

# Memorandum

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Date: February 10, 2017

To: Trammell Crow Southern California Development, Inc.

From: Juan J. Hernandez, Principal Biologist

Subject: Jurisdictional Delineation Update for Parcel Map No. 36962

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This memorandum provides an update to the jurisdictional delineation performed in December 2014 for Parcel Map No. 36962. The Parcel Map No. 36962 project site is located immediately southwest of the intersection of Ellsworth Street and Oleander Avenue within an unincorporated area of Riverside County, California (Figures 1 and 2). Specifically, the project site is located within Township 4 South, Range 4 West in the northeastern portion of Section 2 of the *Steele Peak* United States Geological Survey (USGS) 7.5' topographic quadrangle. The center point latitude and longitude coordinates for the project site are 33° 51' 26.15" North and 117° 16' 18.82" West

Parcel Map No. 36962 consists of the construction of a 410,982-square-foot warehouse with associated offices and parking stalls (Figure 3). The project site consists of Assessor's Parcel Numbers 314-020-010 and 314-020-017. Approximately 21.52 acres of the project site will be impacted by the proposed project.

## Results

### *Hydrology*

The project site is located in the Santa Ana River Basin Plan, the San Jacinto Valley hydrologic unit, the Perris hydrologic area, and the Perris Valley hydrologic sub-area. A drainage feature runs from west to east down the center of the project site, terminating just west of the project site boundary and Decker Road to the east.

### *Soils*

The project site contains eight soil types: Cieneba rocky sandy loam (CkD2), 8 to 15 percent slopes, eroded; Cieneba rocky sandy loam (CkF2), 15 to 50 percent slopes, eroded; Fallbrook sandy loam (FbC2) shallow, 5 to 8 percent slopes, eroded; Fallbrook rocky sandy loam (FbD2), 8 to 15 percent slopes, eroded; Fallbrook fine sandy loam (FfC2), 2 to 8 percent slopes, eroded; Fallbrook fine sandy loam (FkD2), 8 to 15 percent slopes,

eroded; Hanford coarse sandy loam (HcC), 2 to 8 percent slopes; Vista coarse sandy loam (Vsc), 2 to 8 percent slopes. None of the soils present on-site are classified as hydric soils.

#### *California Department of Fish and Wildlife (CDFW) Jurisdiction*

The project site contains approximately 0.11 acre of an ephemeral drainage feature vegetated with upland plant species (Figure 4). The drainage feature appears to be the remnant of a historical drainage that previously conveyed water. The upstream off-site portion of this drainage feature was created by a man-made mine adit that appears to go under an existing water tank. At this off-site point the swale forks and another swale continues east for approximately 500 feet where it ends.

The on-site portion of the ephemeral drainage feature flows from west to east for approximately 690 feet (Figure 5). The drainage feature terminates approximately 120 feet west of the property boundary and Ellsworth Street. The drainage feature appears to rarely convey water. At the point of termination, the drainage feature no longer contains a definable bed, bank, or channel. Although the drainage feature is an isolated, remnant drainage feature which appears to rarely receive hydrologic flow, the feature would be considered a CDFW jurisdictional drainage feature.

#### *Waters of the United States*

The project site contains no Waters of the United States. The drainage feature does not exhibit an ordinary high water mark. Further, the drainage feature is an isolated, remnant feature which receives no hydrologic flow. It consists of a shallow feature in the landscape that may convey water across upland areas during and following storm events (United States Army Corps of Engineers JD Guidebook). The drainage feature is not a tributary and it does not have a significant nexus (biological, chemical, or physical connection) to traditional navigable waters of the United States.

#### *Regional Water Quality Control Board (RWQCB) Jurisdiction*

The project site contains no Waters of the United States. However, the project site contains approximately 0.11 acre (690 linear feet) of ephemeral waters of the State. Discharges to the drainage feature have the potential to result in impacts to water quality of state waters. The RWQCB could potentially require review of the project under the Porter Cologne Water Quality Control Act to insure the project conforms to state water quality requirements.

