaping, utility improvements, and roadway improvements to the frontage roadways of Seaton Avenue and Perry Street.

The onsite drainage features are located in the central and south-central portion of the Project site, and as a result of the forked and meandering configuration of the stream channels, the majority of the Project site is encumbered by the drainage features. As such, it would be infeasible to re-design the warehouse facility to avoid the drainage system. Additionally, it should be noted that the Project site has been disturbed and in dry farming (agricultural production) for over 50 years. As a result, the drainage features exhibit minimal functions and values that would be affected by the project.

The purchase of compensatory mitigation credits from the SRMA Santa Ana River Watershed In-Lieu Fee Program for the rehabilitation of MSHCP Riverine/Riparian areas at a 2:1 mitigation-to-impact ratio would be considered superior mitigation compared with avoidance of the riverine areas at the Project site.

As described above, the Project's mitigation proposal includes the following options:

- 1) The purchase of 0.62 acre of mitigation credits (a 2:1 mitigation-to-impact ratio) from the Santa Ana River Watershed In-Lieu Fee Program; *or*
- 2) The purchase of 0.62 acre of mitigation credits from the Riverpark Mitigation Bank; *or*
- 3) The purchase of 0.62 acre of mitigation credits from another approved mitigation bank or in-lieu fee program acceptable to the CDFW and USFWS.

With the completion of this mitigation purchase, the Project's compensatory mitigation will offset impacts to riverine resources and reduce potential impacts to a less than significant level.

3.3.2 Indirect Effects

Indirect effects are those effects that give rise to delayed, secondary effects. Examples of indirect effects include fragmentation, increased levels of environmental toxins, plant and wildlife dispersal interruption, increased risk of fire, construction noise, and invasion of nonnative animals and plants, which stresses or alters competition among natives. Indirect effects are those that can be assumed to increase mortality, reduce productivity, and/or reduce the functions and values of natural open space for native species.

The Project site and its surroundings have been under agricultural operation for more than 50 years and it is not a wildlife movement corridor; instead, the area is already fragmented by construction of other warehouse buildings, the Interstate 215 Freeway, and rural residential housing. The development of a warehouse building and its associated improvements will not result in further fragmentation than already exists, and it will not result in a lower function and value of natural open space for native species, or other effects associated with such natural open space. As such the Project will not result in adverse indirect effects, whether short-term during construction, or long-term from the operation of the warehouse facility.

4.0 REFERENCES

[Dudek] Dudek & Associates. 2003. Western Riverside County Multiple Species Habitat Conservation Plan. Volumes 1 – 5. Prepared for the Transportation and Land Management Agency, County of Riverside, California as part of the Riverside County Integrated Project. Adopted June 2003, currently available at <http://www.rcip.org/conservation.htm>.

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[USFWS] U.S. Fish and Wildlife Service. 2000. Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed and Candidate Plants. Sacramento, CA: U.S. Fish and Wildlife Service. Unpublished memorandum, dated January 2000.

Zeiner, D. C., W., F. Laudenslayer, Jr., K. E. Mayer, M. White. Editors. 1990. California's Wildlife. Volume 2. Birds. State of California, Department of Fish and Game. Sacramento, California. 731-732 pp.

5.0 CERTIFICATION

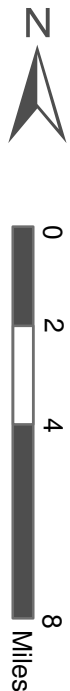
I hereby certify that the statements furnished above and in the attached exhibits present data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signed: _____

A handwritten signature in black ink, appearing to read "M. G. B.", is placed over a light gray rectangular background. The signature is fluid and cursive.

