L&L ENVIRONMENTAL, INC.
REGULATORY SERVICES
BIOLOGICAL & CULTURAL INVESTIGATIONS & MONITORING

DRAFT

JURISDICTIONAL DELINEATION FOR APNs 3132-081-02, -07, AND -08, CITY OF ADELANTO, SAN BERNARDINO COUNTY, CALIFORNIA

±30-Acre Property, APNs 3132-081-02, -07, and -08, City of Adelanto, Section 18, Township 5 North, Range 5 West, USGS *Adelanto, CA* 7.5' Topographic Quadrangle Map San Bernardino Base and Meridian

Prepared For:
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Prepared By:

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Report Summary:

The site is disturbed significantly from dumping of discarded waste items throughout the property. A USGS mapped drainage feature crosses the central portion of the site. Federal Waters/Wetlands are not present due to lack of nexus and corresponding indicators. CDFW habitat totaling 6,297 sf/0.14 acre of streambeds is present. No USACE WoUS are present. Project related planned impacts total 4,670 sf/0.11 acre of CDFW streambed.

Delineation Conducted By: Leslie Nay Irish & Joshua Ball
Delineation Conducted On: July 13, 2022
Report Date: July 14, 2022

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MANAGEMENT SUMMARY

At the request of Beau Cooper of United Engineering Group, L&L Environmental, Inc. (L&L) conducted a preliminary jurisdictional delineation on ±30 acres identified as APNs 3132-081-02, -07, and -08 in the City of Adelanto, San Bernardino County, California. The project proponent is United Engineering Group, 8885 Haven Avenue, Suite 195, Rancho Cucamonga, CA 91730, 909-466-9240 x203, Beau Cooper: bcooper@unitedeng.com.

The purpose of this delineation is to quantify that portion of the property subject to the jurisdiction of the California Department of Fish and Wildlife (CDFW) and the Regional Water Quality Control Board (RWQCB) and any areas potentially under the jurisdiction of the United States Army Corps of Engineers (USACE). A jurisdictional delineation is performed to map wetland and non-wetland features on the property that may be subject to regulation by state or federal agencies and may require permits prior to disturbance/construction. All jurisdictional delineations are considered preliminary until verified and accepted by the agencies.

Due to changes in regulatory guidelines, multiple reports are now required for permit application submittal packages. This report has been written for the lead agency to support the CEQA process and includes combined agency information. At the regulatory permit submittal stage, this report will be reformatted (as appropriate) into the following: 1) a federal level document suitable under Section 404 of the Clean Water Act, with the USACE; 2) an RWQCB appropriate document suitable under Section 401 of the Clean Water Act, including a Least Environmentally Damaging Practicable Alternative (LEDPA) Analysis or Porter Cologne Analysis to support a Waste Discharge Permit; and 3) a State of California level document intended for use with the CDFW under the 1600 Code. Consequently, this CEQA level report is not intended to be appropriate for submittal to the regulatory agencies for state or federal level jurisdictional permits.

L&L's regulatory analysts and wetland delineators Leslie Irish and Joshua Ball evaluated the site during a series of actions that included pre-survey research and data review followed by a field survey and mapping effort conducted on the property July 13, 2022. The research consisted of a review of topographic maps, soils information, and aerial photography and a field examination of vegetation, soils, and hydrology. Post processing of the data included a review of data collected with a hand-held GPS device(s) and Google Earth.

The project area is located in an undeveloped portion of the City of Adelanto and is mostly undisturbed. It is surrounded on two (2) sides by dirt roads, Villa Street on the north and

Cabrillo Street on the south, and paved Aster Road on the east. The parcel immediately to the west contains a water tank and solar panels. Completed housing developments are present immediately south and east of the project area's eastern portion.

L&L identified 6,297 sf (0.14 acre) of CDFW streambeds and **no** USACE "Waters of the United States" (WoUS) present on the Project Site.

1.0) INTRODUCTION

The following report was prepared by L&L Environmental, Inc. (L&L) for United Engineering Group. It describes the results of a jurisdictional delineation conducted on a proposed development site in the City of Adelanto in San Bernardino County, California. The study area consists of Assessor Parcel Numbers (APNs) 3132-081-02, -07, and -08, totaling ±30 acres.

Section 404 of the federal Clean Water Act requires permitting of activities that will result in discharge of dredge or fill material into "Waters of the U. S." (WoUS) or adjacent wetlands. The Regional Board is in the process of expanding state laws beyond the boundary of federal waters. The EPA is in the process of redefining the Clean Water Act and how state and federal waters are determined. Various court cases are in play, and these validate and invalidate each other in a highly dynamic regulatory framework environment. Nonetheless the federal policy directs "no net loss" of wetland habitats and Section 1602 of the California Fish and Game code requires a "Streambed Alteration Agreement" for projects that will alter a stream channel.

This report documents state streambed subject to Section 1600 of the California Fish and Game code present on the Project Site. The proponent is advised that a CDFW Streambed Alteration Agreement (SAA) (1602) is required. At the time of development of this report, as currently defined, federal waters are not present on the Site though state waters are present and likely fall under the control of the RWQCB, under Porter Cologne if not Section 401 of the Clean Water Act. Several other state laws, guidelines and policies may also apply depending on the timing of regulatory permits. Consultation with both the Army Corps of Engineers and the Regional Water Quality Control Board is recommended at the time of development to determine which current laws apply.

All jurisdictional delineations conducted by consultants are considered preliminary and are subject to review by the regulatory agencies.

2.0) PROPERTY LOCATION

The study area includes APNs 3132-081-02, -07, and -08 located just northwest of the intersection of Aster Road and Cabrillo Street and south of Villa Street in the City of Adelanto in San Bernardino County, California (Figure 1). The site is located approximately 2 miles west of Highway 395 in Section 18 of Township 5 North, Range 5 West of the U. S. Geological Survey (USGS) *Adelanto, CA* topographic quadrangle (Figure 2), San Bernardino Meridian and Base Line. The site can be accessed by taking Interstate 10 to either Interstate 215 or 15 and then either of those north to the intersection of Highway 395 with Interstate 15. Take Highway 395 for 7.3 miles north to Palmdale Road and then travel approximately 2 miles west on Palmdale Road. At Aster Road turn north (right) and go 0.6 miles to reach the southeast corner of the project area (just past the houses and where open land is seen). The project site is located just west of Aster Road and is between two (2) dirt roads, Cabrillo Street on the south and Villa Street on the north.

The site is generally bounded as follows: to the east by Aster Road, with housing developments beyond; to the west by a parcel with a water tank and solar panels, with undeveloped land beyond; to the north by Villa Street (dirt) and undeveloped land; and to the south by Cabrillo Street (dirt), with undeveloped land beyond, south of the western portion, and housing developments south of the eastern portion of the project area (Figure 3).

2.1) Property Site Description

The Project Site includes APNs 3132-081-02, -07, and -08, totaling ±30 acres. The project area can be described as a rectangle made up of three (3) ±10-acre parcels, adjacent to each other east-west. The area is undeveloped and vacant, containing native vegetation throughout and it is moderately disturbed by dumping of discarded items.

2.2) Proposed Project Description

The Project is described as “Villa and Aster” TTM 20549 and contains 98 lots. The project includes all onsite infrastructure improvements, including primary and secondary access, utilities, streets, and storm drainages. Primary project access is shown from an extension of Villa Street, with connecting streets to Aster Road.

