# JURISDICTIONAL DELINEATION REPORT FOR THE PROLOGIS PARK MORENO VALLEY EUCALYPTUS PROJECT SITE

## CITY OF MORENO VALLEY, RIVERSIDE COUNTY, CALIFORNIA

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# Acronyms and Abbreviations

| | |
|---|---|
| APNs | Assessor's Parcel Numbers |
| Approved JD | Approved Jurisdictional Determination |
| CFR | Code of Federal Regulations |
| CWA | Clean Water Act |
| DBSEP | Determination of Biological Equivalent or Superior Preservation |
| EIR | environmental impact report |
| EPA | U.S. Environmental Protection Agency |
| FAC | facultative |
| FACW | facultative wetland |
| ICF | ICF International |
| IP | individual permit |
| MBTA | Migratory Bird Treaty Act |
| MSHCP | Multiple Species Habitat Conservation Plan |
| NNG | nonnative grassland |
| NRCS | Natural Resources Conservation Service |
| NWP | Nationwide Permit |
| OBL | obligate |
| OHWM | ordinary high water mark |
| Preliminary JD | Preliminary Jurisdictional Determination |
| RCD | resource conservation district |
| RGL | Regulatory Guidance Letter |
| RWQCB | Regional Water Quality Control Board |
| SAWA | Santa Ana Watershed Association |
| SR 60 | Moreno Valley Freeway |
| SWANCC | Solid Waste Agency of North Cook County |
| USDA | United States Department of Agriculture |
| USGS | United States Geological Survey |
| WDR | waste discharge requirement |
| WoS | Waters of the State |
| WoUS | waters of the United States |
| WQMP | Water Quality Management Plan |

# Chapter 1
# Introduction

This report provides regulatory information, methods, and results for a routine-level delineation of jurisdictional waters and wetlands potentially impacted by the Prologis Eucalyptus Project. The purpose of the delineation is to assess the limits of state and federal jurisdiction within and adjacent to the project site to support the resource-agency permitting process. This wetland delineation report describes the resources subject to regulation by the U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), California Department of Fish and Game (CDFG).

## 1.1 Project Site Location

The project site consists of approximately 121.33 acres which are identified as Assessor's Parcel Numbers (APNs) 488-330-011, -012, -013, -017, -018, -019, -022, -023, and -024. Pettit Street forms part of the western boundary, Fir Avenue forms part of the southern boundary, the Moreno Valley Freeway (SR 60) forms the northern boundary, and Quincy Channel borders the eastern boundary. The project site is located in Township 3 South, Range 3 West, and Section 2 as mapped on the Sunnymead quadrangle United States Geological Survey (USGS) 7.5-minute topographic map (refer to Figure 1). The local vicinity of the proposed project site is shown in Figure 2.

## 1.2 Project Description

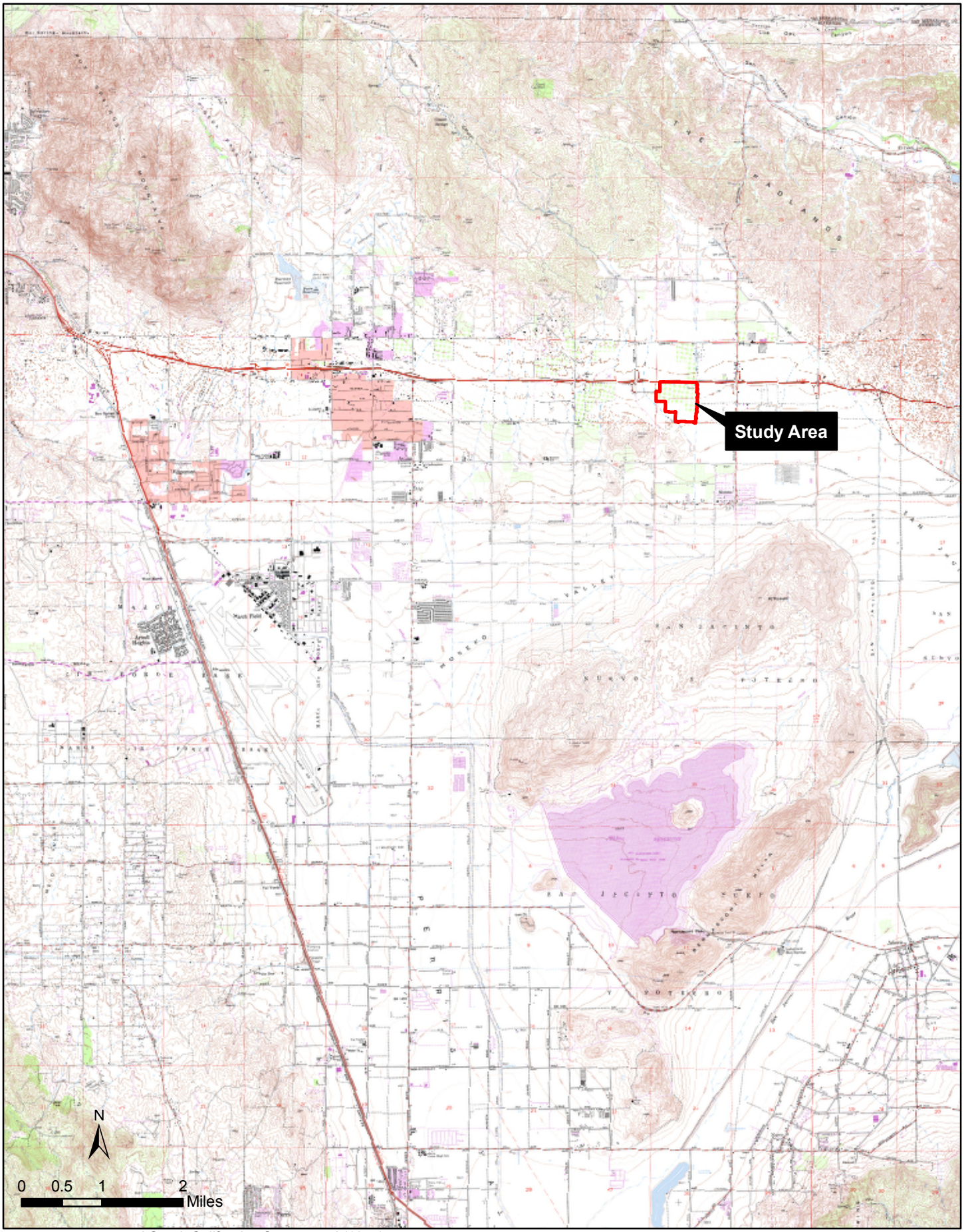
The Prologis Park facility proposes 2,244,638 square feet of industrial uses. The proposed project site consists of approximately 121.29 acres and is located directly south of SR 60 between Pettit Street and Quincy Street. Development in the northern portion of the proposed project site, south of SR 60 and north of Eucalyptus Avenue, includes approximately 1,030,377 square feet of industrial space contained within two buildings. Development in the southern portion of the site, south of Eucalyptus Avenue, includes approximately 1,214,261 square feet of industrial space contained within four buildings.

Stormwater runoff would be routed and treated through and by a combination of detention basins, vegetated swales, and sand filters. These detention basins, swales, and sand filters would also be used to detain the incremental increase in flows as well as handle Water Quality Management Plan (WQMP) treatment requirements per the City of Moreno Valley. Landscape improvements would be installed throughout the parking area and would utilize a varied selection of low-water-demand plants and include a water-efficient irrigation system. As part of the proposed project, water quality basins would be developed along the southern portions of Building 1, Building 2, Building 4, Building 5, and Building 6. A bridge will would also be built across Quincy Channel to connect the existing Eucalyptus Avenue to the adjacent parcel. Appendix C contains photographs of the project site.

# 1.3 Purpose of and Need for the Project

The purpose of the proposed project is to provide a new facility that specializes in warehouse distribution services. Upon development, the proposed project would achieve the following:

- Create employment-generating opportunities for the citizens of Moreno Valley and surrounding communities;
- Encourage industrial development as attractive and productive uses while minimizing conflicts with the surrounding existing uses;
- Encourage warehouse distribution services that take advantage of the area's close proximity to various freeways and transportation corridors;
- Provide the infrastructure improvements required to meet project needs in an efficient and cost-effective manner;
- Encourage new development consistent with the capacity and municipal service capabilities;
- Provide a high-quality and cost-effective movement of goods in and through the City, which, in turn, allows the City to compete economically on a domestic and international scale;
- Provide oversized street and highway improvements that facilitate the movement of goods and vehicles within and through the City;
- Provide industrial warehouse facilities that meet the substantial and unmet demands of businesses located in the City and county;
- Cluster industrial warehouse uses near efficient access points to the state highway system to reduce traffic congestion on surface streets and to reduce concomitant air pollutant emissions from vehicle sources;
- Accommodate new development that channels land uses in a phased, orderly manner and is coordinate with the provision of necessary infrastructure and public improvements;
- Provide new development that will assist the City in obtaining fiscal balance in the years and decades ahead;
- Address community circulation, both vehicular and pedestrian, utilizing available capacity within existing circulation system, and provide fair share improvements to various future-year deficient intersection road segments;
- Reduce peak hour vehicle trips compared to existing General Plan land uses;
- Reduce building energy consumption compared to existing General Plan land uses; and
- Reduce water demand compared to existing General Plan land uses.