Date: November 8, 2019

Source: ESRI World Street Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

SEATON TECH CENTER

Regional Map

GLENN LUKOS ASSOCIATES

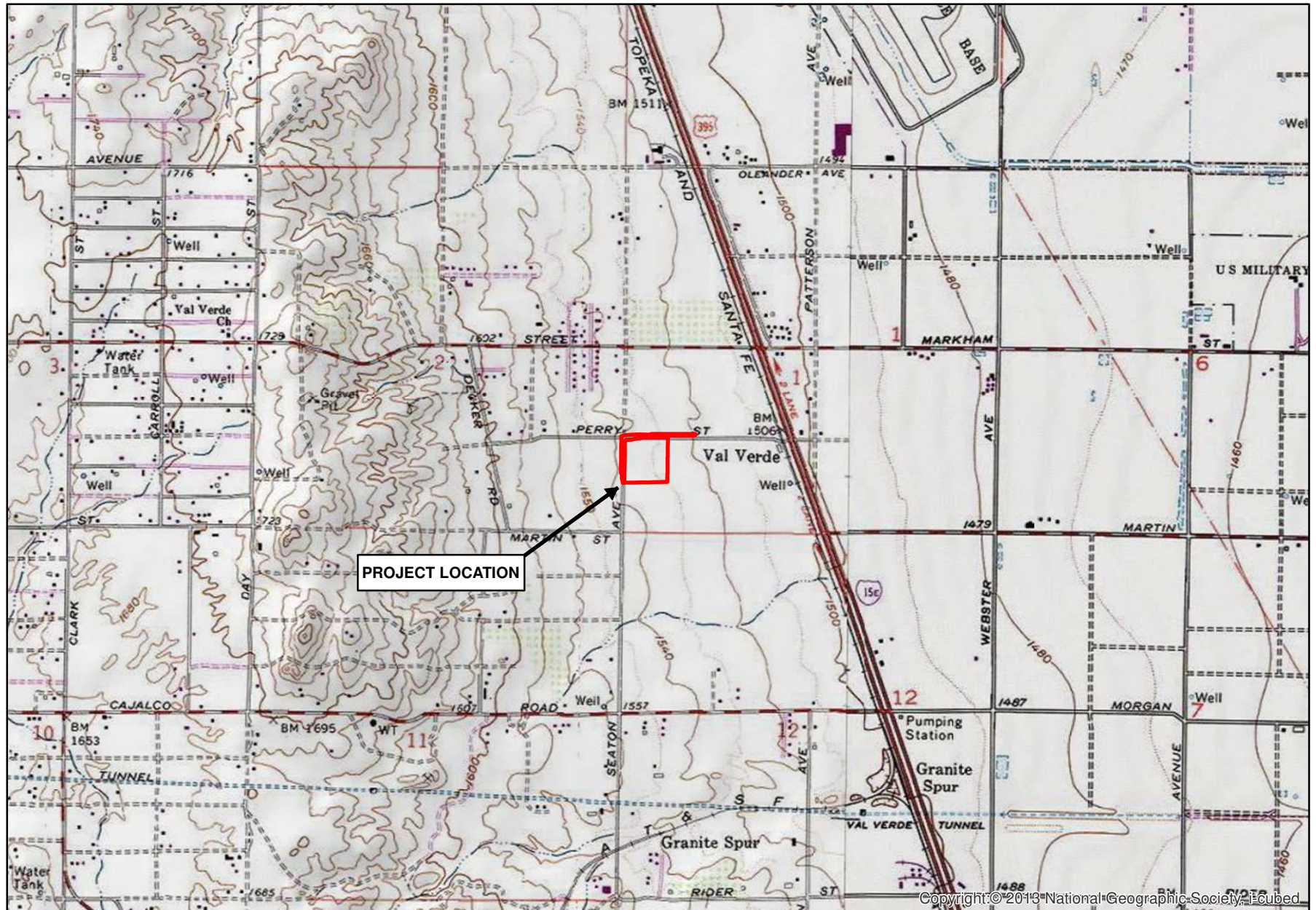
Exhibit 1



Adapted from USGS Steele Peak, CA quadrangle



0
1,000
2,000
4,000
Feet