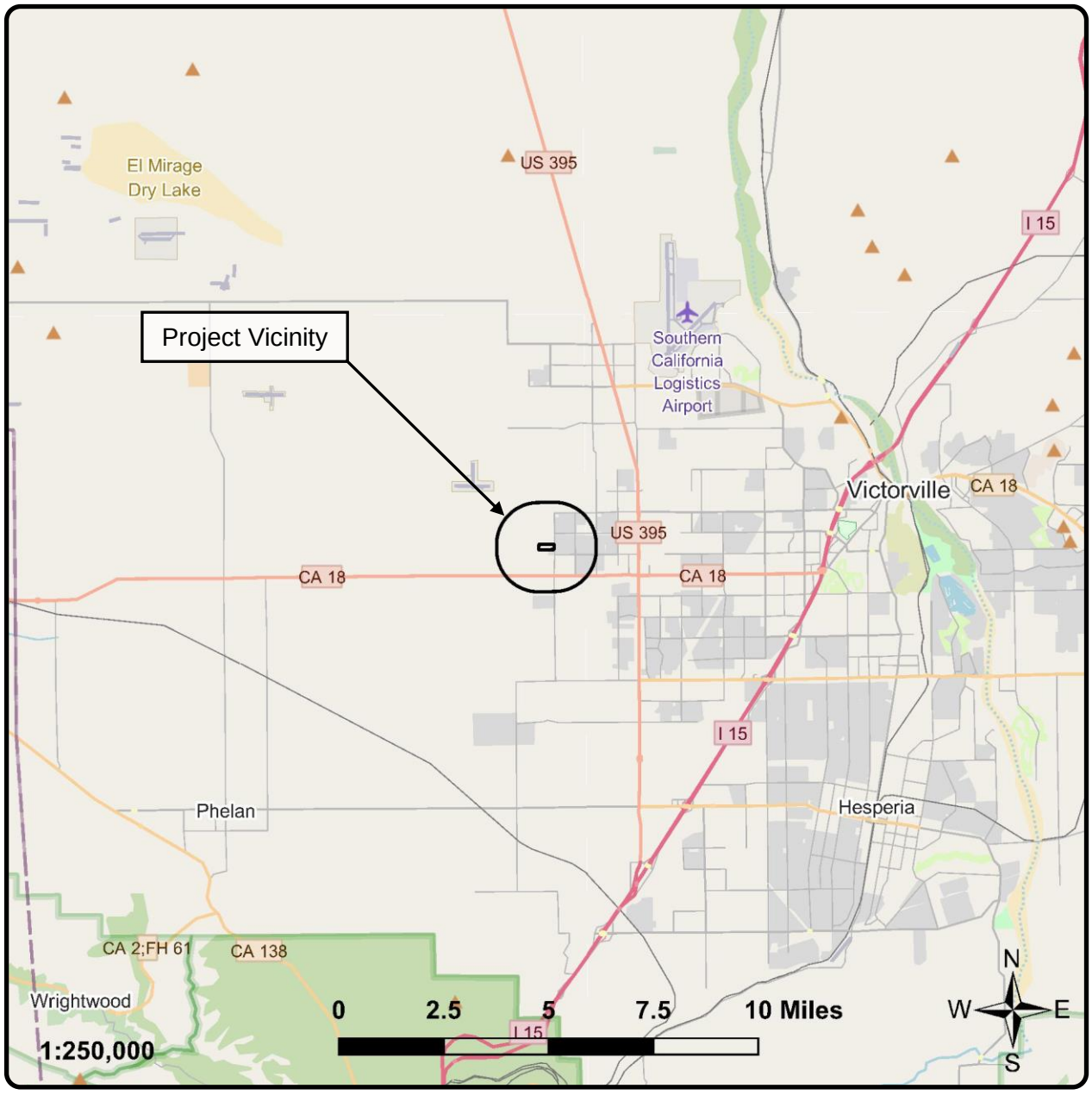

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Figure 1

Project Vicinity Map

APNs 3132-081-02, -07, and -08, Adelanto
County of San Bernardino, California

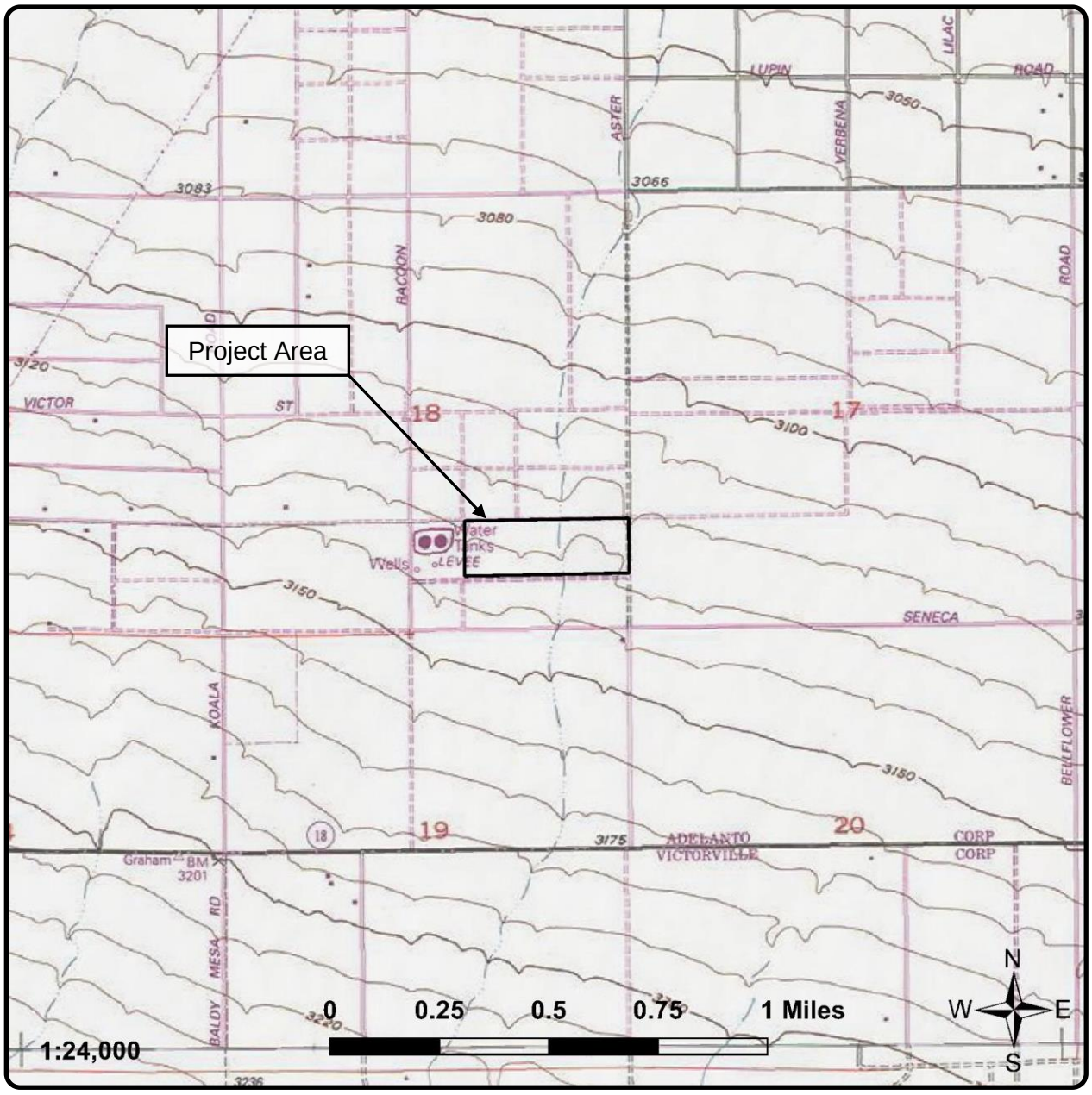

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Figure 2

Project Location Map
(USGS Adelanto, CA [1993] quadrangle,
Section 18, Township 5 North, Range 5 West)