## Impacts

### *California Department of Fish and Wildlife*

The proposed project will construct a 410,982-square-foot warehouse with associated offices and parking stalls. Approximately 21.52 acres of the project site will be impacted. As proposed the project will impact approximately 0.11 acre of ephemeral drainage dominated by upland plant species (Figure 6). Impacts to this drainage feature will need to be reviewed under CEQA and the CDFW will need to be notified of these impacts the submittal of a Notification of Lake of Streambed Alteration pursuant to F&GC Section 1602.

### *Waters of the United States*

The proposed project will construct a 410,982-square-foot warehouse with associated offices and parking stalls. Approximately 21.52 acres of the project site will be impacted. The project site contains no waters of the U.S.

### *Regional Water Quality Control Board*

The proposed project will construct a 410,982 square-foot-warehouse with associated offices and parking stalls. Approximately 21.52 acres of the project site will be impacted. As proposed the project will impact approximately 0.11 acre (690 linear feet) of ephemeral waters of the State (Figure 6). Impacts to this drainage feature will need to be reviewed under CEQA. Discharges to this drainage feature have the potential to result in impacts to water quality of state waters and the Santa Ana RWQCB will need to be notified in order to obtain Waste Discharge Requirements (WDRs) under the PCWQCA.

## Recommendations

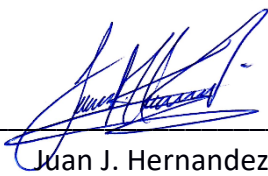
The following recommendations are made:

- The project proponent shall consult with the CDFW and RWQCB to determine the need for permits that must be obtained prior to initiation of construction of the proposed project.
- Based upon correspondence with Riverside County Environmental Programs Division, the direct loss of approximately 0.11 acre (690 linear feet) of ephemeral drainage may represent Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) riverine resources, which may require preparation of an MSHCP Determination of Biologically Equivalent or Superior Preservation (DBESP) to address the proposed permanent impacts to this feature.

