Rincon Consultants, Inc.
250 East 1st Street, Suite 301
Los Angeles, California 90012

213 788 4842
FAX 908 2200

info@rinconconsultants.com
www.rinconconsultants.com

May 18, 2018
Project No: 17-05348

Margaret R. Carroll
Senior Professional
Kleinfelder
707 Wilshire Boulevard, Suite 1450
Los Angeles, CA 90017
Via e-mail: MCarroll@kleinfelder.com

Subject: **Surface Water and Wetlands Evaluation for APNs: 3106-261-26 (Parcel 3), 3106-261-27 (Parcel 4), 3106-261-28 (Parcel 5), and 3106-261-29 (Parcel 6) in the City of Victorville, San Bernardino County, California**

Dear Ms. Carroll,

Rincon Consultants, Inc. (Rincon) is pleased to submit to Kleinfelder this surface water and wetlands evaluation for the 4.98-acre property located southeast of the intersection of Roy Rogers Drive and Civic Drive in the city of Victorville, San Bernardino County, California (Assessor's Parcel Numbers [APNs]: 3106-261-26 (Parcel 3), 3106-261-27 (Parcel 4), 3106-261-28 (Parcel 5), and 3106-261-29 (Parcel 6). The purpose of this report is to identify potential constraints and permit requirements specific to surface waters and wetlands in order to assist the property owner with decisions related to development of the parcel. Additional biological resource constraints and potential impacts were assessed and described in a separate Biological Resources Assessment for the project site, dated May 18, 2018. Refer to this report for details. This Surface Water and Wetlands Evaluation is the result of a desktop analysis and reconnaissance survey for potential constraints to project implementation and does not constitute a formal jurisdictional delineation for waters of the State or U.S.

Project Location and Description

The project site is located southeast of the intersection of Roy Rogers Drive and Civic Drive in the city of Victorville, San Bernardino County, California (Figures 1 and 2). The site is bordered by Interstate 15 to the east, commercial developments and Roy Rogers Drive to the north, Civic Center Drive to the west, and existing commercial developments to the south. The parcel lies within the United States Geological Survey (USGS), Victorville, California quadrangle.

Land uses surrounding the project site consist of paved roadways, major highways and commercial development. The project site consists of a vacant lot, dominated by ruderal vegetation and non-native

grasses. According to aerial imagery, the lot was cleared of vegetation and graded between 2006 and 2009. The parcel is surrounded by existing roadways and commercial development.

The proposed project will consist of a 4,909 square foot sales building, 1,197 square foot presentation area, 4,309 square foot service building, and a 936 square foot car wash and associated parking lots and landscaping.

Methodology

This surface waters and wetlands evaluation provides a desktop review and field reconnaissance survey to document potentially jurisdictional wetlands or other waters present on the project site and to provide information on the potential constrains to development of the project due to the presence of these resources. Information on potentially jurisdictional features was compiled from a variety of publicly available sources including:

- Aerial maps,
- U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) Web Soil Survey (USDA-NRCS 2018),
- U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) (USFWS 2018), and
- USGS National Hydrography Dataset (NHD) (USGS 2018).

Rincon biologist Lily Sam conducted a reconnaissance-level field survey on May 3, 2018, between the hours of 0900 and 1000. Average temperatures were approximately 66 degrees Fahrenheit (˚F), with less than ten percent cloud cover and no wind. The purpose of the reconnaissance-level field survey was to document existing site conditions, and to evaluate the potential for the presence of jurisdictional wetlands or other waters that may present a constraint on the project. The field survey included visual inspection of the entire project site, during which Ms. Sam recorded general site conditions and potential jurisdictional resources encountered.

Any potentially jurisdictional aquatic resources encountered were documented and features, such as bed, bank, ordinary high water mark, and presence of wetland vegetation or soils, were assessed. Soil pit tests were not conducted; however, general soil characteristics were described and the NRCS Web Soil Survey (2018) was consulted to determine if soils mapped in the area were hydric. The findings and opinions included in this report are based exclusively on the above methodology.

Existing Site Conditions

Potentially Jurisdictional Features

According to federal agency databases, no wetlands or waters are identified to occur on the project site (USFWS 2018; USGS 2018). Topography varies by approximately 4 feet throughout the project site with the lowest areas lying along on the eastern edge of the project site. No defined channels, ponding, or evidence of runoff were present on the project site during the survey. Given surrounding development, no upstream channel exists and the project site could only receive urban runoff flow from the surrounding streets and parking lots.