APNs 3132-081-02, -07, and -08, Adelanto
County of San Bernardino, California

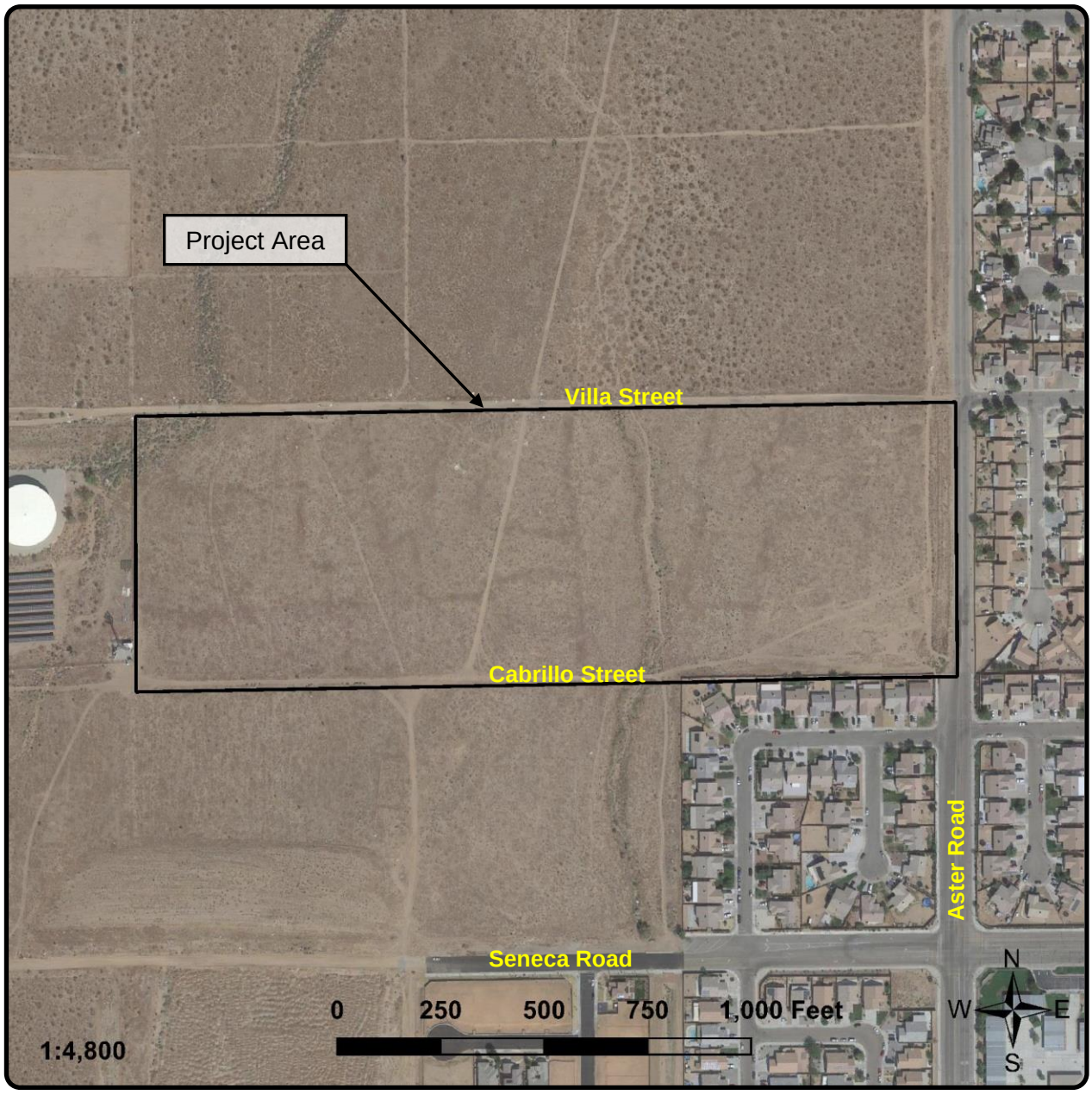

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Figure 3

Aerial Photograph
(Aerial obtained from Google Earth, October 2020)

APNs 3132-081-02, -07, and -08, Adelanto County of San Bernardino, California

3.0) METHODS

3.1) Pre-Survey Research Methods and Purpose

In this report, the "Project" or "Project Site" refers to the ±30 acre across three (3) parcels. A wealth of information is available online and is updated at regular intervals by agencies and universities. To ensure efficiency and greater accuracy in the field, areas of interest are identified during the research stage prior to conducting the field survey. Useful maps are uploaded to handheld GPS and applications are downloaded in preparation for real-time data inquiries. Potential for jurisdictional features (riparian/riverine) to occur onsite is assessed via aerial photography, topographic mapping, soil types, trends to hydric conditions, area hydrology, and prior wetlands inventory mapping, etc. Finally, condition of area drainages is forecast based on available rainfall data.

Online data sources include wildlife agencies, California Native Plant Society (CNPS), California Natural Diversity Database (CNDDB), WebSoil, GlobeXplorer, Google Earth, 2016 Arid West Regional Wetland Plant List, Natural Resources Conservation Service, University of California at Davis, Agriculture and Natural Resources, California Soil Resources Lab, U. S. Department of the Interior Geological Survey and the following web pages:

- https://www.wunderground.com/dashboard/pws/KCAMONRO6
- http://wetland-plants.sec.usace.army.mil/nwpl_statis/v34/home/home.html
- reg_AW_2016v1.pdf (army.mil)
- http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx
- https://www.fws.gov/wetlands/Data/Mapper.html
- https://www.waterboards.ca.gov/santaana/water_issues/programs/basin_plan/docs/2019/New/Chapter_3_June_2019.pdf
- https://viewer.nationalmap.gov/basic/
- http://agacis.rcc-acis.org/?fips=06065
- RIRMette Map
- https://viewer.nationalmap.gov/basic/
- https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=ca
- https://msc.fema.gov/portal/search?AddressQuery=searchresultsanchor

3.2) Field Survey Methods and Purpose

Field work was conducted on July 13, 2022, during which four (4) person hours were expended. The project boundaries were investigated to identify areas where water is received onto the property or transmitted offsite to downstream resources. These areas were then walked, measured, and assessed via three (3) criteria to determine presence or absence of evidence of flow, hydrophilic vegetation, or hydric soil conditions. Where evidence of flow is present, combined with or without hydrophytes, soils were examined for anoxic conditions. Soils identified as suitable for development of hydric conditions are given special attention. Soil color characteristics were evaluated using a "Munsell color chart" and all data are reported on appropriate Arid West Wetland Determination Data Forms (WD). The hydrology criterion is satisfied by the observation of standing or flowing water or more than one secondary indicator. The soil condition is satisfied by the evidence of the development of saturated soils with anoxic conditions. The vegetation criterion is satisfied if half or more of the dominant plant species within a feature are ranked as "obligate wetland," "facultative wetland," or "facultative" species (OBL, FACW, or FAC, respectively, see Table 1). A Wetland Data Point (WDP) was collected for each test pit location and a WD Form was completed.