SOURCE: USGS 7.5' Quad, California : Sunnymead (1977)

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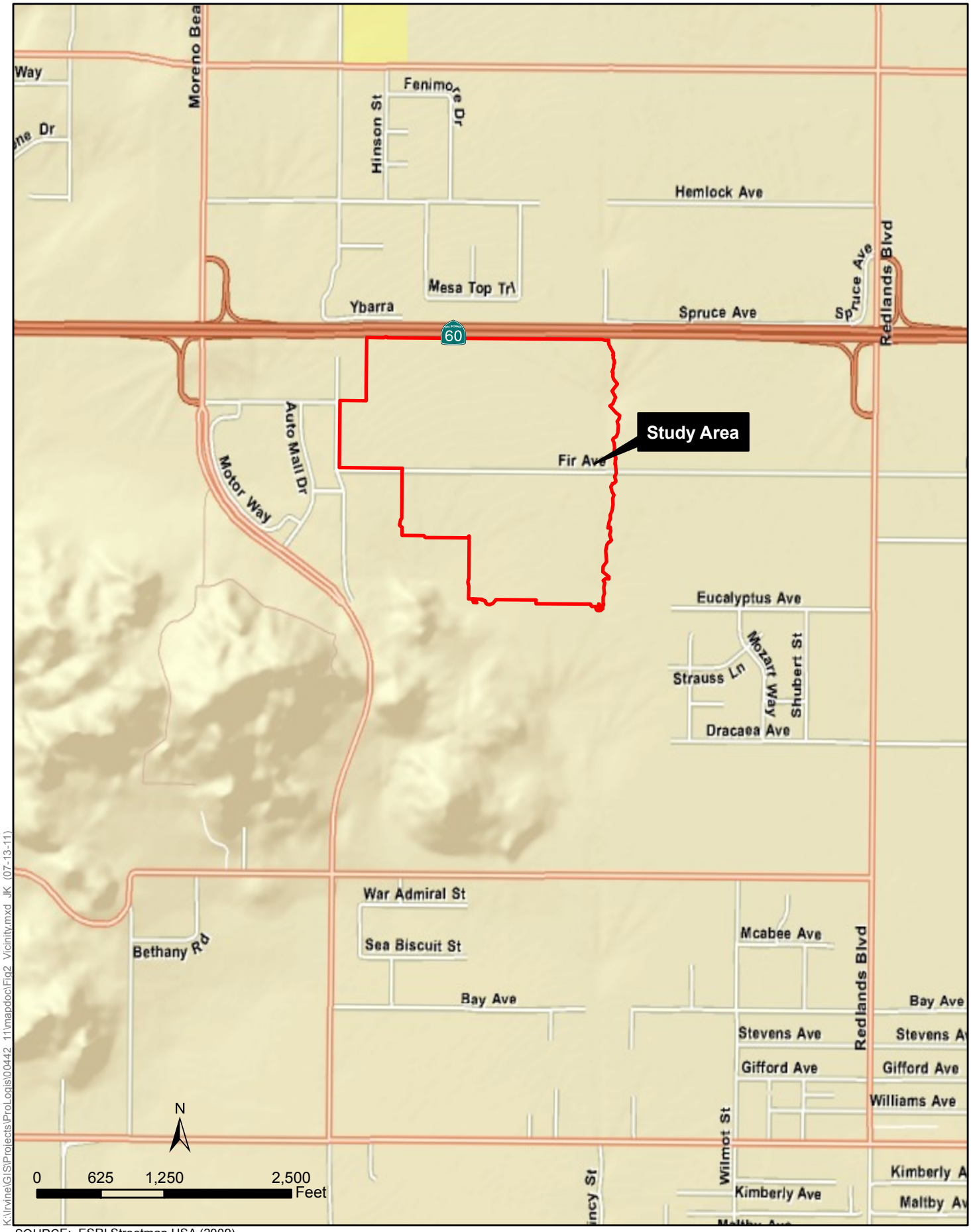
**Figure 1**
**Regional Vicinity Map**
**ProLogis Eucalyptus Project**

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SOURCE: ESRI Streetmap USA (2009)

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**Figure 2**
**Local Vicinity Map**
**ProLogis Eucalyptus Project**

# Chapter 2
# Methodology

## 2.1 Project Research

Prior to the field visit, a 200'-scale (1" = 200') aerial photograph of the site was obtained and compared with the USGS 7.5-minute topographic quadrangle to identify drainage features within the survey area as indicated from vegetation types, topographic changes, or visible drainage patterns. The United States Department of Agriculture (USDA) soil survey map was reviewed to identify the soil series that occur on the project site. The soil series mapped within the survey area were compared with the Field Office Official List of Hydric Soil Map Units for Riverside County, California (USDA 1978) and the USDA Natural Resources Conservation Service (NRCS) Soil Survey online map to determine the presence or absence and location of designated hydric soils.

## 2.2 Field Investigation

ICF International (ICF) Regulatory Specialists Katie Kurtz and Amanda Duchardt completed the jurisdictional delineation on May 27, 2008. The delineation was conducted of the entire project site with particular emphasis on the areas previously surveyed in 2005 by TetraTech, Inc. (TetraTech, Inc. 2005). ICF Regulatory Specialists Lesley Hill and Alexis Kessans verified the field conditions documented in the 2008 delineation report on June 30, 2011.

Methods for delineating federal wetlands follow the guidelines set forth by the USACE (Environmental Laboratory 1987). The routine onsite determination method can be used to gather field data at potential wetland areas for most projects. Visual observations of vegetation types and hydrology are used to locate areas for evaluation. At each evaluation area, several parameters are considered to determine whether the sample point is within a wetland. Three criteria normally must be fulfilled in order to classify an area as a jurisdictional USACE wetland: 1) a predominance of hydrophytic vegetation, 2) the presence of hydric soils, and 3) the presence of wetland hydrology. Details of the application of these techniques are described below.

- **Hydrophytic Vegetation:** The hydrophytic vegetation criterion is satisfied at a location if greater than 50 percent of all the dominant species present within the vegetation unit have a wetland indicator status of obligate (OBL), facultative wetland (FACW), or facultative (FAC) (Environmental Laboratory 1987). An OBL indicator status refers to plants that have a 99 percent probability of occurring in wetlands under natural conditions. A FACW indicator status refers to plants that usually occur in wetlands (67 to 99 percent probability) but are occasionally found elsewhere. A FAC indicator status refers to plants that are equally likely to occur in wetlands or elsewhere (estimated probability 34 to 66 percent for each). The wetland indicator status used for this report follows the National List of Plant Species that Occur in Wetlands: California (Region 0) (U.S. Fish And Wildlife Service 1988)
- **Hydric Soils:** The hydric soil criterion is satisfied at a location if soils in the area can be inferred or observed to have a high groundwater table, if there is evidence of prolonged soil saturation, or if there are any indicators suggesting a long-term reducing environment in the upper 18

inches of the soil profile. Reducing conditions are most easily assessed using soil color. Soil colors were evaluated using the Munsell Soil Color Charts (Kollmorgen Corporation 1975).

- **Wetland Hydrology:** The wetland hydrology criterion is satisfied at a location based upon conclusions inferred from field observations, which indicate that an area has a high probability of being inundated or saturated (flooded, ponded, or tidally influenced) long enough during the growing season to develop anaerobic conditions in the surface soil environment, especially the root zone (Environmental Laboratory 1987).

Areas meeting all three of these parameters are generally designated as USACE wetlands. If the delineator cannot confirm the presence of all three parameters, but nevertheless strongly believes the area to be a wetland, supporting arguments can be added to the delineation data sheet or report. Site photographs and wetland delineation data sheets are located in Appendix A and Appendix B, respectively, of this delineation report.

The delineation of nonwetland waters of the United States (WoUS)was based on indicators for the ordinary high water mark (OHWM), following established criteria of the Code of Federal Regulations (CFR) Title 33, Section 328.3 (33 CFR 328.3[e]). Specifically, we measured 1) average OHWM width accurate to at least the half foot at points wherever clear changes in width occurred, and 2) OHWM length using drainage mapping that was confirmed in the field. The OHWM is defined in federal regulations as "that line on the shore established by the fluctuations of water and indicated by physical characteristics such as [a] clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas" (33 CFR 328.3 [e]).

Evaluation of state jurisdiction followed guidance in the Fish and Game Code, related CDFG materials, and standard practices by CDFG personnel. Briefly, state jurisdiction was delineated by measuring outer width and length boundaries of state jurisdiction (lakes or streambeds), consisting of the greater of either the top of bank measurement (bankfull width) or the extent of associated riparian or wetland vegetation.

Chapter 3
# Regulatory Background

## 3.1 U.S. Army Corps of Engineers Section 404– Regulated Activities

Pursuant to Section 404 of the CWA, USACE regulates the discharge (temporary or permanent) of dredged or fill material into WoUS, including wetlands. A discharge of fill material includes grading, placing riprap for erosion control, pouring concrete, laying sod, and stockpiling excavated material into WoUS. Activities that generally do not involve a regulated discharge (if performed specifically in a manner to avoid discharges) include driving pilings, performing certain drainage channel maintenance activities, constructing temporary mining and farm/forest roads, and excavating without stockpiling.