**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.

Date: February 10, 2017

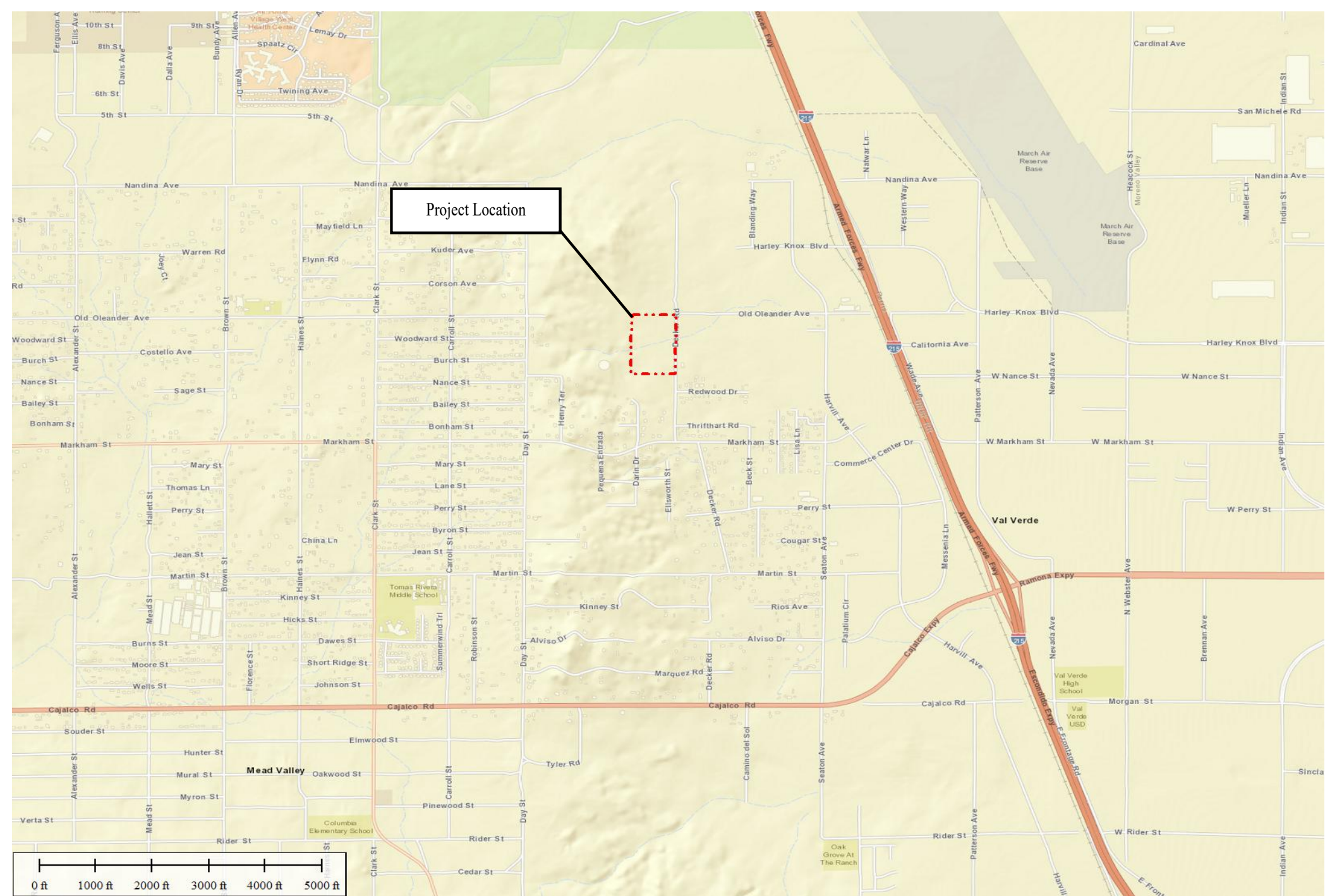
Signed:  \_\_\_\_\_  
Juan J. Hernandez

Enclosures:

- Figure 1: Project Location Map
- Figure 2: Project Vicinity Map
- Figure 3: Project Plans
- Figure 4: Drainage Map
- Figure 5: Drainage Terminus
- Figure 6: Impacts Map
- Appendix A: Project Photographs