During our analysis L&L personnel used the following indicators of wetlands vegetation:

Table 1. Summary of wetlands vegetation indicator categories.

Indicator Status	Symbol	Definitions
Obligate	OBL	Almost always occur in wetlands. With few exceptions, these plants (herbaceous or woody) are found in standing water or seasonally saturated soils (14 or more consecutive days) near the surface.
Facultative Wetland	FACW	Usually occur in wetlands but may occur in non-wetlands. These plants predominantly occur with hydric soils, often in geomorphic settings where water saturates the soils or floods the soil surface at least seasonally.
Facultative	FAC	Occur in wetlands and non-wetlands. These plants can grow in hydric, mesic, or xeric habitats. The occurrence of these plants in different habitats represents responses to a variety of environmental variables other than just hydrology, such as shade tolerance, soil pH, and elevation, and they have a wide tolerance of soil moisture conditions.
Facultative Upland	FACU	Usually occur in non-wetlands but may occur in wetlands. These plants predominantly occur on drier or more mesic sites in geomorphic settings where water rarely saturates the soils or floods the soil surface seasonally.

Indicator Status	Symbol	Definitions
Upland	UPL	Almost never occur in wetlands. These plants occupy mesic to xeric non-wetland habitats. They almost never occur in standing water or saturated soils. Typical growth forms include herbaceous, shrubs, woody vines, and trees.

Nomenclature Used

Terms in this report follow CDFW, RWQCB, and USACE guidelines, both published and expressed. We describe linear drainage features as Streambeds (CDFW) and State Waters (RWQCB). The definition of federal waters is in flux so we do not define them here, rather we recommend consultation at the time of development. Wetlands are habitat areas with appropriate hydrology, hydric soils, or hydric vegetation. To qualify for state jurisdiction wetlands must exhibit only one of the three (3) wetland characteristics however to qualify as a federal wetland all three must be present.

4.0) RESULTS

4.1) Soils

Topographically, the site is generally flat, but has a slight downward slope from south to north. Elevation onsite ranges between 3,045 feet above mean sea level (amsl) along the southern boundary to 3,025 amsl along the northern boundary.

Soil Survey Geographic (SSURGO) Database shapefiles and Web-Soils (https://websoilsurvey.nrcs.usda.gov/app/) identify soils onsite as Bryman loamy fine sand within the central and eastern portion of the site and Cajon sand within area surrounding the drainage (Figure 4). All soils mapped on the property have a hydric rating of zero (Table 2).

Table 2. Mapped soils.

Map unit symbol	Map unit name	Hydric Rating
105	Bryman loamy fine sand (0-2% slopes)	0
112	Cajon sand (0-2% slopes)	0

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support growth and reproduction of hydrophytic vegetation (https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx).

The NTCHS definition identifies general soil properties that are associated with wetness. To determine whether a specific soil is a hydric or nonhydric soil more specific information, such as the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties described in "Soil Taxonomy" (Soil Survey Staff 1999), "Keys to Soil Taxonomy" (Soil Survey Staff 2014), and the "Soil Survey Manual" (Soil Survey Division Staff 2017).

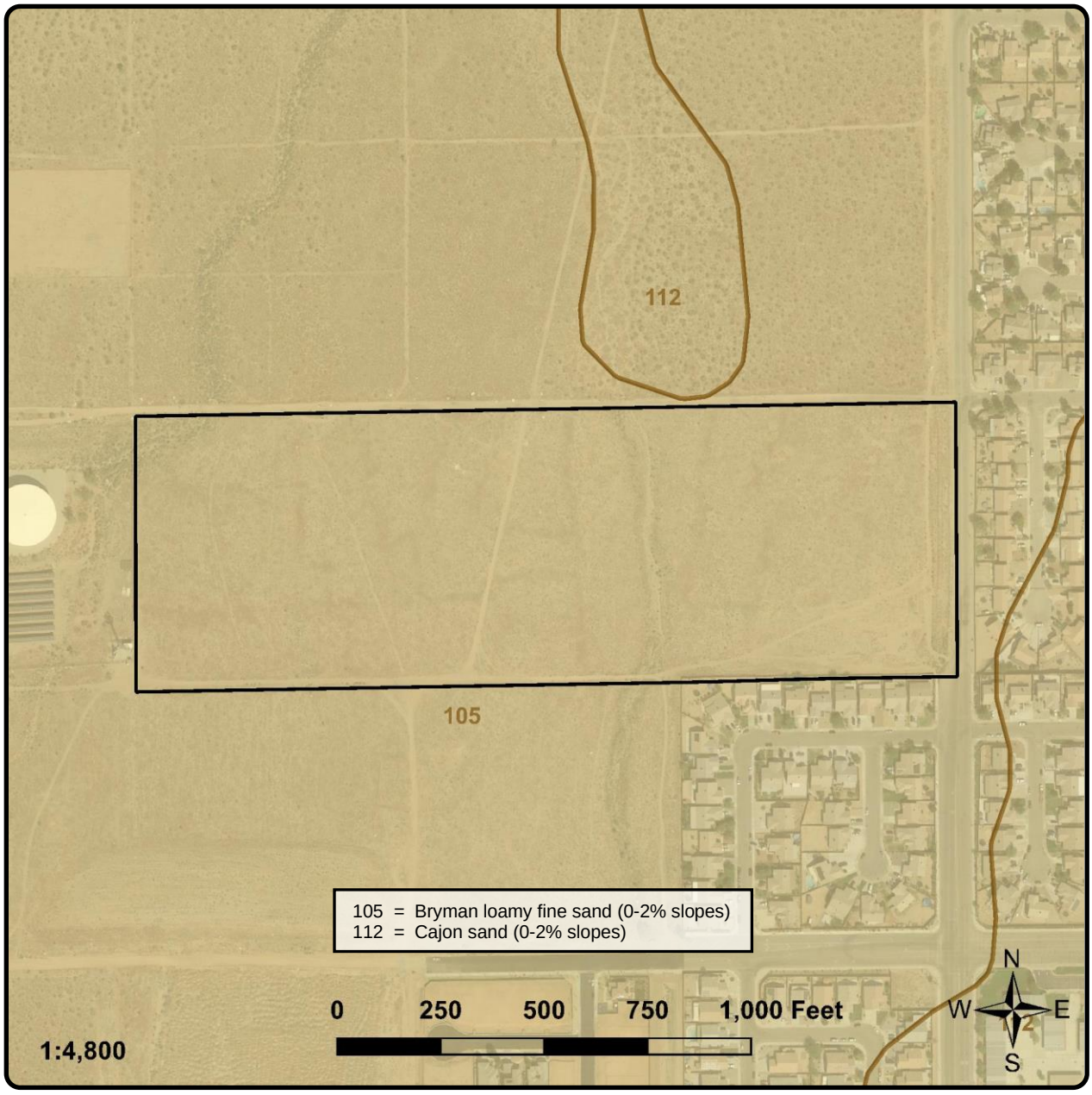

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Figure 4

Soils Map

(Aerial obtained from Google Earth, October 2020, USDA Nat. Res. Cons. Serv. SSURGO Data)

APNs 3132-081-02, -07, and -08, Adelanto
County of San Bernardino, California

If soils are wet for long enough to be considered hydric, they should exhibit certain properties easily observed in the field. These visible properties are indicators of hydric soils and are specified in "Field Indicators of Hydric Soils in the United States" (Vasilas, Hurt, and Noble 2010). Soils were examined in the field via test pit (Figure 5).