### 3.1.1 Waters of the United States

WoUS, as defined in 33 CFR 328.3, means:

> (1) All waters that are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters that are subject to the ebb and flow of the tide.
>
> (2) All interstate waters, including interstate wetlands.
>
> (3) All other waters, such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation, or destruction of which could affect interstate or foreign commerce, including any such waters:
>
> > (i) That are or could be used by interstate or foreign travelers for recreational or other purposes.
> >
> > (ii) From which fish or shellfish are or could be taken and sold in interstate or foreign commerce.
> >
> > (iii) That are used or could be used for industrial purpose by industries in interstate commerce.
>
> (4) All impoundments of waters otherwise defined as WoUS under the definition.
>
> (5) Tributaries of waters identified in paragraphs (1) through (4) of this section.
>
> (6) The territorial seas.
>
> (7) Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (1) through (6) of this section.
>
> (8) WoUS that do not include prior converted cropland. Notwithstanding the determination of an area's status as prior converted cropland by any other federal agency, for the purposes of the CWA, the final authority regarding CWA jurisdiction remains with EPA.

Waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of the Clean Water Act (CWA) (other than cooling ponds, as defined in 40 CFR 423.11(m), which also meet the criteria of this definition), are not WoUS.

The limit of USACE jurisdiction, excluding wetlands and tidal waters, is delineated using the OHWM, defined in CFR 328.3(e) as:

> …that line on the shore established by the fluctuations of water and indicated by physical characteristics such as [a] clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.

### 3.1.2 Wetlands

Normally, three criteria must be satisfied to classify an area as a jurisdictional wetland: (1) a predominance of plant life that is adapted to life in wet conditions (hydrophytic vegetation); (2) soils that saturate, flood, or pond long enough during the growing season to develop anaerobic conditions in the upper part (hydric soils); and (3) permanent or periodic inundation or soils saturation, at least seasonally (wetland hydrology) (Environmental Laboratory 1987).

### 3.1.3 Solid Waste Agency of Northern Cook County v. U.S. Army Corps of Engineers

In 1986, in an attempt to clarify the reach of its jurisdiction, USACE stated that Section 404(a) extends to intrastate waters that:

> …(a) are or would be used as habitat by birds protected by migratory bird treaties, or (b) are or would be used as habitat by other migratory birds that cross state lines, or (c) are or would be used as habitat for endangered species, or (d) used to irrigate crops sold in interstate commerce" (51 Federal Register 41217).

As a result of the 2001 Solid Waste Agency of North Cook County (SWANCC) case, the U.S. Supreme Court held that USACE may not rely on the Migratory Bird Rule to establish a significant nexus to interstate or foreign commerce. Although no formal guidance was issued by USACE interpreting the extent to which the SWANCC decision would limit jurisdictional determinations, in practice, USACE considers intrastate waters as WoUS where there is an appropriate connection to a navigable water or other clear interstate commerce connection. Therefore, WoUS, including jurisdictional wetlands, must show connectivity with (be tributary to) a navigable WoUS to be subject to USACE under Section 404 of the CWA.

### 3.1.4 Rapanos v. United States and Carabell v. U.S. Army Corps of Engineers

In 2006, the U.S. Supreme Court issued an opinion regarding the extent of USACE jurisdiction over certain waters under Section 404 of the CWA. The Rapanos-Carabell consolidated decisions addressed the question of jurisdiction over attenuated tributaries to WoUS as well as wetlands adjacent to those tributaries.

On June 5, 2007, USACE and the U.S. Environmental Protection Agency (EPA) issued guidance related to the Rapanos decision. The guidance identifies those waters over which the agencies (USACE and EPA) will assert jurisdiction categorically and on a case-by-case basis. To summarize, USACE will continue to assert jurisdiction over the following features:

- TNWs and their adjacent wetlands.

- Non-navigable tributaries of TNWs that are RPWs (e.g., tributaries that typically flow year-round or have a continuous flow at least seasonally [typically 3 months]) and wetlands that directly abut such tributaries (e.g., not separated by uplands, berms, dikes, or similar features).

For non-RPWs, the agencies will determine whether a "significant nexus" exists with a TNW using the data found in an Approved Jurisdictional Determination Form (Approved JD Form). The purpose of the significant nexus evaluation is to determine whether the existing functions of a tributary affect the chemical, physical, and/or biological integrity of a downstream TNW. Tributary characteristics that are considered when evaluating whether a significant nexus exists include volume, duration, and frequency of flow; proximity to a TNW; and hydrologic and ecologic functions performed by the tributary and all of its adjacent wetlands. Using that information, the agencies may assert jurisdiction over the following features:

- Non-navigable tributaries that do not typically flow year-round or have continuous flow at least seasonally, wetlands adjacent to such tributaries, and wetlands adjacent to but not directly abutting a relatively permanent non-navigable tributary.

The agencies will typically not assert jurisdiction over the following features:

- Swales or erosional features (e.g., gullies and small washes characterized by low volume and infrequent or short-duration flows).
- Ditches (including roadside ditches) excavated wholly in uplands and draining only uplands that do not carry a relatively permanent flow of water.

#### 3.1.4.1 Approved Jurisdictional Determinations

An Approved Jurisdictional Determination (Approved JD) is an official USACE jurisdictional determination. The Approved JD is valid for 5 years and can be used and relied upon in a CWA related citizen's lawsuit if its legitimacy is challenged (except under extraordinary circumstances); it can also be immediately appealed (33 CFR Part 331). Approved JDs are documented in accordance with Regulatory Guidance Letter (RGL) No. 07-01 and require the use of the Approved JD Form. Approved JDs are evaluated by USACE and EPA.

Under the Rapanos guidance, an Approved JD is required for determinations regarding isolated waters or wetlands and is subject to review by USACE and EPA.

#### 3.1.4.2 Preliminary Jurisdictional Determinations

USACE issued RGL No. 08-02 on June 26, 2008, which allows USACE to issue Preliminary Jurisdictional Determinations (Preliminary JDs) for a project. A Preliminary JD is a nonbinding written indication that there may be WoUS, including wetlands, on a project site and identifies the approximate location of these features. Preliminary JDs are used when a landowner, permit applicant, or other affected party elects to voluntarily waive or set aside questions regarding CWA jurisdiction over a particular site, usually in the interest of allowing the landowner to move ahead expeditiously to obtain Section 404 authorization where the party determines that it is in his or her best interest to do so. A Preliminary JD is not an official determination regarding the jurisdictional status of potentially jurisdictional features and has no bearing on Approved JDs. A Preliminary JD cannot be used to confirm the absence of jurisdictional waters or wetlands, is advisory in nature, and cannot be appealed. It is considered preliminary because a recipient can later request an Approved JD if one is necessary or appropriate.

A Preliminary JD is documented using the Preliminary Jurisdictional Determination Form. For purposes of impact calculations, compensatory mitigation requirements, and other resource protection measures, a permit decision made on the basis of a Preliminary JD treats all waters and wetlands that would be affected in any way, except by the permitted activity, as if they are jurisdictional. Although a Preliminary JD may be chosen by the applicant, the district engineer reserves the right to use an Approved JD where warranted.

## 3.2 Regional Water Quality Control Board–Regulated Activities

The RWQCB regulates activities within state and federal waters under Section 401 of the CWA and the Porter-Cologne Act.

### 3.2.1 Section 401 of the Clean Water Act

Pursuant to Section 401 of the CWA:

> …any applicant for a federal permit for activities that involve a discharge to waters of the United States shall provide the federal permitting agency a certification from the state in which the discharge is proposed that states that the discharge will comply with the applicable provisions under the federal Clean Water Act.

Therefore, before USACE will issue a Section 404 permit, applicants must apply for and receive Section 401 water quality certification or a waiver from the RWQCB, as applicable. Under Section 401 of the CWA, the RWQCB regulates at the state level all activities that are regulated at the federal level by USACE. Therefore, RWQCB jurisdiction usually coincides with the jurisdictional boundaries for WoUS. However, if waters are determined not to be WoUS, they may still be subject to RWQCB jurisdiction based on the Porter-Cologne Act.

### 3.2.2 Porter-Cologne Act

The RWQCB regulates activities that would involve "discharging waste, or proposing to discharge waste, within any region that could affect waters of the state" (California Water Code 13260[a]), pursuant to provisions of the state Porter-Cologne Act. Waters of the State (WoS) are defined as "any surface water or groundwater, including saline waters, within the boundaries of the state" (California Water Code 13050 [e]). Such waters may include waters not subject to regulation under Section 404 such as isolated features.

## 3.3 California Department of Fish and Game–Regulated Activities

Pursuant to Sections 1600–1616 of the California Fish and Game Code, CDFG regulates any activity that will substantially divert or obstruct the natural flow—or substantially change or use any material from the bed, channel, or bank—of any river, stream, or lake. CDFG also regulates any activity that will deposit or dispose of debris, wastewater, or other material containing crumbled,

flaked, or ground pavement that may pass into any river, stream, or lake. The applicant must notify CDFG prior to such activities and obtain a Lake or Streambed Alteration Agreement.

CDFG jurisdiction includes ephemeral, intermittent, and perennial watercourses (including dry washes) and lakes characterized by the presence of (1) definable bed and banks and (2) existing fish or wildlife resources. Furthermore, CDFG jurisdiction is often extended to habitats adjacent to watercourses, such as oak woodlands in canyon bottoms or willow woodlands that support hydrologic functions within the riparian system.

Water features such as vernal pools and other seasonal swales where the defined bed and bank are absent and the feature is not contiguous or closely adjacent to other jurisdictional features are generally not jurisdictional under Section 1602. CDFG generally does not assert jurisdiction over human-made water bodies unless they are located where such natural features were previously located or where they are contiguous with existing or prior natural jurisdictional areas.