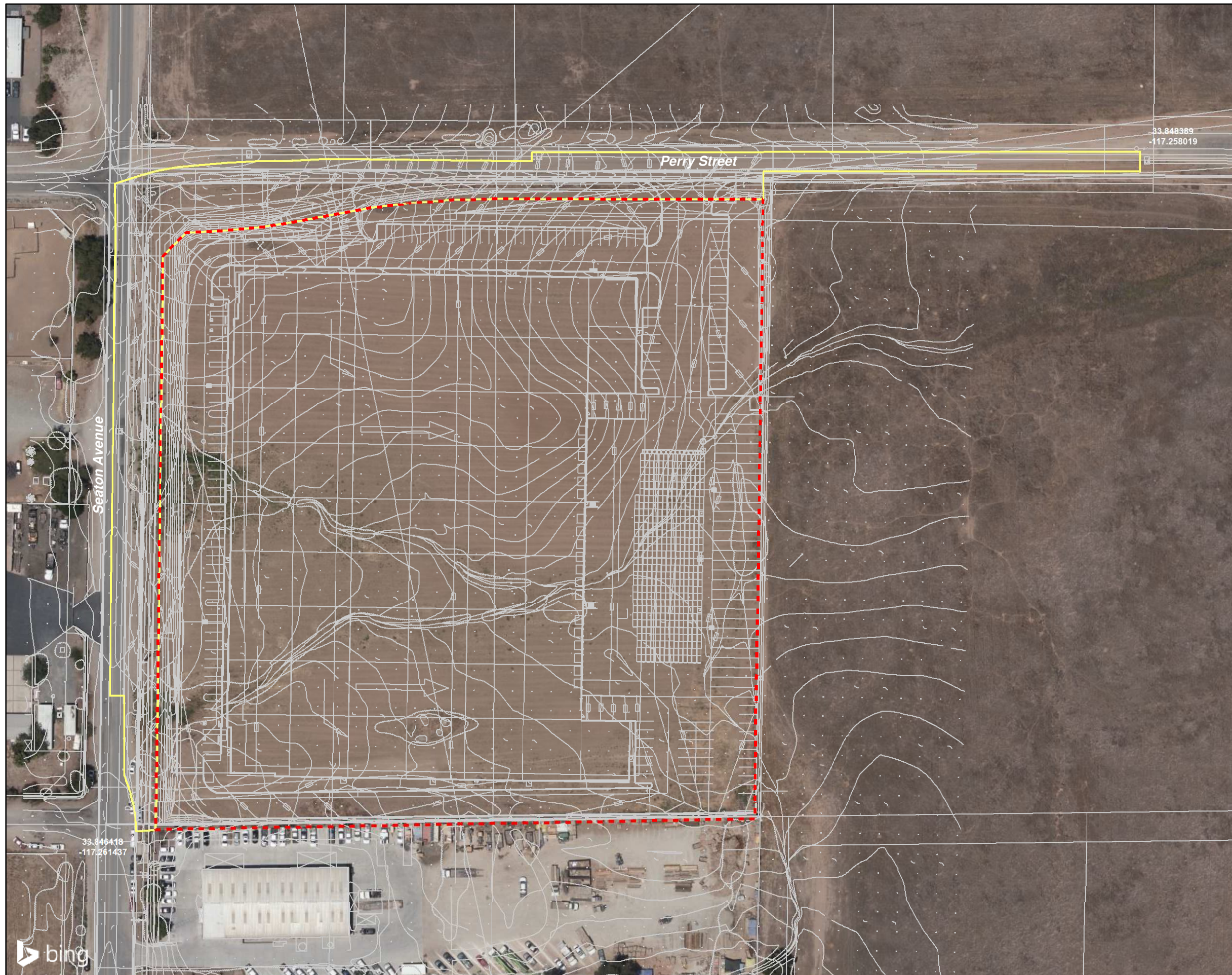
SEATON TECH CENTER

Vicinity Map

GLENN LUKOS ASSOCIATES

Exhibit 2





- Project Site Plan
- Onsite Study Area Boundary
- Offsite Study Area Boundary



1 inch = 100 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: B. Gale, GLA
Date Prepared: October 10, 2019