# FIGURES

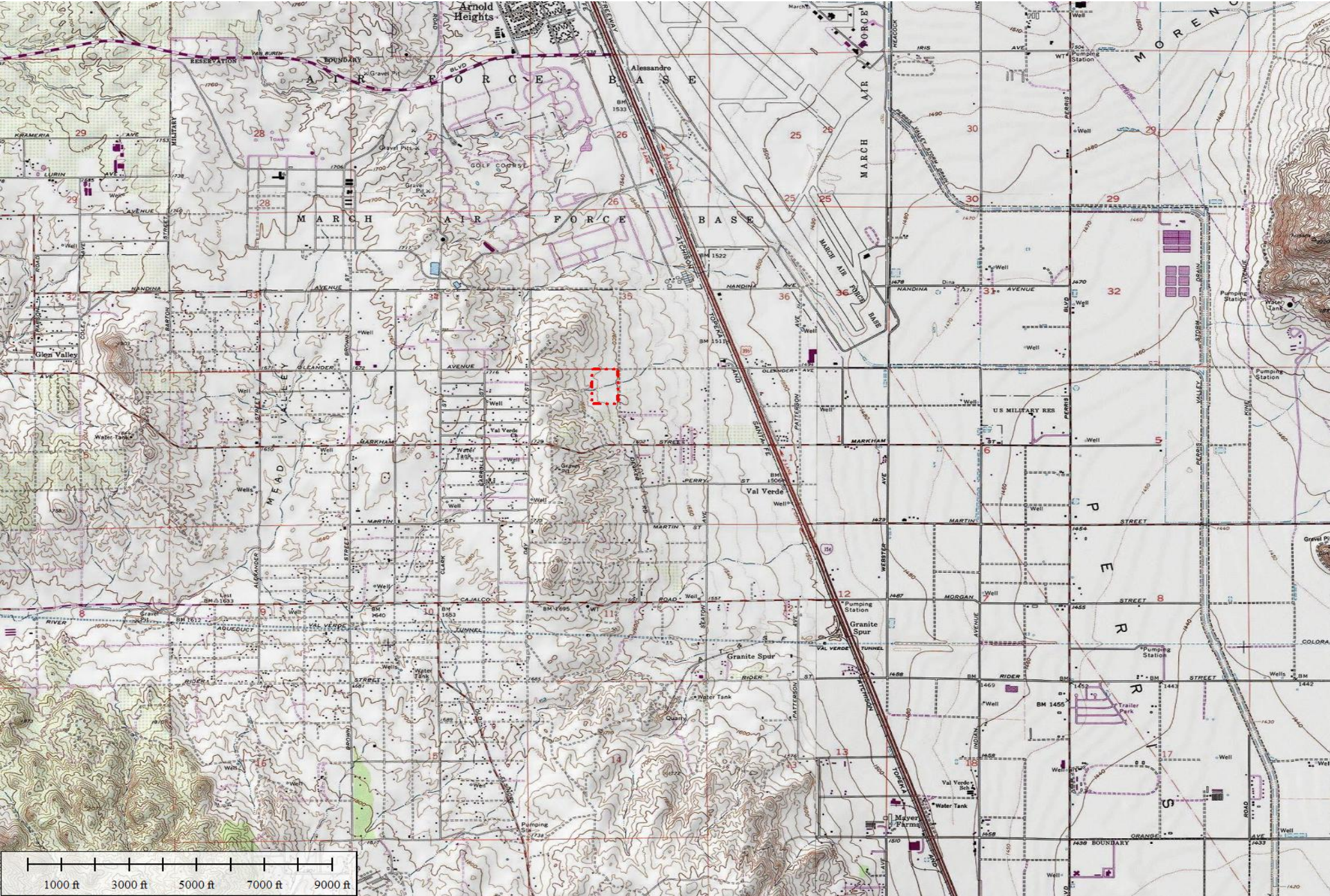


**Figure 1**

Project Location Map  
 Jurisdictional Delineation  
 Decker Parcels II Project  
 County of Riverside, California