Soils

Three soil map units occur on the project site: Bryman loamy fine sand, 2 to 5 percent slopes, Cave

loam, dry, 0 to 2 percent slopes, and Helendale loamy sand, 2 to 5 percent slopes. The majority of the parcel consists of Helendale loamy sand on the eastern portion of the site. The western portion of the site is comprised of both Bryman loamy fine sand and cave loam. None of these soils types are identified as hydric (USDA 2018).

Regulatory Setting

State and federal resource agencies regulate surface water and wetland resources through various laws, policies, and acts. The following is a list of the primary regulations potentially governing impacts to sensitive biological resources that could occur within the study area:

- National Environmental Policy Act (42 U.S. Code [USC], § 4321 et seq.)
- Federal Clean Water Act (33 USC § 1251 - 1376)
- California Environmental Quality Act (Title 14, CA Code of Regulations [CCR] § 753)
- Porter-Cologne Water Quality Control Act (Water Code Division 7 and Related Sections)
- Lake and Streambed Alteration Agreement (LSAA) (FGC § 1600 - 1616)

Impact Analysis

Potential Impacts to Jurisdictional Waters and Streambeds

Based on review of aerial imagery, online data, and the reconnaissance survey, no regulated aquatic resources subject to the permitting authority of the United States Army Corps of Engineers (USACE) and/or the Regional Water Quality Control Board (RWQCB) occur on the project site. Additionally, no surface wetland or water features, including riparian vegetation, subject to the authority of the California Department of Fish and Wildlife (CDFW) are present. Topography varies by approximately 4 feet throughout the project site with the lowest areas lying along on the southern edge of the project site. No defined channels, areas of ponding, or evidence of runoff were present on the project site during the survey. Given surrounding development, no upstream channel exists and the project site would only receive runoff flow from the adjacent streets and parking lots of commercial developments during storm events. At this time a formal jurisdictional delineation is not necessary and the project would not be expected to impact jurisdictional waters and wetlands.

Conclusions

No resources subject to the permitting authority of the USACE, RWQCB, or CDFW were identified on the project site. Therefore, no impacts related to surface waters or wetlands are anticipated. As noted above, this report does not constitute a formal jurisdictional delineation for waters of the State or U.S.

Thank you for the opportunity to support your environmental analysis needs for this important project. Please contact the undersigned with any questions.

Sincerely,
Rincon Consultants, Inc.

Lily Sam
Associate Biologist

Steven J. Hongola
Principal/Senior Ecologist

Attachments
References
Figure 1 – Regional Location Map
Figure 2 – Project Location Map
Site Photographs