SEATON TECH CENTER

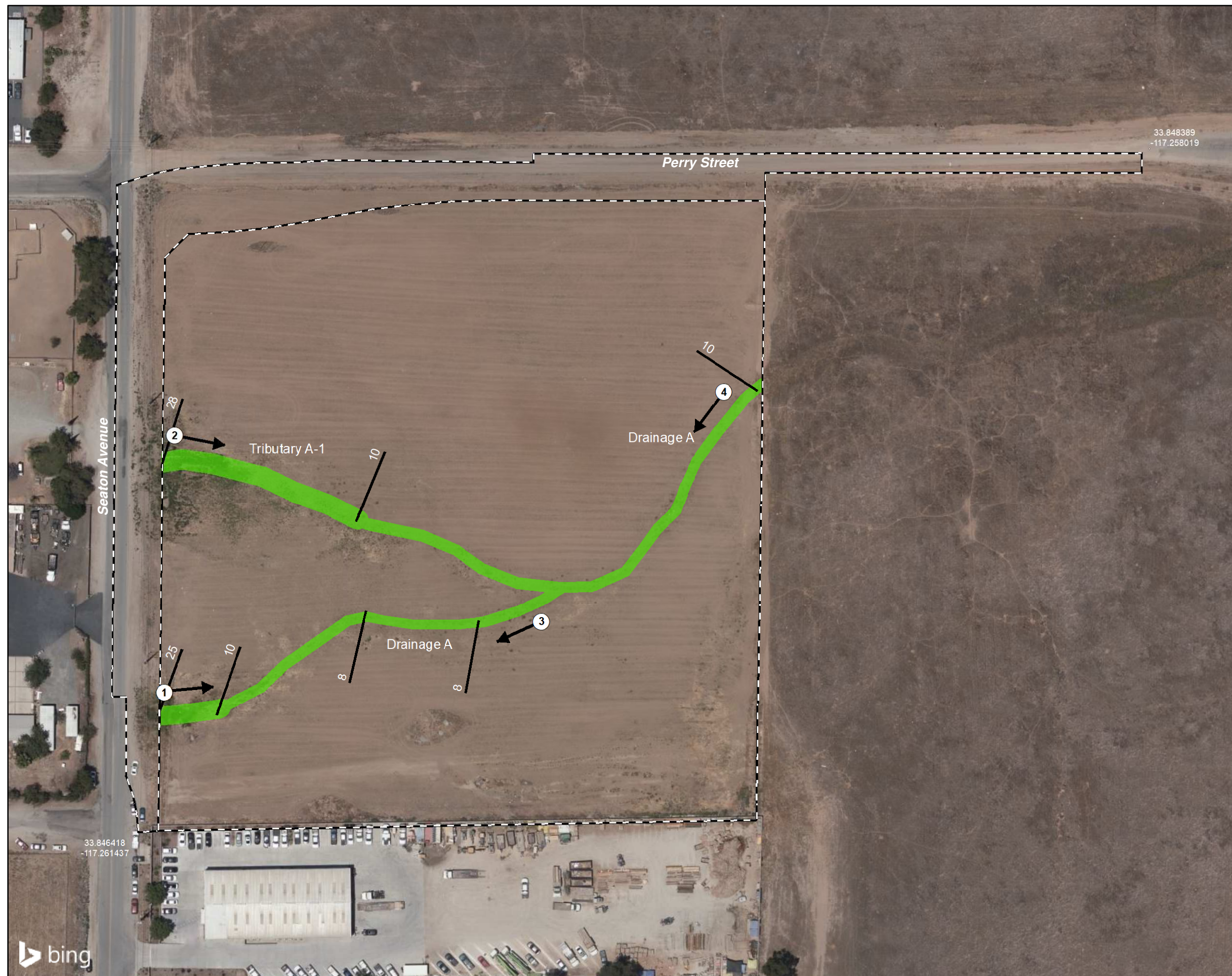
Site Plan Map

GLENN LUKOS ASSOCIATES

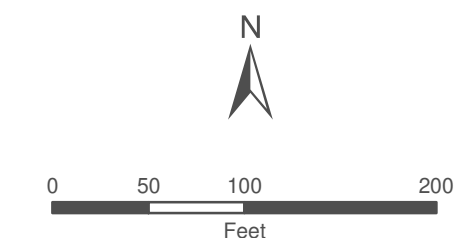


Exhibit 3

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- Project Study Area
- MSHCP Riverine
- Width in Feet
- Photo Location



1 inch = 100 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: B. Gale, GLA
Date Prepared: October 10, 2018

SEATON TECH CENTER


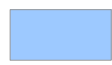


MSHCP Riverine Map

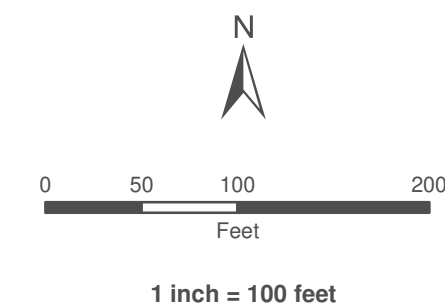
GLENN LUKOS ASSOCIATES

Exhibit 4





-  Project Study Area
-  AoC - Arlington fine sandy loam, deep, 2 to 8 percent slopes
-  FfC2 - Fallbrook fine sandy loam, 2 to 8 percent slopes, eroded
-  HcC - Hanford coarse sandy loam, 2 to 8 percent slopes



Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: B. Gale, GLA
Date Prepared: October 10, 2019

SEATON TECH CENTER

Soils Map





GLENN LUKOS ASSOCIATES

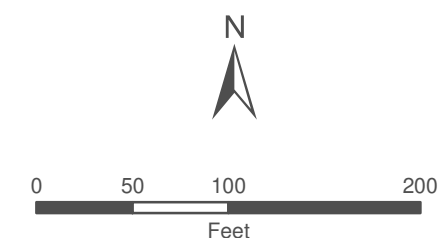


Exhibit 5

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-  Onsite Study Area Boundary
-  Offsite Study Area Boundary
-  Disturbed/Developed
-  Disturbed/Ruderal



1 inch = 100 feet

Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: B. Gale, GLA
Date Prepared: October 10, 2019

SEATON TECH CENTER

Vegetation Map

GLENN LUKOS ASSOCIATES



Exhibit 6

X:\0363-THE REST\0849-31\SEAT\849-31_GIS\Vegetation\GIS\849-31 Vegetation.mxd



Photograph 1: Depicting Study area near the northwest corner facing approximately south with fiddleneck (*Amsinckia intermedia*), stinknet (*Oncosiphon piluliferum*), and London rocket (*Sisymbrium irio*) as the dominant species.



Photograph 2: Depicting the Study area near the western property boundary facing approximately east.