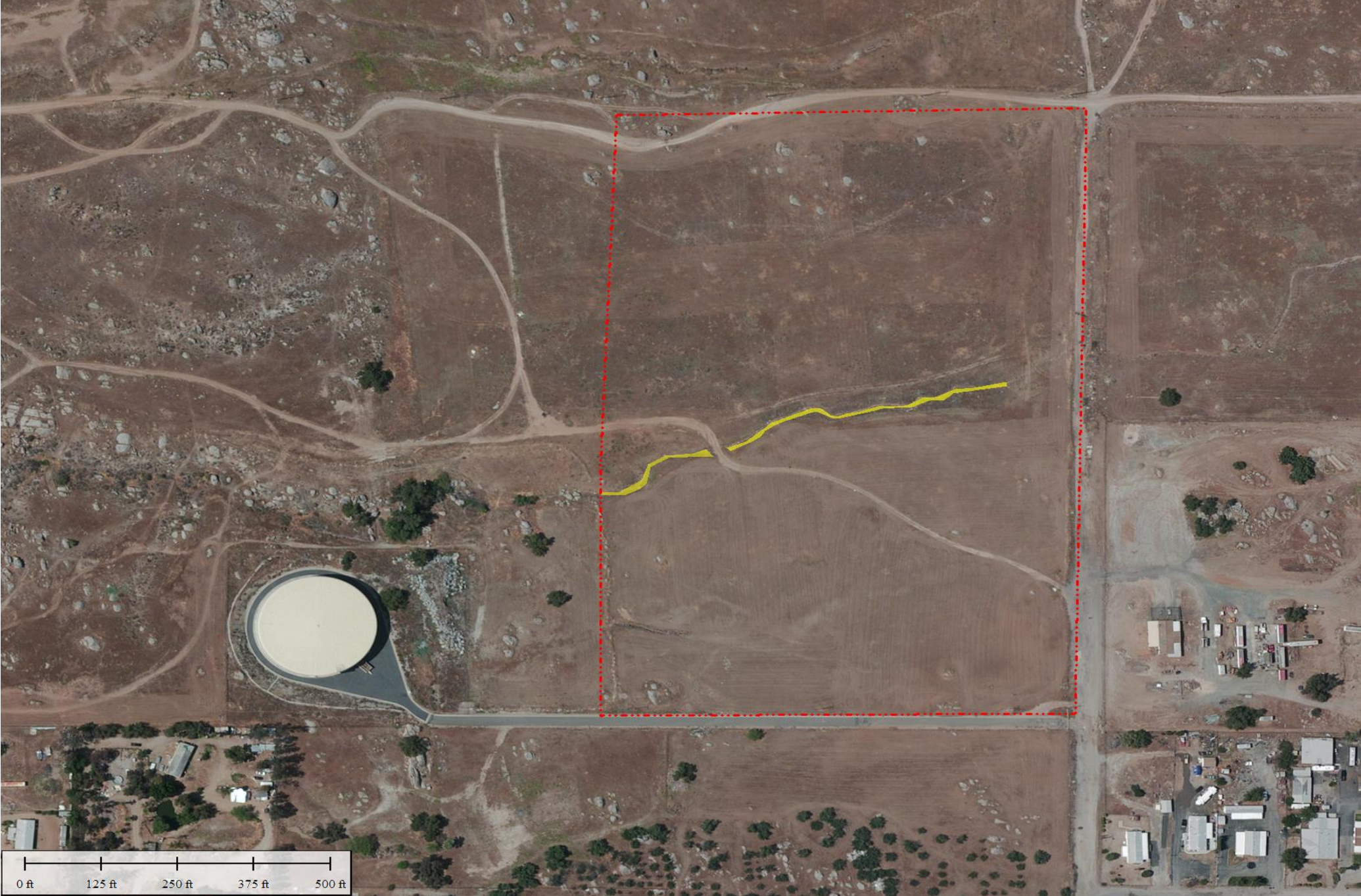


**Figure 2**  
 Vicinity Map  
 Jurisdictional Delineation  
 Decker II Parcels Project  
 County of Riverside, California