# Chapter 4
# Environmental Setting

The following section describes the topography, land use, vegetation characteristics, and soils associated with the project site.

## 4.1 Topography and Land Use

The project site is located in the City of Moreno Valley within the Reche/Canyon Badlands Area Plan. A portion of the project site is currently being used as a citrus orchard, while the remainder of the site has been used to grow dry-land grain crops. The project site is primarily flat with eroded channels bordering the southern and western boundaries and a drainage channel (Quincy Channel) on the eastern boundary. Quincy Channel contains remnants of concrete, debris, and trash.

## 4.2 Vegetation Communities

The project site consists of seven plant communities: ruderal, agricultural, nonnative grassland, disturbed mule fat scrub, Non-native woodland, Unvegetated Streambed and Channel-Upland Vegetation (Figure 5 in the DBESP).

### 4.2.1 Ruderal

The southern and western drainages are dominated by ruderal vegetation. The ruderal plant community on the project site is dominated by weedy vegetation that is typically associated with a past disturbance. The disturbances that create ruderal areas are commonly a result of anthropogenic impacts and, in this situation, would be attributed to past agricultural activities. The ruderal plant community is dominated by several mustard species (*Brassica* spp.), annual bur ragweed (*Ambrosia acanthicarpa*), Russian thistle (*Salsola tragus*), cheeseweed (Malva parviflora), and nonnative grass species. In total, approximately 48.15 acres of ruderal vegetation was found within the study area.

### 4.2.2 Agriculture

The northern and eastern 55.67 acres of the study area is occupied by citrus trees (orange and grapefruit) that have been left unmanaged and continue to flourish.

### 4.2.3 Nonnative Grassland

*Nonnative grassland (NNG*), a prevalent community throughout California, is generally characterized by a dense-to-sparse cover of nonnative, annual grasses often associated with numerous weedy species, as well as some native annual forbs, such as wildflowers that emerge especially in years of plentiful rain. Seed germination occurs with the onset of winter rains. Some plant growth occurs in winter, but most growth and flowering occurs in the spring. Plants then die in the summer and persist as seeds in the uppermost layers of soil until the next rainy season. Dominant plant genera

typically found within NNG include bromes (*Bromus* spp.), wild oats (*Avena* spp.), fescues (*Vulpia* spp.), and barleys (*Hordeum* spp.).

NNG occurred on 18.45 acres in the southern portion of the project site. Due to the presence of wild oat species, this may have been part of an agricultural crop in the past.

### 4.2.4 Disturbed Mule Fat Scrub

The eastern drainage is heavily disturbed and contains a number of nonnative species, including Peruvian pepper (*Schinus molle*), tree tobacco (*Nicotiana glauca*), castor bean (*Ricinus communis*), eucalyptus (*Eucalyptus* spp.), and tree of heaven (*Ailanthus altissima*). However, patches of mule fat (*Baccharis salicifolia*), a few walnuts (*Juglans californica*), and one Goodding's black willow tree (*Salix gooddingii*) also occur within the drainage. There are large amounts of trash within and adjacent to the drainage. In total, approximately 4.59 acres of disturbed mule fat vegetation occurs on the project site.

### 4.2.5 Non-Native Woodland

Several patches, comprising approximately 0.06 acre of non-native woodland occur within and adjacent to the degraded drainage channel. These consist of eucalyptus trees and Peruvian pepper.

### 4.2.6 Unvegetated Streambed

Several patches of sands (approximately 0.08 acre) with little to very sparse vegetation occur within the drainage channel that occurs along the eastern boundary of the project site. For the purposes of this report these have been classified as unvegetated streambed.

### 4.2.7 Channel-Upland Vegetation

There are several eroded channels that occur within the project site on the western boundary. These are somewhat steep sided and are dominated by upland species, predominantly non-native grassland, that are interspersed with open, unvegetated areas. For the purposes of this report these have been classified as channel-upland vegetation. This vegetation community comprises approximately 0.14 acre of the study area.

## 4.3 Soils

There are four soils on or in the immediate vicinity of the project site: Gullied land; San Emigdio loam, 2 to 8 percent slopes; San Emigdio loam, 0 to 2 percent slopes; and San Emigdio fine sandy loam, 2 to 8 percent slopes, eroded (refer to Figure 3). These soils are consistent with field observations. These soil types lack the percentage of clay and/or slope surface typically associated with features such as vernal pools. None of these soils are identified on national or local hydric soil lists as hydric soils for the western Riverside region (USDA 1987, 1992).

*Gullied land soils* are defined by NRCS as "consisting of areas where erosion has cut a network of V-shaped or U-shaped channels. The areas resemble miniature badlands. Generally, gullies are so deep that extensive reshaping is necessary for most uses. Small areas can be shown by spot symbols. Phases indicating the kind of material remaining may be useful in some places."

*San Emigdio soils* are defined by NRCS as "consisting of very deep, well drained soils that formed in dominantly sedimentary alluvium. San Emigdio soils are on fans and flood plains and have slopes of 0 to 15 percent. The mean annual precipitation is about 15 inches and the mean annual air temperature is about 62 degrees F."

# Chapter 5
# Jurisdictional Delineation Results

The following section describes the jurisdictional features and impacts, including findings related to vegetation communities, topography and soils, hydrology, and wetlands for the drainage features within the survey area.

## 5.1 Jurisdictional Features

### 5.1.1 Quincy Channel

Quincy Channel is located on the eastern boundary of the project site. Quincy Channel is an eroded channel that appears to be stormwater runoff from off site to the north that flows off site to the south.

The dominant plant communities associated with this feature within the project boundaries are identified as several mustard species (*Brassica* spp.), mule fat (*Baccharis salicifolia*), annual bur ragweed (*Ambrosia acanthicarpa*), Russian thistle (*Salsola tragus*), cheeseweed (*Malva parviflora*), and nonnative grass species. The portion of Quincy Channel within the project site does not meet the wetland requirements for hydrophytic vegetation within the OHWM. USACE jurisdiction, as indicated by the OHWM, averaged between 10 to 20 feet wide throughout this section of the drainage.

Quincy Channel was dry within the proposed project area at the time of this study. However, the feature contains an evidence of high velocity seasonal flow events, including drainage patterns. Other evidence supporting wetland hydrology within the drainage included sediment deposits and drift deposits. When taken in context with the vegetation and soils present in Quincy Channel, these indicators are more suggestive of flood flow hydrology rather than wetland hydrology.

As shown in Figure 3, the mapped soil types within this portion of the drainage are San Emigdio fine sandy loam, 2 to 8 percent slopes, eroded; San Emigdio loam, 0 to 2 percent slopes; San Emigdio loam, 2 to 8 percent slopes; and Metz loamy fine sand, sandy loam substratum, 0 to 5 percent slopes (USDA 1971). These soil types are consistent with observations from soil pit samples taken along Quincy Channel. These soil types are not designated as local partially hydric soils (USDA 1987, 1992). No organic streaking, high levels of organic matter in the surface layer, or other hydric soil indicators for sandy soils were observed in the upper 12 inches of sample soil pits. The samples did not meet wetland hydric soil criteria.

Jurisdictional areas associated with Quincy Channel within or immediately adjacent to the project site are shown in Table 1. The extent of jurisdictional areas associated with Quincy Channel is shown in Figure 4a.

As described above, the portions of the project within Quincy Channel contain nonwetland waters of the United States under the jurisdiction of the USACE. The RWQCB has concurrent jurisdiction over waters of the United States as well as isolated waters; Quincy Channel is considered waters of the state under RWQCB jurisdiction. Because of the presence of a bed and bank and the potential to

support wildlife and aquatic resources, Quincy Channel is considered a jurisdictional streambed under the jurisdiction of CDFG. Jurisdictional areas associated with Quincy Channel are shown in Table 1 and Figure 4a.

### 5.1.2 Southern Drainage

The southern drainage is located adjacent to Pettit Street within the project boundaries. The southern drainage is a continuation of the western drainage located north of this portion of the project site. The western drainage is an eroded channel that appears to be stormwater runoff from the culverts located at the intersection of Pettit Street and Auto Mall Drive. The southern drainage begins at the culverts and then meanders in a southeasterly direction until it meets with Quincy Channel near Cottonwood Avenue.

The dominant plant communities associated with this feature within the project boundaries are identified as several mustard species, annual bur ragweed, Russian thistle, cheeseweed, and nonnative grass species. This drainage does not meet the wetland requirements for hydrophytic vegetation. USACE jurisdiction, as indicated by the base of the channel (OHWM was not apparent), averaged between 8 to 10 feet wide throughout this section of the southern drainage.

The southern drainage appears to have formed as the result of a historic blowout associated with a large storm event. This drainage was dry within the proposed project area at the time of this study and contained no evidence of recent flow activity. When taken in context with the vegetation and soils present in the southern drainage, these indicators are more suggestive of flood flow hydrology rather than wetland hydrology.