Test pits were excavated on July 13, 2022. The project area had 0.26 inch of precipitation during the 30 days preceding the July site visit or the entire month of June 2022; with the most recent recorded event of precipitation occurring on June 22.

Soils on the surface of the ground were drained and no water was observed in the test pits on the days of field work. Test pits were located at the lowest point of the drainage or depression near an inlet structure if present. No hydric soils or areas of riparian vegetation were present in any of the streambeds. All test pits excavated in the streambeds/waters stopped at a depth of 12-14 inches where an impervious layer was encountered.

4.2) Vegetation

The contains sparse native vegetation including creosote, rabbitbrush, and cheesebush impacted by deposition of discarded household and landscape materials.

4.2.1) Developed and Disturbed Lands

Developed and disturbed areas within the project area are around the east, west, and south borders where dirt roads are present. Most disturbed areas are located within offsite impact areas and not within the parcels themselves.

4.2.2) Vernal Pools

Soil types are not consistent with an alkali playa or vernal pool complex and pools or depressions characteristic of vernal pool habitat were not noted as present on the subject property.

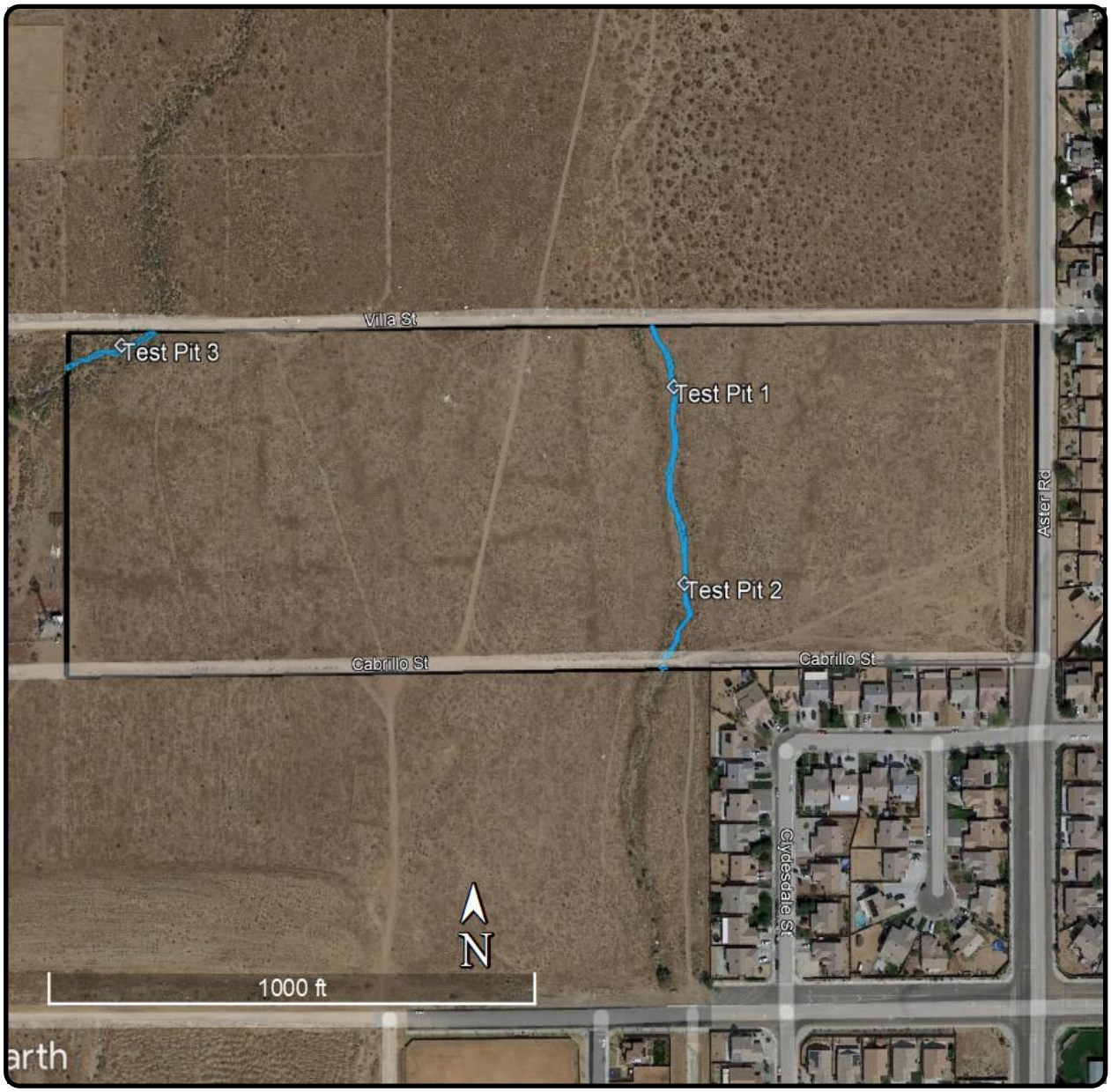

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Figure 5

Test Pit Location Map

(Aerial obtained from Google Earth, October 2020, USDA Nat. Res. Cons. Serv. SSURGO Data)

APNs 3132-081-02, -07, and -08, Adelanto
County of San Bernardino, California

Vernal pools are defined 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 wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate hydrophytes and facultative wetlands plant species are normally dominant during the wetter portion of the growing season, while upland species (annuals) may be dominant during the drier portion of the growing season.

4.3) Site Specific Hydrology

The U. S. Geological Survey (USGS) the U. S. Fish and Wildlife Service (USFWS) Wetland Mapper (https://www.fws.gov/wetlands/Data/Mapper.html) show one (1) Riverine feature that crosses the property. The drainage is classified as R4SBJ. Meanings of the codes utilized are described below.

Classification code: **R4SBJ**

System Riverine (R): The Riverine System includes all wetlands and deep-water habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water.

Subsystem Intermittent (4): This Subsystem includes channels that contain flowing water only part of the year. When the water is not flowing, it may remain in isolated pools or surface water may be absent.

Class Streambed (SB): Includes all wetlands contained within the Intermittent Subsystem of the Riverine System and all channels of the Estuarine System or of the Tidal Subsystem of the Riverine System that are completely dewatered at low tide.

Water Regime Intermittently Flooded (J): The substrate is usually exposed, but surface water is present for variable periods without detectable seasonal periodicity. Weeks, months, or even years may intervene between periods of inundation. The dominant plant communities under this Water Regime may change as soil moisture conditions change. Some areas exhibiting this Water Regime do not fall within our definition of wetland because they do not have hydric soils or support hydrophytes. This Water Regime is generally limited to the arid West.