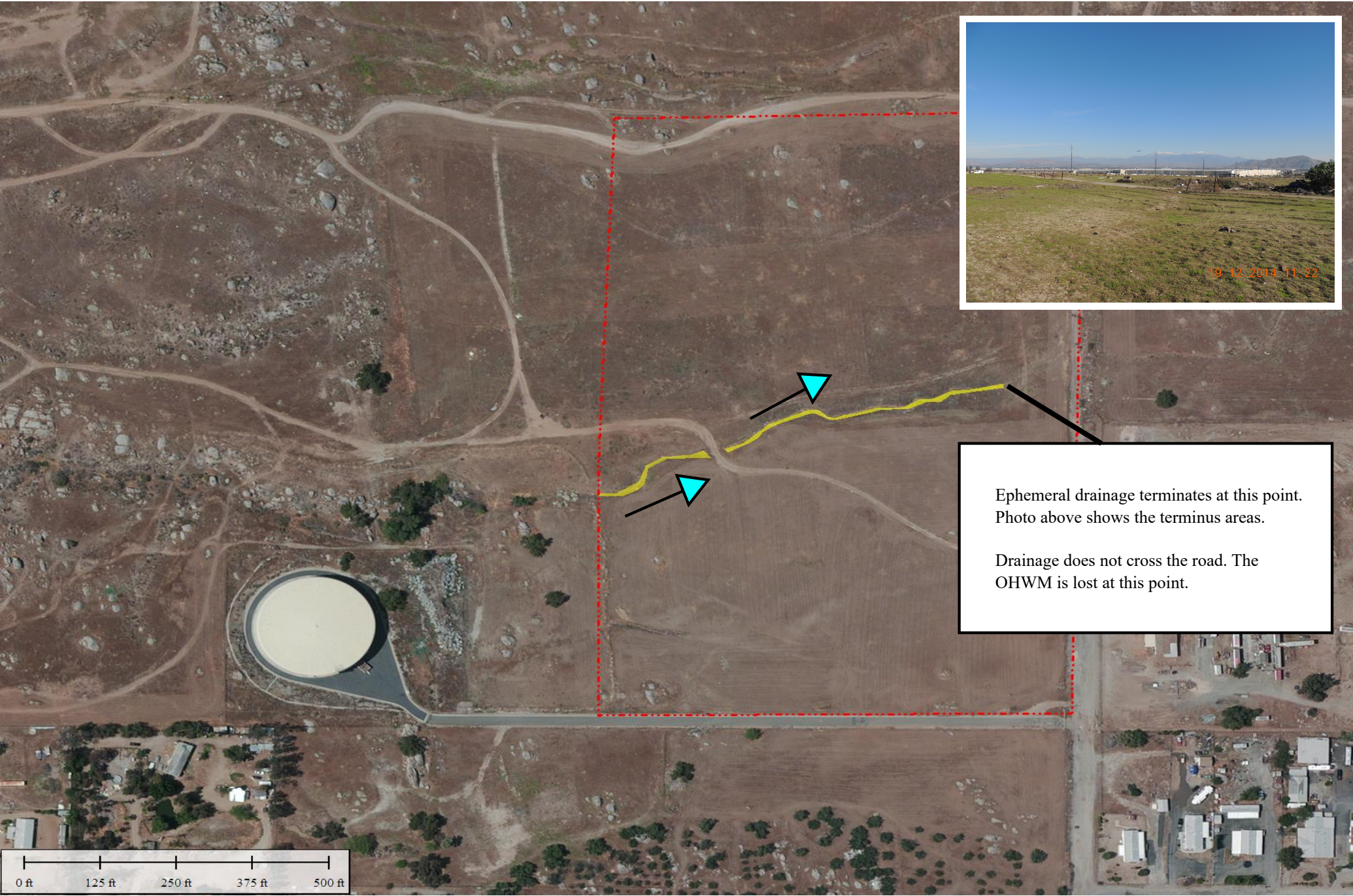
**Legend**

-  Project Site Boundary
-  0.11 Acre of Upland Vegetated Ephemeral Swale



**Figure 4**  
 Swale Map  
 Jurisdictional Delineation  
 Decker Parcels II Project  
 County of Riverside, California





Ephemeral drainage terminates at this point.  
 Photo above shows the terminus areas.

Drainage does not cross the road. The  
 OHWM is lost at this point.

**Figure 5**  
 Drainage Terminus  
 Jurisdictional Delineation  
 Decker Parcels II Project  
 County of Riverside, California