GLENN LUKOS ASSOCIATES

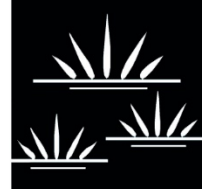
Exhibit 7

SEATON TECH CENTER PROJECT

Site Photographs

GLENN LUKOS ASSOCIATES

Regulatory Services



April 3, 2020

Matthew Poonamallee
Ecological Resources Specialist II
County of Riverside, Planning Department
Environmental Programs Division
4080 Lemon St, 12th Floor
Riverside, California 92501

SUBJECT: Seaton Tech Center (PPT 180025), Located in the County of Riverside County, California: Wildlife Agency Comments to DBESP.

Dear Mr. Poonamallee:

Glenn Lukos Associates (GLA), on behalf of the Seaton Tech Center Project (Project) Team, is submitting this letter to provide you with responses to comments received from the California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) [Collectively known as the “Wildlife Agencies”] by GLA on March 3, 2020, associated with the Project [PPT-180025], located in the Mead Valley area of the County Riverside County, California. A copy of the Wildlife Agencies comment letter is included as Exhibit 1.

This letter serves as justification to confirm that the Determination of Biologically Equivalent or Superior Preservation (DBESP), prepared by GLA and dated November 8, 2019 originally submitted to the County and subsequently to the Wildlife Agencies, is accurate. This letter will be attached to the DBESP prepared by GLA and dated November 8, 2019. The text from the Wildlife Agencies’ comment request is listed in italics and our response is listed below it.

Comment 1:

The Wildlife Agencies are concerned that the riparian/riverine delineation provided in the DBESP does not appear to represent the full extent of the MSHCP riparian/riverine resources on the Project site. The DBESP identified two riparian/riverine drainage features (Drainage A and Tributary A-1) on the Project site. However, aerial imagery from multiple years shows Drainages “A” and “A-1” supporting riparian/riverine vegetation beyond the width of the areas identified

Matthew Poonamallee
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Environmental Programs Division
April 3, 2020
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as riparian/riverine resources in the proposed DBESP. Additionally, stream widths that appeared wider in some areas than those identified in the riparian/riverine delineation were observed by Wildlife Agency staff in February 2020 from streets adjacent to the Project site. The Wildlife Agencies request that the County revise the delineation to include the full widths of the on-site riparian/riverine resources or a site visit to validate the existing delineation.

Response 1:

Although GLA believed that the limits of jurisdiction noted in the jurisdictional delineation provided as part of the Determination of Biologically Equivalent or Superior Preservation (DBESP) were accurate, based on e-mail communication with Eric Chan, we agreed to re-review the areas in question identified by the Wildlife Agencies. GLA regulatory specialists again walked both Drainage A and Drainage A-1 onsite on March 27, 2020, and determined that the widths of each drainage feature were accurately documented in the biological technical report containing the jurisdictional delineation prepared by GLA and dated October 10, 2019, and in the DBESP report prepared by GLA and dated November 8, 2019.

GLA again reviewed historical aerial photographs from 1966, 1978, 1994, 2002, 2005, 2009, 2012, and 2016, all of which corroborated the widths that we had documented in Drainages A and A-1.

Furthermore, the Wildlife Agencies were concerned that riparian habitat is present on site, but we confirmed that the vegetation in question is actually upland brome species and cheeseweed, despite the “green” color on the aerial photographs. Please see attached new photographs, taken on the site on March 27, 2020.

Attached to this letter is a map with photograph points for Drainages A and A-1, and the accompanying photographs, to show again to the County and Wildlife Agencies that the widths and attached documentation demonstrate the lack of riparian habitat onsite. This letter serves as a response to comment which confirms for the County and the Wildlife Agencies that the information contained in our biological technical report containing the jurisdictional delineation dated October 10, 2019, and in the DBESP dated November 8, 2019, are accurate. Therefore, neither the jurisdictional delineation nor the DBESP require revisions.

Comment 2:

The DBESP states that the Project proposes to impact 0.31 acres of MSHCP riparian/riverine resources in Drainages A and A-1. Drainages A and A-1 convey flows from areas upstream and

Matthew Poonamallee
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downstream of the Project site, but the DBESP provides no information regarding the potential upstream and downstream impacts associated with construction of the proposed Project. Based on information presented in the DBESP it is unclear if onsite flows will be undergrounded, diverted from their present courses but remain aboveground, or captured and retained onsite.

Please update the DBESP to include a description of proposed impacts with supporting maps and graphics. The descriptions and graphics should be sufficient for the Wildlife Agencies to understand the nature of impacts to riparian/riverine resources and include a discussion of up and or down stream impacts from the proposed Project impacts, if any.

Response 2:

The Project site generally drains from west to east in an existing natural drainage course that traverses the site. The Project site currently accepts offsite drainage from areas west of Seaton Avenue. A 66-inch reinforced concrete pipe (RCP) is constructed in Perry Street near Harvill Avenue. The 66-inch storm drain is constructed to approximately 285 feet west of Harvill Avenue. The peak flow rate shown on the profile is consistent with the Master Plan hydrology for this area. As part of the proposed Project, the storm drain would be extended to the intersection of Perry Street and Seaton Avenue. An additional public storm drain would be installed in Seaton Avenue to convey the runoff from the two existing low spots fronting the Project site.