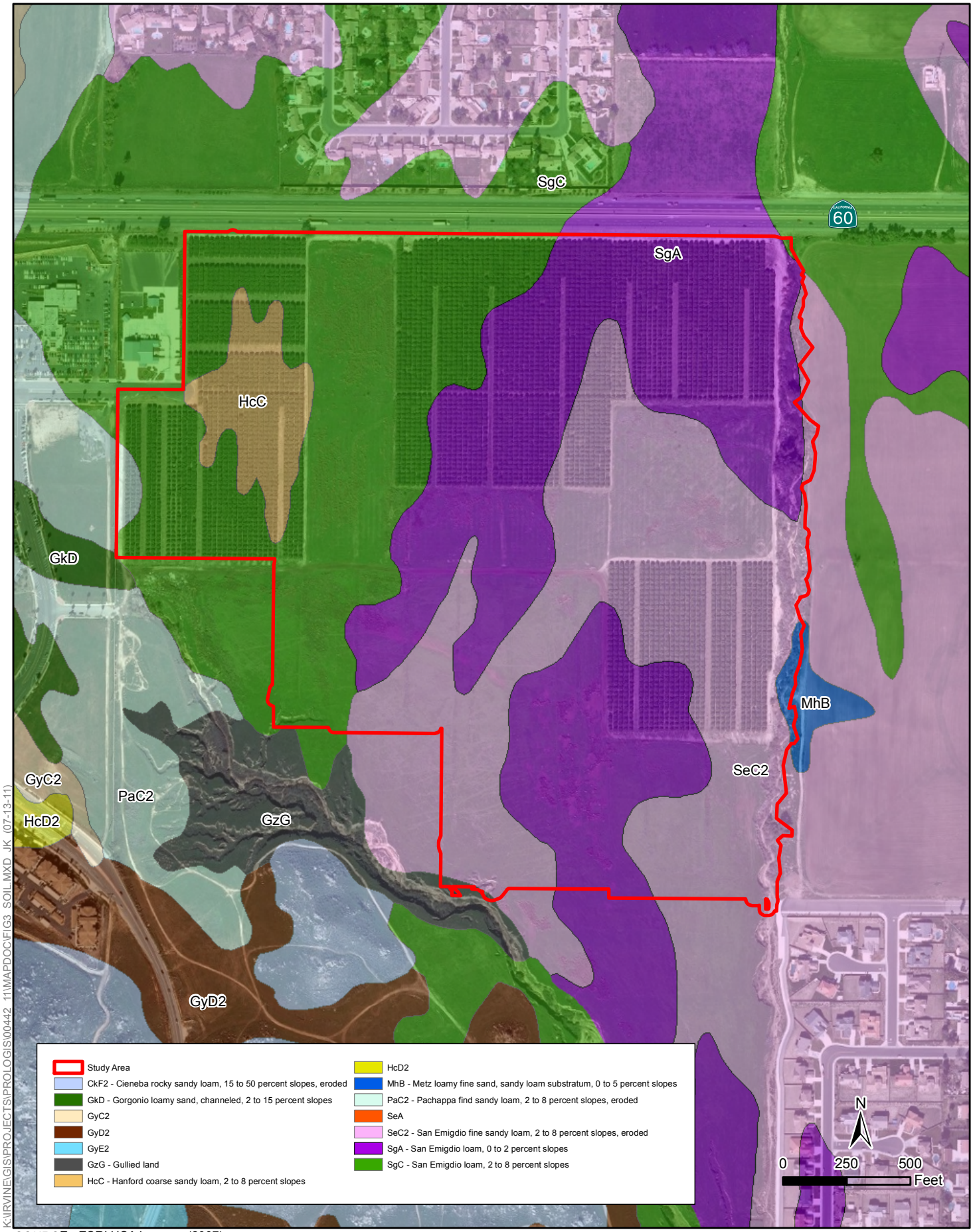
As shown in Figure 3, the mapped soil type within this portion of the project site is gullied land (USDA 1971). This soil type is designated as local partially hydric soil (USDA 1987, 1992); however, no organic streaking, high levels of organic matter in the surface layer, or other hydric soil indicators were observed. The sample does not meet wetland hydric soil criteria.

As described above, the portions of the project within the southern drainage contain nonwetland waters of the United States under the jurisdiction of the USACE. The RWQCB has concurrent jurisdiction over waters of the United States as well as isolated waters; the southern drainage is considered waters of the state under RWQCB jurisdiction. Because of the presence of a bed and bank and the potential to support wildlife and aquatic resources, the southern drainage is considered a jurisdictional streambed under the jurisdiction of CDFG. Jurisdictional areas associated with the southern drainage are shown in Table 1 and Figure 4b.

### 5.1.3 Western Drainage

The western drainage is located adjacent to Pettit Street within the project boundaries. The western drainage is an eroded channel that appears to be stormwater runoff from the culverts located at the intersection of Pettit Street and Auto Mall Drive. The western drainage begins at the culverts and then meanders in a southeasterly direction until it meets with the southern drainage near Cottonwood Avenue.

The dominant plant species associated with this feature within the project boundaries are identified as several mustard species, annual bur ragweed, Russian thistle, cheeseweed, and nonnative grass species. This drainage does not meet the wetland requirements for hydrophytic vegetation. USACE

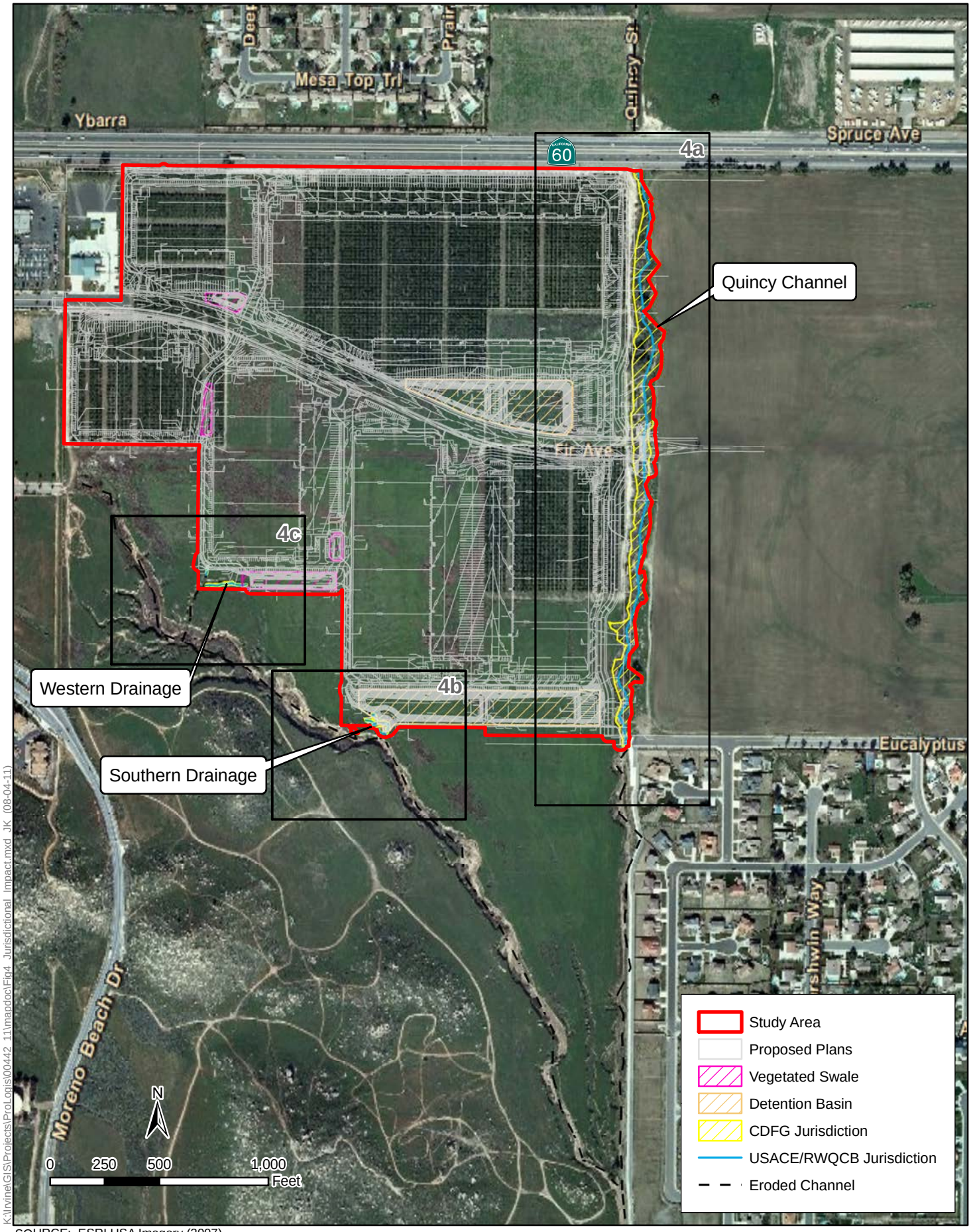



K:\IRVINE\GIS\PROJECTS\PROLOGIS\00442_11\MAPDOC\FIG3_SOIL.MXD JK (07-13-11)

SOURCE: ESRI USA Imagery (2007)

ICF INTERNATIONAL

**Figure 3**
**Soil Map**
**ProLogis Eucalyptus Project**

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SOURCE: ESRI USA Imagery (2007)