During high flow events water can currently enter and leave the property at one (1) location, entering the site near the middle of the southern border and exiting the site near the northwest corner.

The project is within HUC 180902080502 (https://www.epa.gov/waterdata/waters-geoviewer). Downstream flows may reach Fremont Wash, which eventually reaches Mojave River. Mojave River ends in Soda Lake, which has no exit/outflow (south of Baker, CA).

The parcel is within Zone D, an area of minimal flood hazard (RIRMette Map - https://msc.fema.gov/portal/search).

4.4) Precipitation Data and Analysis

4.4.1) Climate

Copied from https://www.bestplaces.net/climate/city/california/adelanto:

> Adelanto receives precipitation, on average, 27 days per year. Precipitation is rain but also snow, sleet, or hail that falls to the ground. In order for precipitation to be counted at least .01 inches must fall on the ground to measure.
>
> **Weather Highlights**
>
> Summer High: July high is around 98 degrees
> Winter Low: January low is 33
> Rain: Averages 6 inches of rain a year
> Snow: Averages 1 inches of snow a year

4.4.2) Precipitation

Information is available from Natural Resources Conservation Service Wetlands Climate Tables (NRCS WETS) for San Bernardino County, Adelanto 3.1 S, CA (CoCoRaHS). The project area had 0.26 inch of precipitation (on June 22) during the 30 days preceding the July site visit. Rainfall in 2022 was 0.60 inch during the first six (6) months of the year and 2.56 inches during all of 2021. L&L delineators concluded from this information that if hydric conditions were to exist onsite some form of evidence would be present during the field surveys (https://agacis.rcc-acis.org/?fips=06071).

Table 3. Precipitation and NRCS WETS. Climatological Data for Adelanto 3.1 S, CA (CoCoRaHS)

Monthly Total Precipitation for ADELANTO 3.1 S, CA (CoCoRaHS)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2000	M	M	M	M	M	M	M	M	M	M	M	M	M
2001	M	M	M	M	M	M	M	M	M	M	M	M	M
2002	M	M	M	M	M	M	M	M	M	M	M	M	M
2003	M	M	M	M	M	M	M	M	M	M	M	M	M
2004	M	M	M	M	M	M	M	M	M	M	M	M	M
2005	M	M	M	M	M	M	M	M	M	M	M	M	M
2006	M	M	M	M	M	M	M	M	M	M	M	M	M
2007	M	M	M	M	M	M	M	M	M	M	M	M	M
2008	M	M	M	M	M	M	1.34	M	M	0.00	0.80	0.29	M
2009	M	1.24	T	M	T	0.04	M	M	M	M	0.03	0.18	M
2010	2.60	1.82	0.15	0.33	M	M	M	0.06	M	0.66	M	4.64	M
2011	0.21	0.79	0.85	T	M	M	0.97	M	0.19	0.03	0.37	M	M
2012	0.06	M	0.44	0.47	M	M	0.16	0.34	M	M	M	0.43	M
2013	0.37	0.18	0.10	M	M	M	M	0.18	0.05	M	0.81	M	M
2014	0.02	0.34	0.04	M	M	M	0.10	M	0.37	M	0.04	0.83	M
2015	0.83	0.20	M	M	M	0.03	0.71	0.02	M	0.14	M	0.18	M
2016	0.75	M	M	0.09	M	M	M	M	M	0.14	0.15	1.02	M
2017	1.18	1.46	0.10	M	M	M	0.02	0.18	M	M	M	M	M
2018	0.34	0.12	0.42	M	M	M	M	M	M	M	0.05	1.48	M
2019	0.56	0.96	0.55	M	0.12	M	0.09	M	M	M	0.49	1.44	M
2020	M	M	1.08	1.91	M	M	M	0.20	M	M	M	0.50	M
2021	1.06	0.03	0.04	M	M	0.02	0.33	M	M	0.33	M	0.75	M
2022	M	M	0.12	0.22	M	0.26	M	M	M	M	M	M	M
Mean	0.73	0.71	0.34	0.56	0.06	0.03	0.47	0.16	0.20	0.22	0.34	1.07	M

Table 4. Precipitation and NRCS WETS. Climatological Data for Adelanto April/June 3.1 S, CA (CoCoRaHS)

Climatological Data for ADELANTO 3.1 S, CA (CoCoRaHS) - April 2022

Date	Max Temperature	Min Temperature	Avg Temperature	GDD Base 40	GDD Base 50	Precipitation	Snowfall	Snow Depth
2022-04-01	M	M	M	M	M	M	M	M
2022-04-02	M	M	M	M	M	M	M	M
2022-04-03	M	M	M	M	M	M	M	M
2022-04-04	M	M	M	M	M	M	M	M
2022-04-05	M	M	M	M	M	M	M	M
2022-04-06	M	M	M	M	M	M	M	M
2022-04-07	M	M	M	M	M	M	M	M
2022-04-08	M	M	M	M	M	M	M	M
2022-04-09	M	M	M	M	M	M	M	M
2022-04-10	M	M	M	M	M	M	M	M
2022-04-11	M	M	M	M	M	M	M	M
2022-04-12	M	M	M	M	M	M	M	M
2022-04-13	M	M	M	M	M	M	M	M
2022-04-14	M	M	M	M	M	M	M	M
2022-04-15	M	M	M	M	M	M	M	M
2022-04-16	M	M	M	M	M	M	M	M
2022-04-17	M	M	M	M	M	M	M	M
2022-04-18	M	M	M	M	M	M	M	M
2022-04-19	M	M	M	M	M	M	M	M
2022-04-20	M	M	M	M	M	M	M	M
2022-04-21	M	M	M	M	M	M	M	M
2022-04-22	M	M	M	M	M	0.22	M	M
2022-04-23	M	M	M	M	M	M	M	M
2022-04-24	M	M	M	M	M	M	M	M
2022-04-25	M	M	M	M	M	M	M	M
2022-04-26	M	M	M	M	M	M	M	M
2022-04-27	M	M	M	M	M	M	M	M
2022-04-28	M	M	M	M	M	M	M	M
2022-04-29	M	M	M	M	M	M	M	M
2022-04-30	M	M	M	M	M	M	M	M
Average|Sum	M	M	M	M	M	0.22	M	M