The Master Plan of Drainage for the Perris Valley Area depicts several subareas west of the Project site that are ultimately tributary to the proposed Master Plan storm drain system. However, the Project engineer, Thienes Engineering, determined that all areas shown on the Master Plan of Drainage do not directly enter the Project site. Areas A-1 through A-5 drain to Perry Street. Area A-6 is the subarea that drains through the Project site via the existing low points in Seaton Avenue. The overall drainage area would be similar to that of the existing Master Plan of Drainage calculations.

Runoff from the easterly portion of the proposed building and the easterly truck yard area will be collected in grate inlets located in the truck yard area. Flow from the westerly portion of the building, the westerly parking area and the northerly parking lot will be intercepted in catch basins in the parking areas. A storm drain will convey this flow around the building to the truck yard area and confluence with runoff from the easterly portion of the Project site. A proposed storm drain will convey runoff northerly to the proposed extension of the Master Plan storm drain in Perry Street. Ultimately, flows from the Project site which will be flowing in the storm drain system within Perry Street will connect just easterly of Harvill Avenue into an existing storm drain system which outlets near the Interstate 215 Freeway. As a result, flows ultimately

Matthew Poonamallee
Ecological Resources Specialist II
County of Riverside, Planning Department
Environmental Programs Division
April 3, 2020
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will be placed in a similar alignment as compared to existing condition and will not alter the hydrology of areas up or downstream of the Project.

Comment 3:

The mitigation proposed in the DBESP does not include sufficient information for the Wildlife Agencies to concur that the mitigation will be equivalent or superior to avoidance of the on-site riparian/riverine resources. Please revise DBESP to include the following information: (1) a description of current conditions (i.e., pre-mitigation) on the proposed mitigation site, including habitat types, acreages, and habitat conditions; (2) actions to be implemented at the mitigation site to achieve desired post-mitigation conditions; (3) a description of performance criteria to be achieved (e.g. habitat types, acreages, and habitat conditions); (4) the anticipated time frame [the year] in which the stream impacts are expected to occur on the Project site, and the anticipated (5) start date [year] and (6) end date [year] for completing the proposed offsite mitigation action; (7) duration of proposed mitigation actions; and (8) a contingency strategy should performance criteria not be achieved within the proposed timeframe. [If purchasing credits from a mitigation bank or an in-lieu fee program, the mitigation start and end dates should be based on information provided to the County or the Applicant by the entity operating the mitigation site]. The Applicant should commit to mitigating at a specific location, which must be located inside the MSHCP Plan Boundary.

Due to the Wildlife Agencies' participation on the Interagency Review Team for the Riverpark Mitigation Bank (Riverpark), we are familiar with the pre- and post-restoration habitat types, acreages, and the nature of the restoration actions that will take place at that particular mitigation bank (Item #s 1-3 and 5-6, above). If, however, the revised DBESP proposes to utilize a different mitigation bank or, alternatively, an in-lieu fee program, then the revised DBESP should include the details of the mitigation site requested above (Items #s 1 – 8, above), since information for the other potential mitigation venues.

If the revised DBESP proposes that the Applicant would purchase Wetland Re-establishment mitigation credits from the Riverpark Mitigation Bank, please state this clearly in the revised DBESP. If the purchase of Rehabilitation credits is proposed, the mitigation ratio should be increased to reflect the lower ecological uplift that would occur and to offset the net loss of MSHCP aquatic resources that would result from not replacing the riparian/riverine resources eliminated by the Seaton Tech Center Project. Likewise, if the proposed mitigation site will be located outside of the San Jacinto River Watershed, we recommend that the mitigation ratio be increased to riparian/riverine resources within the San Jacinto Watershed.

Matthew Poonamallee
Ecological Resources Specialist II
County of Riverside, Planning Department
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Response 3:

The applicant is proposing to purchase wetland re-establishment credits from the Riverpark Mitigation Bank. Based on Project impacts, a total of 0.62 acre of habitat mitigation credits will be purchased from the Riverpark Mitigation Bank, the value of which will far exceed the value of the onsite drainage features.

If you have any questions or comments regarding the information provided, please contact me at (949) 340-3851 at the office, or via electronic mail at mrasnack@wetlandpermitting.com.

Sincerely,



GLENN LUKOS ASSOCIATES, INC.