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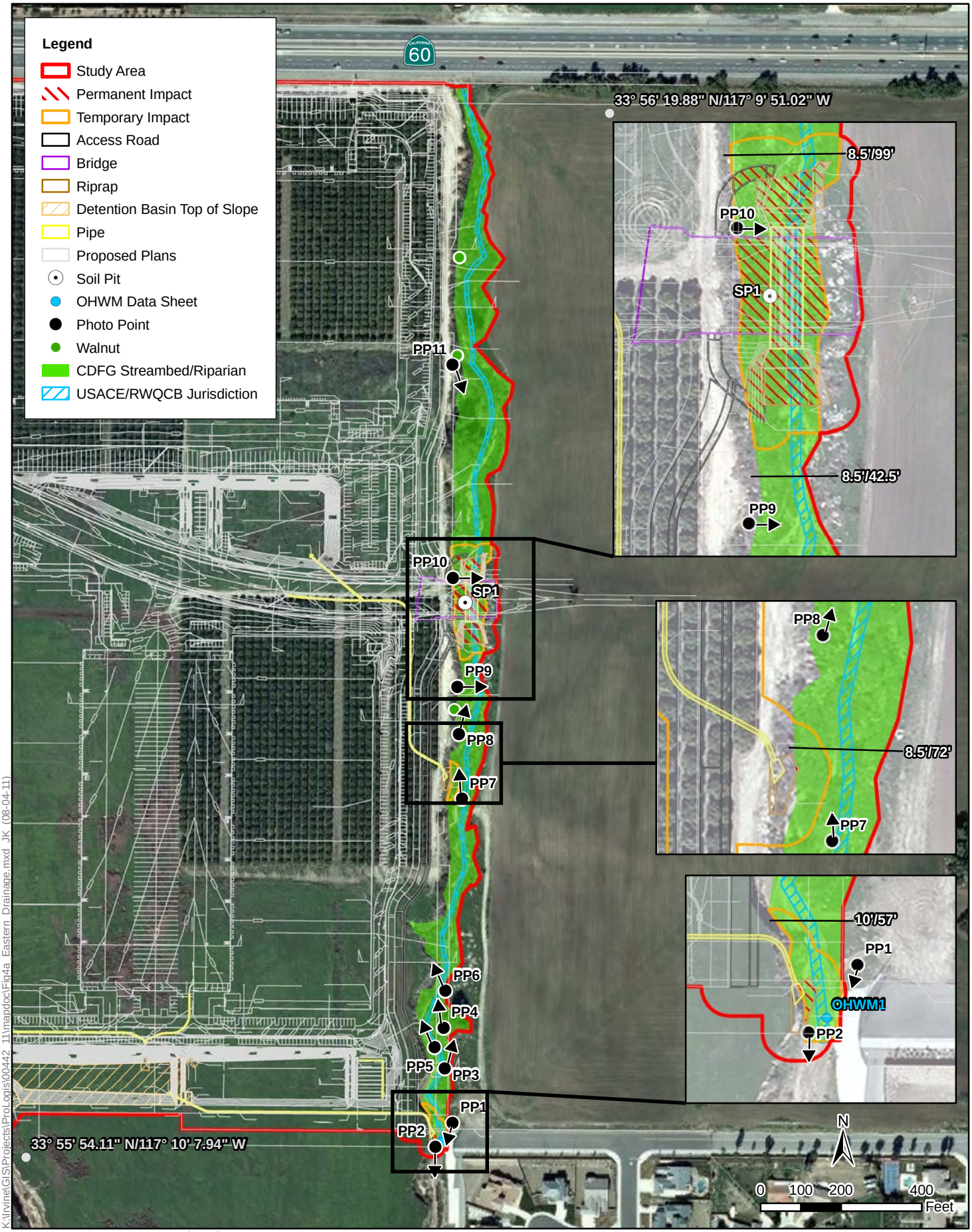
**Figure 4**
**Jurisdictional Impacts Map**
**ProLogis Eucalyptus Project**

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SOURCE: ESRI USA Imagery (2007)

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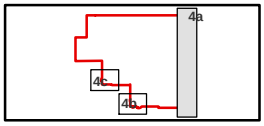
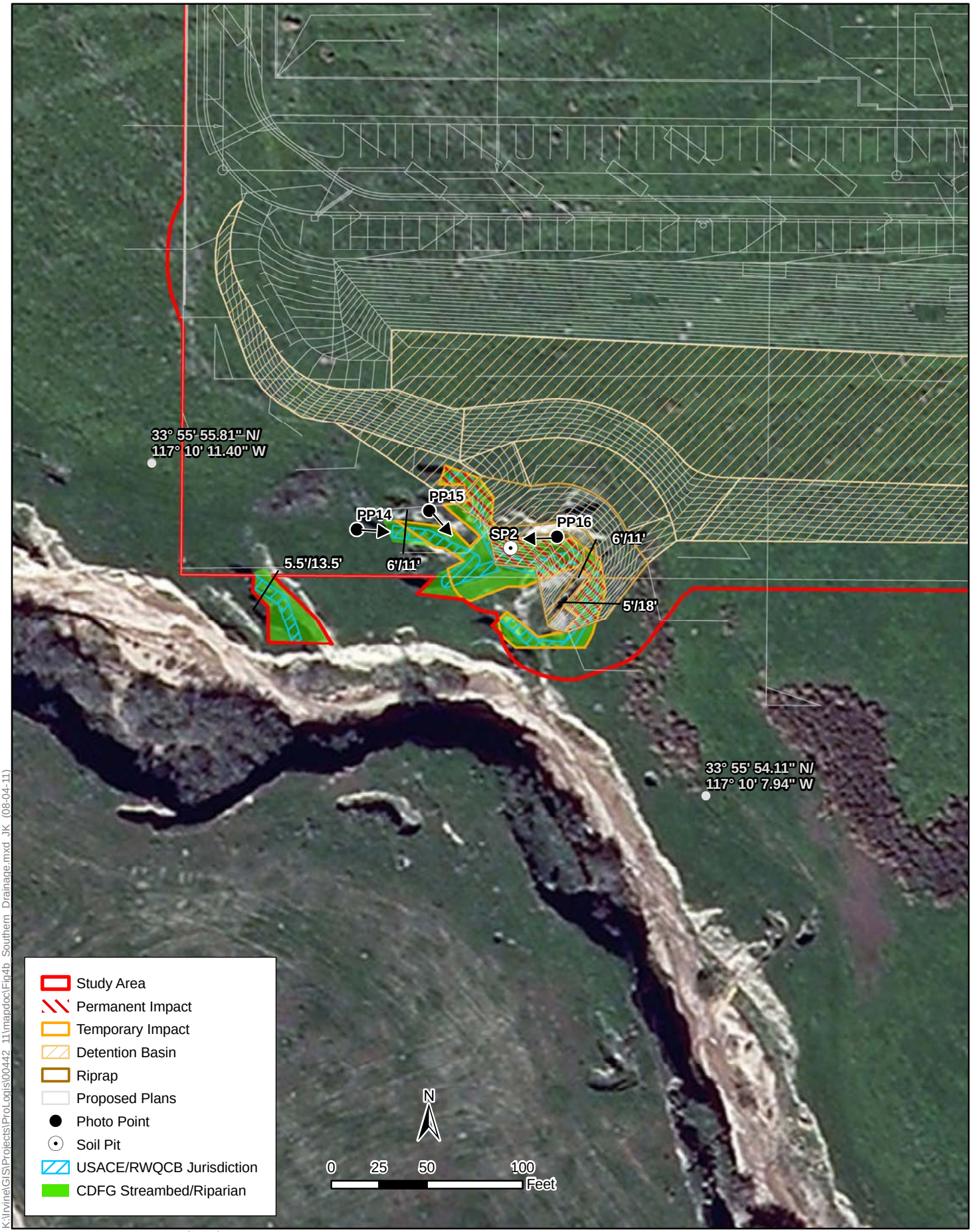



**Figure 4a**
**Quincy Channel**
**Jurisdictional Impact Map**
**ProLogis Eucalyptus Project**

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SOURCE: ESRI USA Imagery (2007)

ICF INTERNATIONAL

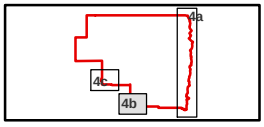



**Figure 4b**
**Southern Drainage**
**Jurisdictional Impact Map**
**ProLogis Eucalyptus Project**

jurisdiction, as indicated by the base of the channel (OHWM was not apparent), averaged between 8 to 10 feet wide throughout this section of the western drainage.

The western drainage appears to have formed as the result of a historic blowout associated with a large storm event. The western drainage was dry within the proposed project area at the time of this study and contained no evidence of recent flow activity. When taken in context with the vegetation and soils present in the drainage, these indicators are more suggestive of flood flow hydrology rather than wetland hydrology.

As shown in Figure 3, the mapped soil type within this portion of the project site is gullied land (USDA 1971). This soil type is consistent with observations from soil pit samples along the western drainage. This soil type is designated as local partially hydric soil (USDA 1987, 1992). No organic streaking, high levels of organic matter in the surface layer, or other hydric soil indicators for sandy soils were observed in the upper twelve inches of the sample soil pit. The sample does not meet wetland hydric soil criteria.

As described above, the portions of the project within the western drainage contain nonwetland waters of the United States under the jurisdiction of the USACE. The RWQCB has concurrent jurisdiction over waters of the United States as well as isolated waters; the western drainage is considered waters of the state under RWQCB jurisdiction. Because of the presence of a bed and bank and the potential to support wildlife and aquatic resources, the western drainage is considered a jurisdictional streambed under the jurisdiction of CDFG. Jurisdictional areas associated with the western drainage are shown in Table 1 and Figure 4c.

## 5.2 Proposed Impacts on Jurisdictional Features

The proposed project would result in both permanent and temporary impacts on Quincy Channel and two unnamed erosional channels. These features are subject to USACE, RWQCB, and CDFG jurisdiction (Figure 4, Table 1).