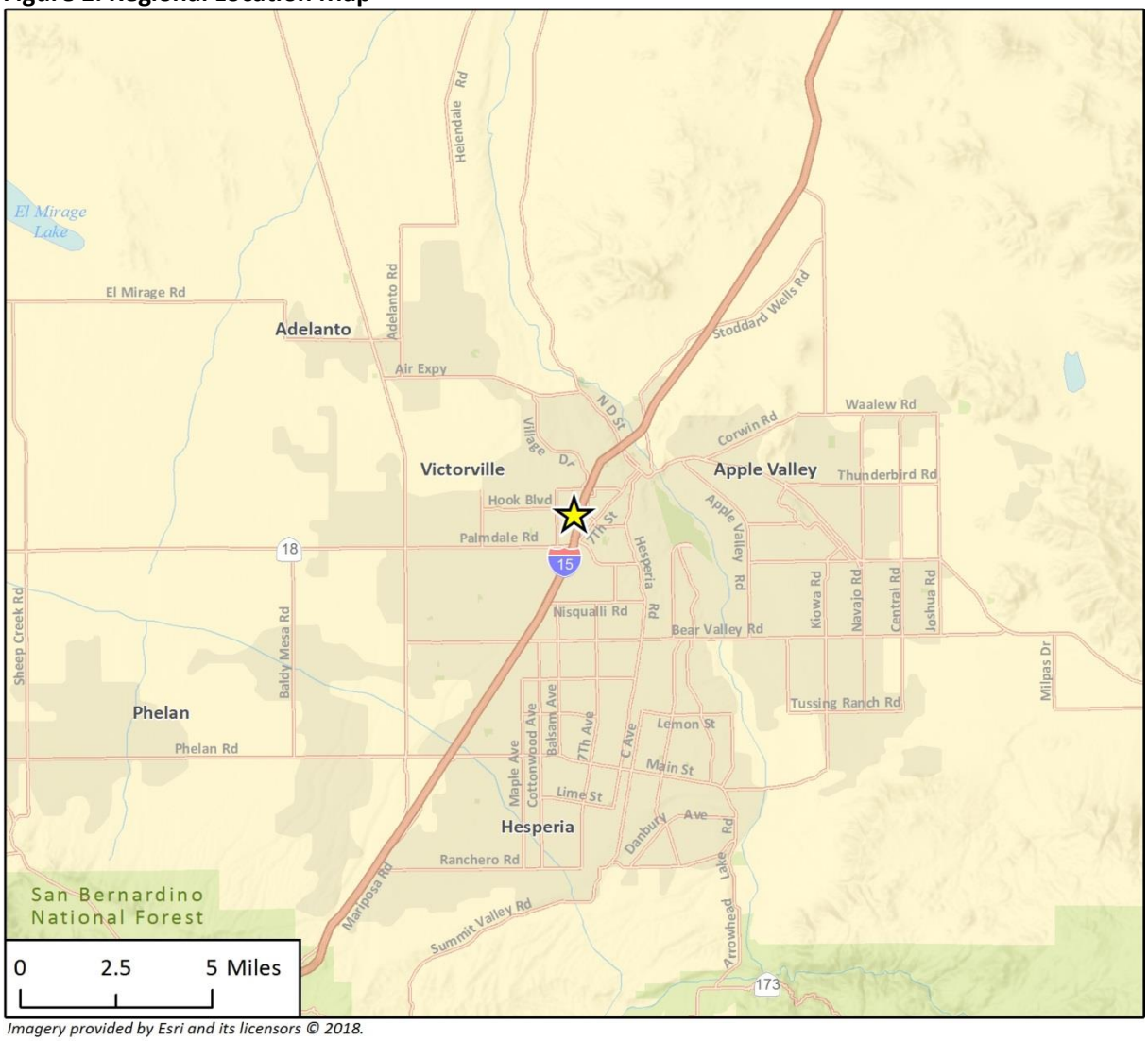
References

U.S. Department of Agriculture, Natural Resources Conservation Service. 2018. Web Soil Survey. https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Accessed May 2018.

U.S. Fish and Wildlife Service (USFWS). 2018. National Wetlands Inventory (NWI). Wetland Mapper V2. https://www.fws.gov/wetlands/Data/Mapper.html. Accessed May 2018.

U.S. Geographic Survey (USGS). 2018. National Hydrography Dataset (NHD). https://nhd.usgs.gov/index.html. Accessed May 2018.

Figure 1. Regional Location Map



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Project Location

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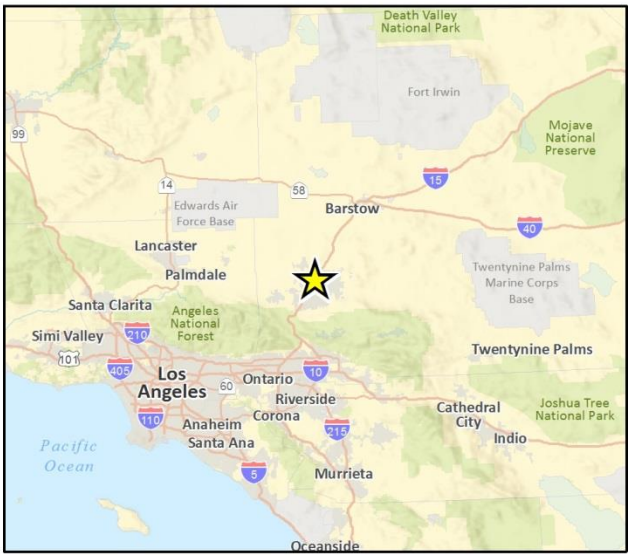

Figure 2. Project Location Map

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Fig 2 Project Location

Photograph 1. Northeast corner of project site, facing south.

Photograph 2. Eastern perimeter of project site, facing west.

Photograph 3. Northeast corner of project site, facing west.

Photograph 4. Northeast corner (eastern perimeter) of project site, facing south.

Photograph 5. Middle of project site, facing east.

Photograph 6. Western perimeter of project, facing south.