Climatological Data for ADELANTO 3.1 S, CA (CoCoRaHS) - June 2022

Date	Max Temperature	Min Temperature	Avg Temperature	GDD Base 40	GDD Base 50	Precipitation	Snowfall	Snow Depth
2022-06-01	M	M	M	M	M	M	M	M
2022-06-02	M	M	M	M	M	M	M	M
2022-06-03	M	M	M	M	M	M	M	M
2022-06-04	M	M	M	M	M	M	M	M
2022-06-05	M	M	M	M	M	M	M	M
2022-06-06	M	M	M	M	M	M	M	M
2022-06-07	M	M	M	M	M	M	M	M
2022-06-08	M	M	M	M	M	M	M	M
2022-06-09	M	M	M	M	M	M	M	M
2022-06-10	M	M	M	M	M	M	M	M
2022-06-11	M	M	M	M	M	M	M	M
2022-06-12	M	M	M	M	M	M	M	M
2022-06-13	M	M	M	M	M	M	M	M
2022-06-14	M	M	M	M	M	M	M	M
2022-06-15	M	M	M	M	M	M	M	M
2022-06-16	M	M	M	M	M	M	M	M
2022-06-17	M	M	M	M	M	M	M	M
2022-06-18	M	M	M	M	M	M	M	M
2022-06-19	M	M	M	M	M	M	M	M
2022-06-20	M	M	M	M	M	M	M	M
2022-06-21	M	M	M	M	M	M	M	M
2022-06-22	M	M	M	M	M	0.26	M	M
2022-06-23	M	M	M	M	M	M	M	M
2022-06-24	M	M	M	M	M	M	M	M
2022-06-25	M	M	M	M	M	M	M	M
2022-06-26	M	M	M	M	M	M	M	M
2022-06-27	M	M	M	M	M	M	M	M
2022-06-28	M	M	M	M	M	M	M	M
2022-06-29	M	M	M	M	M	M	M	M
2022-06-30	M	M	M	M	M	M	M	M
Average|Sum	M	M	M	M	M	0.26	M	M

4.5) Description of Streambeds and Wetlands

4.5.1) Streambed/Riverine 1

Streambed 1 is an unvegetated disturbed streambed that has an average width of 5.83 ft. and is 4,670 total sq. ft. It has poorly defined beds and banks and stretches from south of Cabrillo Street (south of the site) to north of the property, passing over Villa Street and continuing north.

At the time of the field visit soils were completely dry and no evidence of surface flow was observed. An examination of Google Earth images accessed on July 13 while conducting the site visit indicated the presence of discrete flows. Two (2) test pits were excavated at low points within drainage 1, revealing dry sandy soil, with very little surface organic material and only a slight color change below the surface. No moisture, hydric soils, or vegetation was present and the test pits were dug to a depth of 12-14 inches. The feature lacks any of the three (3) criteria necessary for wetland status at the state level. This drainage is planned for 100% temporary impact and post project will exist as a soft bottom channel.

4.5.2) Streambed 2

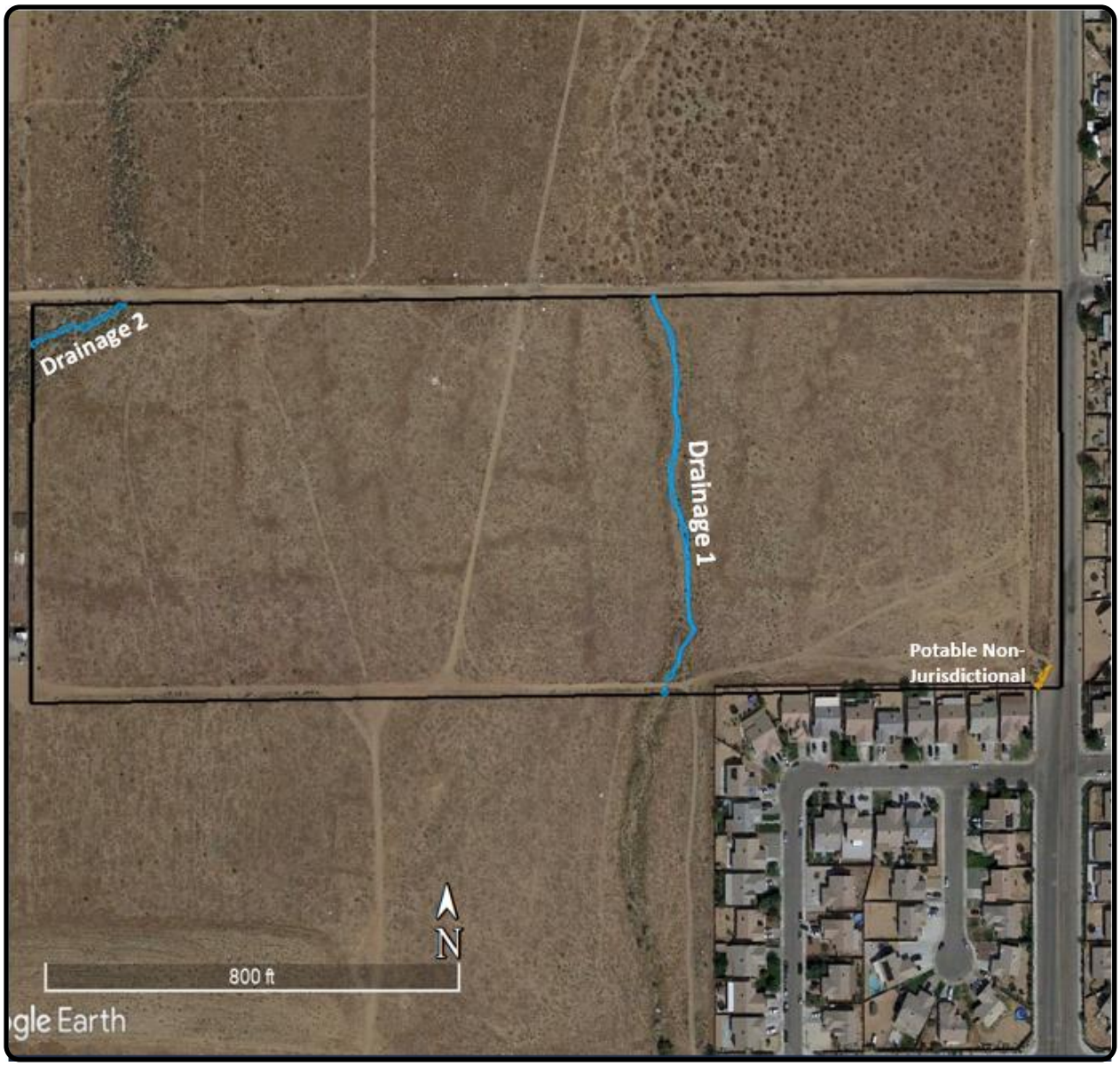
Streambed 2 is a disturbed streambed with poorly defined beds and banks that enters at the northwest corner of the site and flows northeast to Villa Street. Streambed 2 totals 1,627 sq. ft. with an average width of 3.44 ft. Villa Street has been raised in elevation, which results in blocking the natural streambed flow. While streambed 2 may have received water in the past there is no way for water to be transmitted or received currently, due to the elevation of Villa Street. A test pit was dug at the lowest point within streambed 2, revealing dry sandy soil to a depth of 14-16 inches with no change in soil chroma or value. This feature lacks any of the three (3) criteria necessary for wetland status at the state level. This feature is not planned for impact by the project and will be avoided within a separate lot.

4.5.3) Potable Water Leak

Located in the southeast corner of the site is a potable water leak coming from adjacent houses or pipes where it spills onto Aster Road. This water leak is non-jurisdictional.

Table 5. State Features Present.