### 5.2.1 Proposed Permanent Impacts

Permanent impacts to Quincy Channel would occur from construction of a bridge (concrete culvert) across the drainage and installation of two outfall structures that would outlet into the drainage. The southern drainage is proposed to be partially impacted due to the installation of a vegetated swale. Slope protection (in the form of rip rap) will be installed within a portion of the western drainage for site stability. Project plans have been included in this document as Appendix C. Based on the most current project plans and site boundary provided by Prologis (June 2011), implementation of the proposed project would result in permanent impacts to 0.051 acre (354 linear feet) of nonwetland waters of the United States and waters of the state and 0.362 (440 linear feet) of state streambed associated with Quincy Channel and the western and southern drainages (Figure 4, Table 1).

### 5.2.2 Proposed Temporary Impacts

In addition to permanent impacts, the proposed project would result in temporary impacts to 0.054 acre (332 linear feet) of nonwetland waters of the United States and waters of the state and 0.33 acre (547 linear feet) of state streambed associated with construction activities.

Access into the bed of Quincy Channel would extend down the west bank from the project site via the proposed permanent access road. Construction within the western and southern drainage would occur from the top of the northern bank within the project site. This temporary impact area also includes an upstream and downstream buffer of 25 feet to allow for equipment maneuvering within the project site. Vegetation would be covered in place by sediment within the channel, with all temporary impacts to vegetation being minimized to the greatest extent possible. Any fill material used within the project site would be native soil acquired through the initial onsite excavations. Any surplus soil would be disposed of off site.

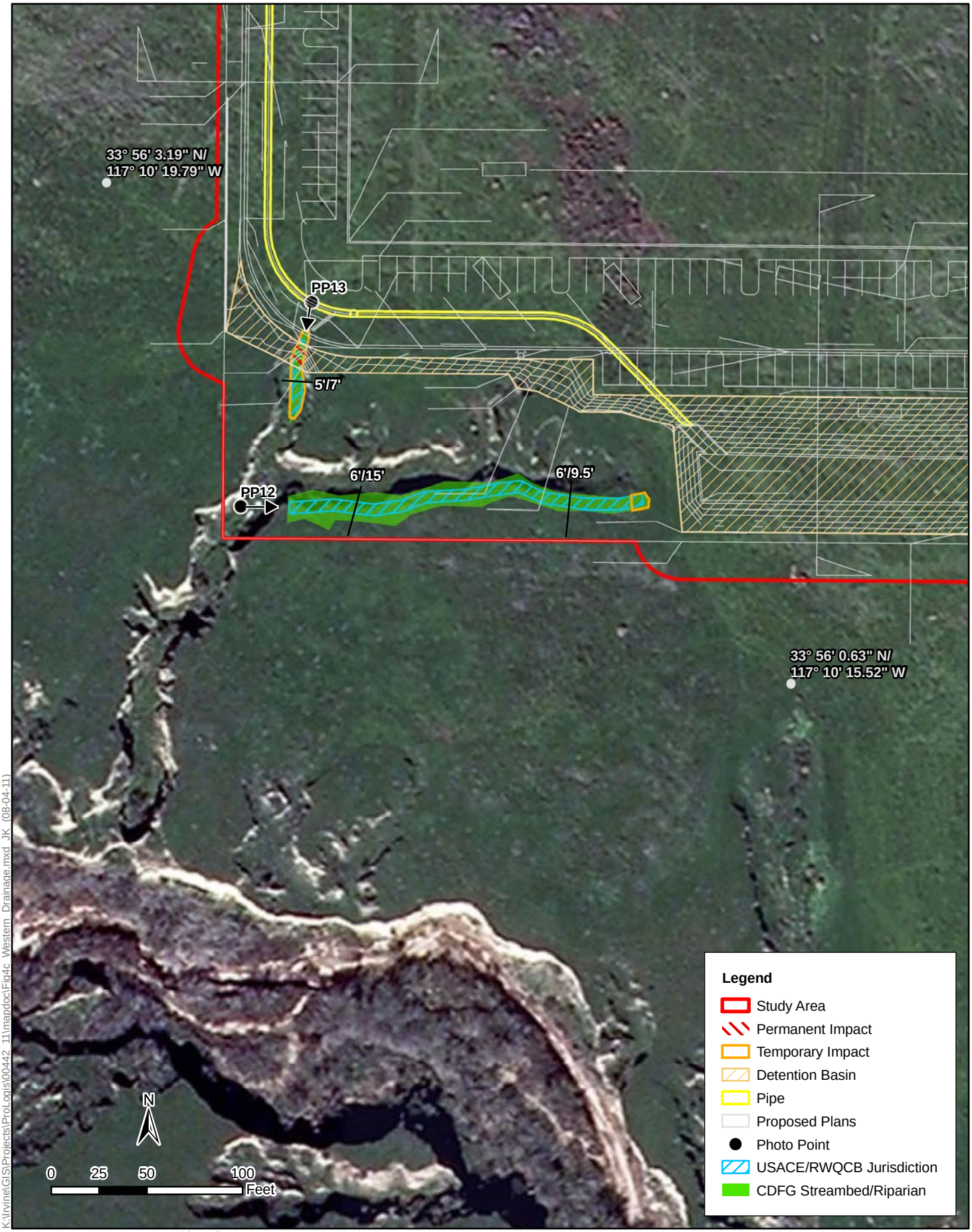
Therefore, the proposed project would result in temporary impacts to 0.054 acre (332 linear feet) of nonwetland waters subject to USACE/RWQCB jurisdiction. The proposed project would also result in temporary impacts on 0.33 acre of streambed subject to CDFG jurisdiction.

**Table 1. Summary of Onsite Jurisdictional Areas Potentially Impacted by the Proposed Project (in Acres)**

| | USACE and RWQCB | | | | CDFG | |
|---|---|---|---|---|---|---|
| | Nonwetland Waters | | Wetlands | | | |
| Feature | Permanent | Temporary | Permanent | Temporary | Permanent | Temporary |
| Quincy Channel | 0.04 acre 223 linear feet | 0.03 acre 145 linear feet | - | - | 0.32 acre 294 linear feet | 0.28 acre 390 linear feet |
| Southern Drainage | 0.01 acre 119 linear feet | 0.02 acre 154 linear feet | - | - | 0.04 acre 134 linear feet | 0.04 acre 120 linear feet |
| Western Drainage | 0.001 acre 12 linear feet | 0.004 acre 33 linear feet | - | - | 0.002 acre 12 linear feet | 0.01 acre 37 linear feet |
| Total Jurisdiction | 0.051 acre 354 linear feet | 0.054 acre 332 linear feet | - | - | 0.362 acres 440 linear feet | 0.33 acre 547 linear feet |

# 5.3 Proposed Mitigation

Due to the highly degraded nature of the jurisdictional features, it is proposed to mitigate at a ratio of 2:1 (0.36 acre for CDFG to result in 0.72 acre of mitigation) through the contribution of in-lieu fees, in the amount of $75,000, to the Santa Ana Watershed Association (SAWA) for their efforts in the invasive removal and ongoing restoration. Final mitigation will be determined through the permitting process. SAWA is an organization composed of four resource conservation districts (RCDs), which include the San Jacinto Basin RCD, Inland Empire RCD, Riverside-Corona RCD, and Elsinore-Murrieta-Anza RCD, and the Orange County Water District. The purpose of SAWA is to develop, coordinate, and implement natural resource programs in the Inland Empire and Orange County areas. SAWA's projects are primarily funded by mitigation fees. SAWA is highly organized and the in-lieu fee program that SAWA operates is well known to the resource agencies. They have been very successful in identifying potential mitigation areas and obtaining permission or rights to the lands.

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SOURCE: ESRI USA Imagery (2007)

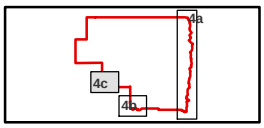


**Figure 4c**
**Western Drainage**
**Jurisdictional Impact Map**
**ProLogis Eucalyptus Project**

# Chapter 6
# Permits/Agreements Processing

The proposed project would result in impacts to waters of the state and state streambeds; therefore, RWQCB, and CDFG permit authorization would be required prior to construction. The following discussion identifies the project-specific regulatory clearance requirements of each process.

## 6.1 United States Army Corps of Engineers Individual and Nationwide Permit Programs

The proposed project would result in permanent impacts to 0.051 acre (354 linear feet) and temporary impacts to 0.054 acre (332 linear feet) of nonwetland waters of the United States. A Nationwide Permit (NWP) 39 may be issued for the proposed project if permanent impacts to waters of the United States are less than 0.50 acre and 300 linear feet. The District Engineer may waive the 300 linear foot requirement if it is determined that the proposed project complies with all other terms and conditions of the NWP and adverse environmental effects are minimal both individually and cumulatively. The District Engineer must waive the limitation on stream impacts in writing before the permittee may proceed with construction. If the District Engineer does not waive the linear foot requirement for the proposed project, an individual permit (IP) would be required. Individual Permits require the USACE to issue a Public Notice, review a full analysis of alternatives, and prepare a NEPA document. The NWP process does not require the USACE to issue a Public Notice, review a full analysis of alternatives, or prepare a NEPA document.

## 6.2 Compliance with the Endangered Species Act and Migratory Bird Treaty Act

The USACE, in administering the Section 404 permitting program, requires that any endangered species or threatened species potentially affected by the proposed project be reported with the permit application, pursuant to the Endangered Species Act. Therefore, the presence or absence of all such species must normally be determined prior to submittal of the Section 404 application.