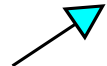
**Legend**



Upland Vegetated Ephemeral Swale



Project Site Boundary



Flow Direction

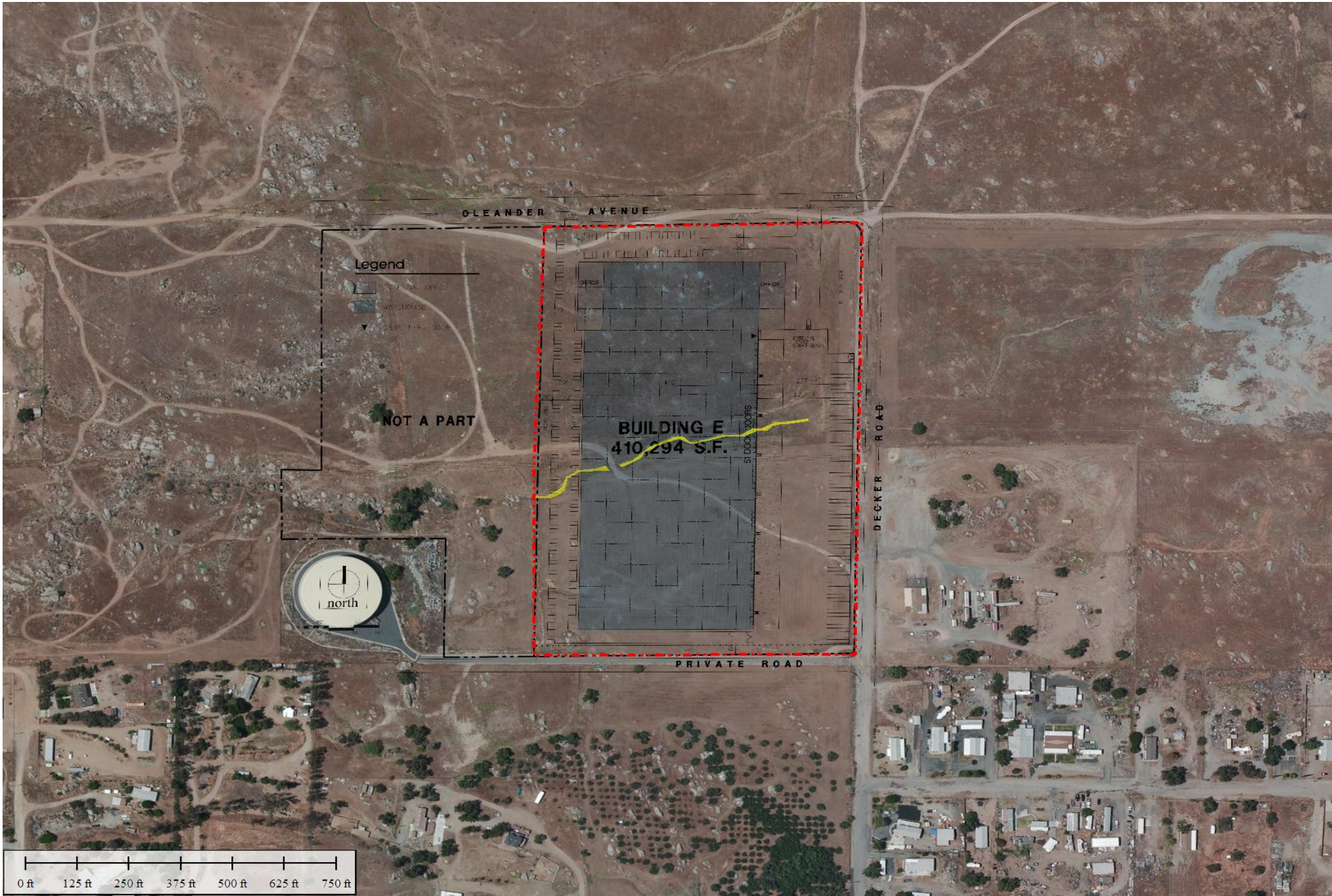


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Hernandez  
 Environmental  
 Services

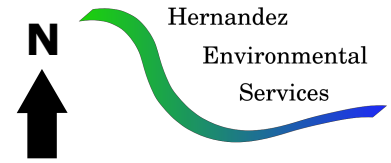




**Figure 6**  
 Impacts Map  
 Jurisdictional Delineation  
 Decker Parcels II Project  
 County of Riverside, California

**Legend**

	0.11 Acres of Impacts to Upland Vegetated Ephemeral Swale		Project Site Boundary
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# **APPENDIX A**



**Decker Parcels II Project  
Jurisdictional Delineation  
County of Riverside, California**



**Swale located on the western portion of the site.**



**View of the central portion of the swale facing east. The swale is dominated by upland vegetation. No definable ordinary high water mark is present.**



# Decker Parcels II Project Jurisdictional Delineation County of Riverside, California



**Terminus of the swale located on the eastern portion of the site.  
There are no defineable banks.**



**Intersection of Decker Road and remnants of the swale.**