Point	Average Width (ft.)	Square Feet (acres)	Type of Waters	Longitude	Latitude	HGM Code	Comment
State 1	5.83	4,670 (0.11)	Riverine Streambed Unveg/disturbed	117°26'13.96"W	34°30'59.57"N	Riverine	
State 2	3.44	1,627 (0.04)	Riverine Streambed Unveg/disturbed	117°26'27.67"W	34°31'2.43"N	Riverine	Soils Completely Drained
Total		6,297 (0.14)					



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BIOLOGICAL AND CULTURAL INVESTIGATIONS AND MONITORING

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Figure 6
CDFW/State Waters Delineation
(Aerial obtained from Google Earth, October 2020, USDA Nat. Res. Cons. Serv. SSURGO Data)

APNs 3132-081-02, -07, and -08, Adelanto
County of San Bernardino, California

5.0) CONCLUSIONS

L&L found state waters and streambeds to be present within the Project Site. "Waters of the state" means any surface water or groundwater, including saline waters, within the boundaries of the state (Water Code Section 13050[e]). Streambeds or drainages that connect to downstream flows are also jurisdictional under the California Department of Fish and Game 1600 Code.

Wetland areas within or adjacent to features are regulated by the State of California where they exhibit any one (1) of the three (3) parameters (water modified soils, facultative vegetation, or surface or subsurface water). None of the three (3) parameters are present on the Site.

L&L did not find federal waters nor federal wetlands present. We judged federal jurisdiction to be absent based on a lack of connectivity to downstream navigable waters.

All jurisdictional determinations are considered preliminary until verified by the agencies.

Total Resources Present

L&L found 6,297 sf (0.14 acre) of CDFW streambeds of which **none** qualifies as “wetland”.

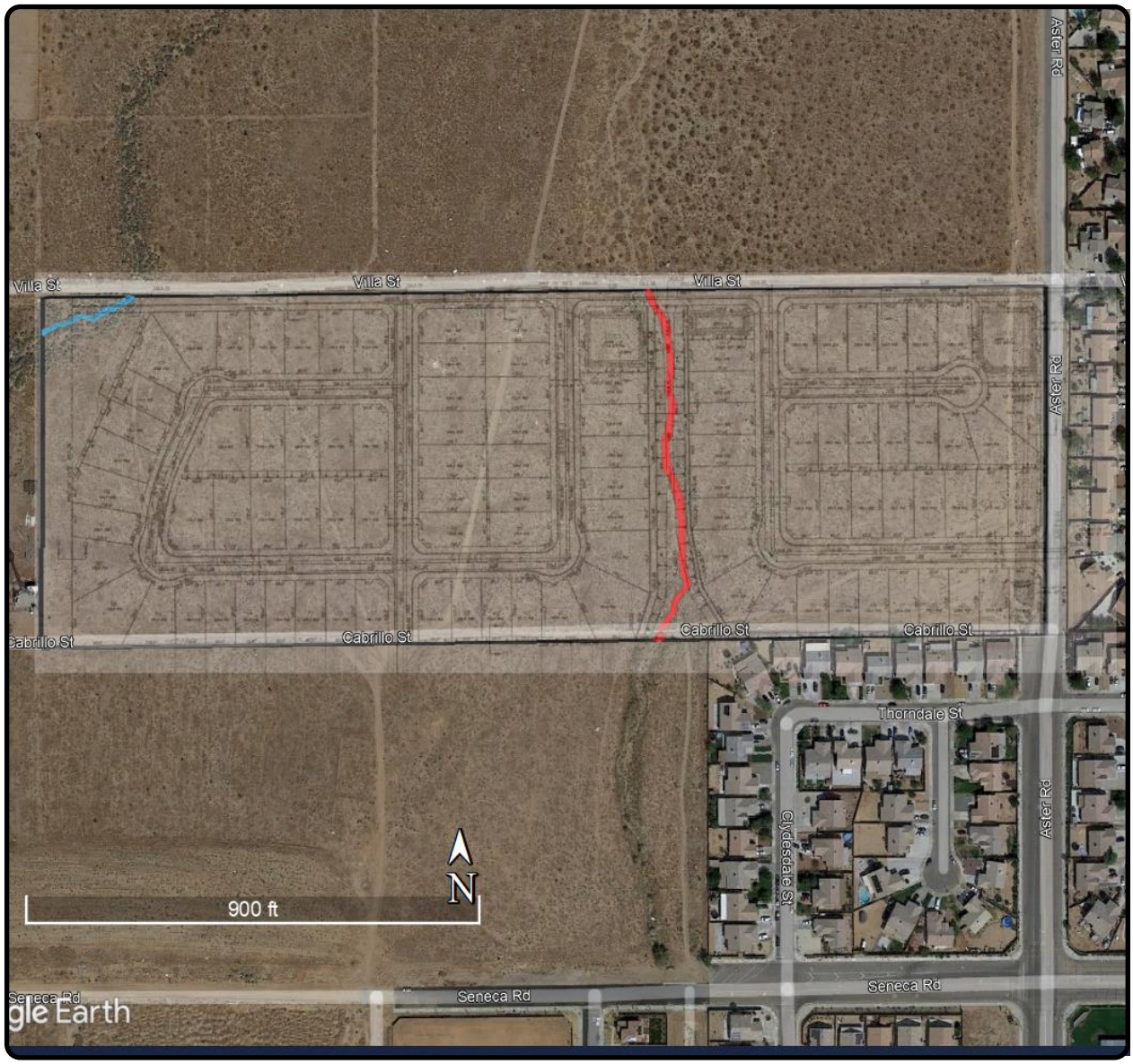
Federal “Waters of the U. S.” are assumed absent based on lack of connection to navigable waters.

Total Resources Planned for Impact

State waters and CDFW jurisdiction planned for impact include 4,670 sf/0.11 acre all of which is temporary.

Table 6. State Project Impacts.

Point	Average Width (ft.)	Present Square Feet (acres)	Impacted Square Feet (acres)	Type of Waters	Longitude	Latitude	HGM Code
State 1	5.83	4,670 (0.11)	4,670 (0.11)	Riverine Streambed Unveg/disturbed	117°26'13.96"W	34°30'59.57"N	Riverine
State 2	3.44	1,627 (0.04)	-----	Riverine Streambed Unveg/disturbed	117°26'27.67"W	34°31'2.43"N	Riverine
Total		6,297 (0.14)	4,670 (0.11)				



L&L Environmental, Inc.

BIOLOGICAL AND CULTURAL INVESTIGATIONS AND MONITORING

UEGX-22-893
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Figure 7

CDFW/State Waters Impacts

(Aerial obtained from Google Earth, October 2020, USDA Nat. Res. Cons. Serv. SSURGO Data)

APNs 3132-081-02, -07, and -08, Adelanto County of San Bernardino, California

APPENDIX A – Site Photos

Test Pit Photographs

Test Pit 1 Drainage 1

Test Pit 2 Drainage 1

Test Pit 3 Drainage 2

Ground Level Photos

Drainage 1 from Villa Street facing southeast

Drainage 1 facing north

Drainage 1 facing southwest

Drainage 1 connection from Cabrillo St.

Drainage 2 displaying vegetation facing southeast

Drainage 2 facing southwest along Villa St.

Project site facing southeast from Villa St.

Project site facing southwest

Potable water leak non-jurisdictional, southeast corner of property site

Potable water leak, non-jurisdictional from Aster Rd.

APPENDIX B – Certification

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the 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: July 14, 2022 SIGNED: _____

Leslie Irish, Principal, L&L Environmental, Inc.
909-335-9897

1) Fieldwork Performed By:

Leslie Irish
Name

2) Fieldwork Performed By:

Joshua Ball
Name

APPENDIX C – Literature Citations and References

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