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August 29, 2018

LPA-01

James Atkins
Associate Planner
City of Murrieta
1 Town Square

Subject: Addendum to the Biological Resource Assessment, MSHCP Consistency Document, and Determination of Biologically Equivalent or Superior Preservation for the Larchmont Business Park (JPR No. 17-04-05-01)

Dear Mr. Atkins:

HELIX Environmental Planning Inc. (HELIX) has prepared this letter report to serve as an Addendum to the Biological Resource Assessment (BRA), Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Document, and Determination of Biologically Equivalent or Superior Preservation (DBESP) for the Larchmont Business Park (biological report) prepared by ESA PCR in October 2016 and revised by HELIX in January 2018. The revised biological report is included as Attachment A, *BRA, MSHCP Consistency Document, and DBESP for the Larchmont Business Park*. The purpose of this addendum is to provide an update to the proposed mitigation for permanent impacts to MSHCP Riparian/Riverine Areas associated with the Larchmont Business Park Project (project; JPR No. 17-04-05-01; Case No. EA 2016-1264), as well as to provide concurrence with a request from the U.S. Fish and Wildlife Service (USFWS) and CDFW (collectively, the "Wildlife Agencies") regarding their request for review of a future deed restriction for avoided areas proposed by the project based on comments issued by to the City of Murrieta (City) on the Joint Project Review (JPR) and DBESP dated April 3, 2018 (FWS/CDFW-WRIV-18B0112-18CPA0179).

Revised Streambed Mitigation

The Wildlife Agencies' request a 4:1 mitigation ratio for impacts to MSHCP Riparian/Riverine Areas through purchase of off-site mitigation credits at Skunk Hollow Mitigation Bank. Per the response to comment letter prepared by HELIX and sent to the City on June 4, 2018, the project proponent has agreed to provide the compensatory Riparian/Riverine Areas mitigation preferred by the Wildlife Agencies. Therefore, mitigation for permanent impacts to 0.298 acre of Riparian/Riverine Areas will be provided through the purchase of no less than 1.192 acre of mitigation credits through the Skunk Hollow Mitigation Bank.

Draft Deed Restriction Review

Based on the HELIX response to comment letter submitted to the City on June 4, 2018, the project proponent did not believe that review of a draft deed restriction for avoidance areas was warranted, provided that it conserved the area in compliance with the MSHCP. However, given that 1) the City would like the deed restriction to be prepared such that it does not inhibit the ability to implement a future drainage solution for the existing Larchmont Channel, and 2) a portion of that channel will ultimately be within the future proposed deed restricted area, the project proponent has indicated a desire to allow the Regional Conservation Authority (RCA) and the Wildlife Agencies to review the draft deed restriction prior to execution – provided that agency comments can be obtained within 30 days of submittal in order to avoid unnecessary delays to the project.

If you have any questions, please do not hesitate to contact me at 949.234.8770 or AmirM@helixepi.com.

Sincerely,



Amir Morales
Biology Group Manager
Principal Regulatory Specialist

Attachments:

Attachment A: BRA, MSHCP Consistency Document, and DBESP for the Larchmont Business Park