Martin Rasnick
Principal/Senior Regulatory Specialist

cc: Larry Cochrun
Tracy Zinn
Connie Anderson

p: 849-31a._response_ltr.docx

Exhibit 1

Wildlife Agencies Comment Letter



U.S. Fish and Wildlife Service
Palm Springs Fish and Wildlife Office
777 East Tahquitz Canyon Way, Suite 208
Palm Springs, California 92262
760-322-2070
FAX 760-322-4648



California Department of Fish and Wildlife
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, California 91764
909-484-0167
FAX 909-481-2945

In Reply Refer To:
FWS/CDFW-WRIV-20B0119-20CPA0108

February 24, 2020
Sent by email

Ken Baez, Principal Planner
Environmental Planning Department
County of Riverside
P.O. Box 1409
Riverside, California 92502-1409

ATTN: Matthew Poonamallee

Subject: DBESP for the Seaton Tech Center Project (PPT180025),
Mead Valley Area Plan, County of Riverside

Dear Mr. Baez:

The U.S. Fish and Wildlife Service (Service) and the California Department of Fish and Wildlife (CDFW), hereafter referred to jointly as the Wildlife Agencies, have reviewed the proposed Determination of Biologically Equivalent or Superior Preservation (DBESP) for the Seaton Tech Center Project, AKA PPT180025 (Project), which we received from the County of Riverside (County) on December 23, 2019. The DBESP was prepared to evaluate the Project's proposed impacts on riparian/riverine and vernal pool resources in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and to identify biologically equivalent or superior mitigation to offset the impacts. The Wildlife Agencies are providing the following comments as they relate to the Project's consistency with Section 6.1.2 of the MSHCP (Protection of Riparian, Riverine, and Vernal Pool Resources).

Project Description

The proposed Project would be built on is a 10.58 acre site (APN 314-130-007) located within the San Jacinto River watershed in the unincorporated County, south of Perry Street, east of Seaton Avenue, west of Harvill Avenue, and north of Martin Street, in the northern Mead Valley area. The Applicant proposes to build a 203,029-square foot warehouse. The Project would include auto and truck trailer parking, drive aisles, fire lanes, fencing and gates, an outdoor employee amenity/patio area, landscaping, utility improvements, and improvements to Seaton Avenue and Perry Street.

Riparian/Riverine Delineation

The Wildlife Agencies are concerned that the riparian/riverine delineation provided in the DBESP does not appear to represent the full extent of the MSHCP riparian/riverine resources on the Project site. The DBESP identified two riparian/riverine drainage features (Drainage A and Tributary A-1) on the Project site. However, aerial imagery from multiple years shows Drainages "A" and "A-1" supporting riparian/riverine vegetation beyond the width of the areas identified as riparian/riverine resources in the proposed DBESP. Additionally stream

widths that appeared wider in some areas than those identified in the riparian/riverine delineation were observed by Wildlife Agency staff in February 2020 from streets adjacent to the Project site.

The Wildlife Agencies request that the County revise the delineation to include the full widths of the on-site riparian/riverine resources or a site visit to validate the existing delineation.

Nature and Extent of Stream/Wetland Impacts

The DBESP states that the Project proposes to impact 0.31 acres of MSHCP riparian/riverine resources in Drainages A and A-1. Drainages A and A-1 convey flows from areas upstream and downstream of the Project site, but the DBESP provides no information regarding the potential upstream and downstream impacts associated with construction of the proposed Project. Based on information presented in the DBESP it is unclear if onsite flows will be undergrounded, diverted from their present courses but remain aboveground, or captured and retained onsite.

Please update the DBESP to include a description of proposed impacts with supporting maps and graphics. The descriptions and graphics should be sufficient for the Wildlife Agencies to understand the nature of the Project impacts to riparian/riverine resources and include a discussion of up and or down stream impacts from the proposed Project impacts, if any.

Mitigation Strategy

The mitigation proposed in the DBESP does not include sufficient information for the Wildlife Agencies to concur that the mitigation will be equivalent or superior to avoidance of the on-site riparian/riverine resources. Please revise DBESP to include the following information: (1) a description of current conditions (i.e., pre-mitigation) on the proposed mitigation site, including habitat types, acreages, and habitat conditions; (2) actions to be implemented at the mitigation site to achieve desired post-mitigation conditions; (3) a description of performance criteria to be achieved (e.g. habitat types, acreages, and habitat conditions); (4) the anticipated time frame [the year] in which the stream impacts are expected to occur on the Project site, and the anticipated (5) start date [year] and (6) end date [year] for completing the proposed offsite mitigation action; (7) duration of proposed mitigation actions; and (8) a contingency strategy should performance criteria not be achieved within the proposed timeframe. [If purchasing credits from a mitigation bank or an in-lieu fee program, the mitigation start and end dates should be based on information provided to the County or the Applicant by the entity operating the mitigation site]. The Applicant should commit to mitigating at a specific location, which must be located inside the MSHCP Plan Boundary.

Due to the Wildlife Agencies' participation on the Interagency Review Team for the Riverpark Mitigation Bank (Riverpark), we are familiar with the pre- and post-restoration habitat types, acreages, and the nature of the restoration actions that will take place at that particular mitigation bank (Item #s 1-3 and 5-6, above). If, however, the revised DBESP proposes to utilize a different mitigation bank or, alternatively, an in-lieu fee program, then the revised DBESP should include the details of the mitigation site requested above (Items #s

1 – 8, above), since the Wildlife Agencies lack this information for the other potential mitigation venues.

If the revised DBESP proposes that the Applicant would purchase Wetland Re-establishment mitigation credits from the Riverpark Mitigation Bank, please state this clearly in the revised DBESP. If the purchase of Rehabilitation credits is proposed, the mitigation ratio should be increased to reflect the lower ecological uplift that would occur and to offset the net loss of MSHCP aquatic resources that would result from not replacing the riparian/riverine resources eliminated by the Seaton Tech Center Project. Likewise, if the proposed mitigation site will be located outside of the San Jacinto River Watershed, we recommend that the mitigation ratio be increased to reflect the permanent loss of riparian/riverine resources within the San Jacinto Watershed.

Conclusion and Summary

The Wildlife Agencies are unable to concur at this time that the proposed DBESP provides mitigation that is biologically equivalent or superior to avoidance of the existing riparian/riverine resources on the Project site due to: (1) concerns regarding the completeness of the delineation of the riparian/riverine resources on the Project site, (2) insufficient information regarding the nature and extent of potential offsite (upstream and downstream) impacts to MSHCP riparian/riverine features, and (3) the lack of specific details about the location, content, and time frame for the proposed mitigation.

Please revise the DBESP to provide the information requested above, and submit the revised DBESP to both of the Wildlife Agencies at your earliest convenience.

We appreciate the opportunity to provide comments on this DBESP, and look forward to continuing to work with you and the Applicant on this Project. If you have any questions or comments regarding this letter, or to schedule a site visit, please contact James Thiede of the Service at james_thiede@fws.gov or Eric Chan of the Department at eric.chan@wildlife.ca.gov or by telephone at 909-483-6317.

Sincerely,



Jenness McBride
Acting Assistant Field Supervisor
U.S. Fish and Wildlife Service

for
Scott Wilson
Environmental Program Manager
California Department of Fish and Wildlife




cc:

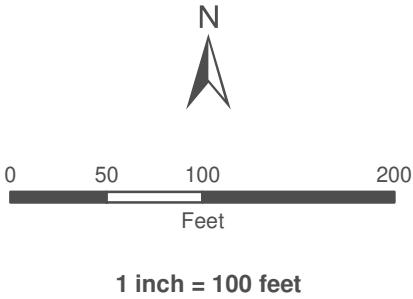
Jim Mace, U.S. Army Corps of Engineers
Marc Brown, Santa Ana Regional Water Quality Control Board
Jason Bill, Santa Ana Regional Water Quality Control Board
Tricia Campbell, Regional Conservation Authority

Exhibit 2

Photograph Page and Photographs Depicting Drainage A and Drainage A-1



-  Project Boundary
-  Study Area
-  Photo Location



Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD83
Map Prepared by: B. Gale, GLA
Date Prepared: April 3, 2020

**SEATON
COMMERCE CENTER PROJECT**
Photo Locations Map

GLENN LUKOS ASSOCIATES



Exhibit 1



Photograph 1: 03-27-20. Start of Tributary A-1 looking downstream,



Photograph 2: 03-27-20. Middle portion of Tributary A-1 looking downstream.



Photograph 3: 03-27-20. Middle portion of Tributary A-1 looking downstream.



Photograph 4: 03-27-20. Lower portion of Tributary A-1 looking downstream prior to confluence with Drainage A.





Photograph 5: 03-27-20. Tributary A-1 near confluence with Drainage A.



Photograph 6: 03-27-20. Lower reach of Drainage A looking downstream.



Photograph 7: 03-27-20. Lower reach of Drainage A looking downstream.



Photograph 8: 03-27-20. Drainage A lower reach looking downstream prior to leaving the Project site.



Photograph 9: 03-27-20. Central portion of Drainage A looking upstream.



Photograph 10: 03-37-20. Westerly portion of Drainage A looking upstream towards Seaton Avenue.



Photograph 11: 03-27-20. Westerly portion of Drainage A looking upstream towards Seaton Avenue.



Photograph 12: 03-27-20. Start of Drainage A looking downstream.





Photograph 13: 03-27-20. Additional view of start of Drainage A looking downstream.



Photograph 14: 03-27-20. Additional view of start of Drainage A looking downstream.



Photograph 15: 03-27-20. Representative view of project site looking east.