Numerous species of birds (special status and non-special status) covered under the federal Migratory Bird Treaty Act (MBTA) and similar state laws have a reasonable potential to nest on and within proximity to the proposed work areas. Removal of nesting habitat and disturbances associated with the proposed work areas—including noise, vibration, and dust—may result in nest failure of these species if the activities occur during active-nesting efforts. These species are protected from similarly defined take under the California Fish and Game Code. Prohibitions of take from both of these native bird laws pose a timing constraint to the project.

### 6.2.1 Presence or Absence of Federally Endangered Species

Field surveys were conducted by ICF on May 29, 2008. The survey focused on sensitive biological resources and included observations of potential habitat for sensitive species. In addition, a focused survey and habitat assessment was conducted by ICF in June and July 2011 for burrowing owl (Athene cunicularia hypugaea). Refer to the Multiple Species Habitat Conservation Plan (MSHCP) Consistency Report for the project site (ICF 2011a) for additional information.

The proposed vegetation clearing could potentially result in direct or indirect impacts to this species if they are present on or adjacent to the project site. Refer to the MSHCP Consistency Report for the project site (ICF 2011a) for additional information.

Impacts to Riparian/Riverine Areas as defined by the Western Riverside MSHCP were addressed in the Determination of Biological Equivalent or Superior Preservation (DBSEP) Report (ICF 2011b). Refer to the DBESP Report for the project site for additional information.

## 6.3 Compliance with the Historic Preservation Act

The USACE, in administering the Section 404 permitting program, requires that any archaeological sites potentially affected by the proposed project be reported with the permit application, pursuant to the federal National Historic Preservation Act. Therefore, the presence of significant cultural resources must be determined prior to submittal of the Section 404 application.

### 6.3.1 Presence or Absence of Cultural Resources

No structures or unique features are currently located within the project limits. A reconnaissance pedestrian-survey for the project side was conducted in November 2007 (LSA Associates, Inc. 2007). While there is no recorded or surface evidence that archaeological resources are present on site, the project is located in an area with a high potential of containing prehistoric archaeological resources. Therefore, a potential exists that excavation and construction activities may uncover previously undetected prehistoric or historic cultural resources. Mitigation measures listed in the project's environmental impact report (EIR) would reduce the potential impacts cultural and historic resources to a less-than-significant level. Refer to the Prologis Park Moreno Valley Eucalyptus EIR for further information.

## 6.4 Compliance with Section 401 of the Clean Water Act

In connection with notification to the USACE under Section 404 of the CWA, pursuant to 33 CFR Part 330, a written request for Section 401 water quality certification must be submitted to the RWQCB to ensure that no degradation of water quality would result from the proposed project. The RWQCB Section 401 certification must be issued prior to commencement of any activity that might affect water quality. RWQCB jurisdictional impact areas are the same as those described for the USACE. There are no isolated waters on the project site that would require issuance of a waste discharge requirement (WDR) permit from the RWQCB under the state Porter-Cologne Act.

## 6.5 CDFG 1602 Streambed Alteration Agreement

The proposed project would result in permanent impacts to 0.36 acre (440 linear feet) of state streambeds. In addition, the proposed project would result in temporary impacts to 0.33 acre (547 linear feet) of state streambeds during construction activities. A CDFG Section 1602 agreement is required prior to any alteration of a feature that qualifies as state streambed or riparian habitat.

# Chapter 7
# References


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Chapter 8
# List of Preparers

## 8.1 ICF International

Katie Kurtz, Regulatory Specialist

Amanda Duchardt, Regulatory Specialist

Soraya Mustain, GIS Specialist

Anna Casson, GIS Analyst

Alexis Kessans, Regulatory Specialist

Daniel Cardoza, Regulatory Specialist

Lesley Hill, Senior Regulatory Specialist

*Appendix A*

# Site Photographs

**Photograph:** 1

**Photo Date:** 6-30-2011

**Location:** Quincy Channel; Southeast corner of site

**Direction:** South

**Comment:** View of Quincy Channel immediately south of project site; the end of existing Eucalyptus Road is visible on the left

**Photograph:** 2

**Photo Date:** 6-30-2011

**Location:** Quincy Channel; Southeast corner of site

**Direction:** South

**Comment:** View of Quincy Channel south (downstream) of project site, directly south of existing Eucalyptus road

**Photograph:** 3

**Photo Date:** 6-30-2011

**Location:** South end of Quincy Channel

**Direction:** North

**Comment:** Patch of mulefat (*Baccharis salicifolia*) in Quincy Channel, 100 feet north of existing Eucalyptus Road

**Photograph:** 4

**Photo Date:** 6-30-2011

**Location:** South end of Quincy Channel

**Direction:** North

**Comment:** Mulefat (*Baccharis salicifolia*) and pepper tree (*Schinus molle*) in Quincy Channel

**Photograph:** 5

**Photo Date:** 6-30-2011

**Location:** South end of Quincy Channel

**Direction:** Northwest

**Comment:** Characteristic patch of mulefat (*Baccharis salicifolia*) in Quincy Channel

**Photograph:** 6

**Photo Date:** 6-30-2011

**Location:** South end of Quincy Channel

**Direction:** North

**Comment:** Patch of mulefat (*Baccharis salicifolia*) in Quincy Channel

**Photograph:** 7

**Photo Date:** 6-30-2011

**Location:** Quincy Channel

**Direction:** North

**Comment:** Patches of vegetation within the channel, notice mulefat (*Baccharis salicifolia*) along west bank

**Photograph:** 8

**Photo Date:** 6-30-2011

**Location:** Top of west bank of Quincy Channel

**Direction:** Northeast

**Comment:** View of vegetation from top of west bank with walnut tree in background

**Photograph:** 9

**Photo Date:** 6-30-2011

**Location:** Middle of Quincy Channel

**Direction:** East

**Comment:** Walnut tree and mulefat (*Baccharis salicifolia*) in Quincy Channel

**Photograph:** 10

**Photo Date:** 6-30-2011

**Location:** West bank of Quincy Channel

**Direction:** East

**Comment:** Patch of mulefat (*Baccharis salicifolia*) in Quincy Channel

**Photograph:** 11

**Photo Date:** 6-30-2011

**Location:** West bank of Quincy Channel

**Direction:** Southeast

**Comment:** Patch of mulefat (*Baccharis salicifolia*) in background

**Photograph:** 12

**Photo Date:** 6-30-2011

**Location:** Southwest corner of project site (Western Drainage)

**Direction:** East

**Comment:** Erosional feature vegetated with non-native grasses

**Photograph:** 13

**Photo Date:** 6-30-2011

**Location:** Southwest corner of project site (Western Drainage)

**Direction:** South

**Comment:** Beginning of erosional feature vegetated with non-native grasses

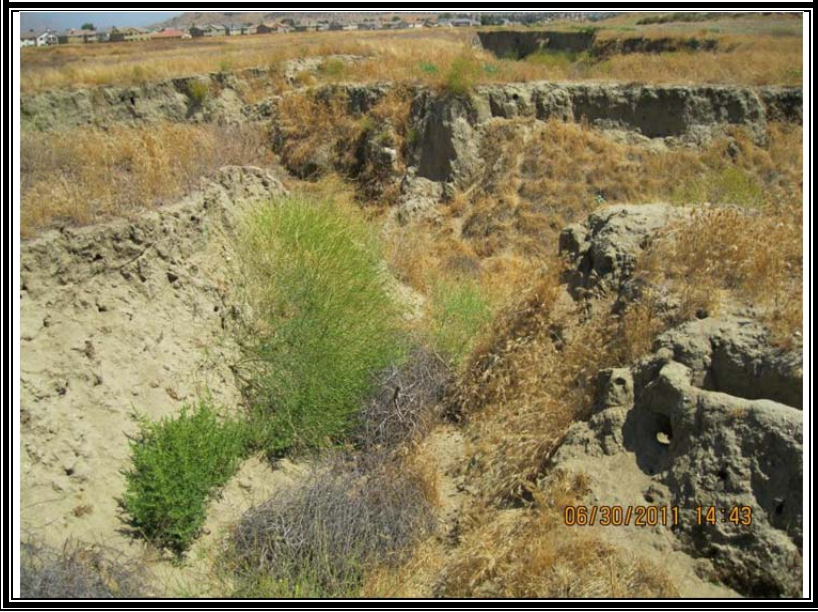
**Photograph:** 14

**Photo Date:** 6-30-2011

**Location:** Southwest corner of project site (Southern Drainage)

**Direction:** Southeast

**Comment:** Erosional feature with non-native vegetation




**Photograph:** 15

**Photo Date:** 6-30-2011

**Location:** Southwest corner of project site (Southern Drainage)

**Direction:** South

**Comment:** Erosional feature with non-native vegetation

**Photograph:** 16

**Photo Date:** 6-30-2011

**Location:** Southwest corner of project site (Southern Drainage)

**Direction:** West

**Comment:** Erosional feature with non-native vegetation

*Appendix B*

# Wetland Delineation Sheets

# Arid West Ephemeral and Intermittent Streams OHWM Datasheet

**Project:** Prologis Eucalyptus
**Project Number:**
**Stream:** Quincy Channel (Eastern Dr.)
**Investigator(s):** L. Hill, A. Kessons, D. Cardoza

**Date:** 06/30/11 **Time:** 11:15
**Town:** Moreno Valley **State:** CA
**Photo begin file#:** **Photo end file#:**

Y ☑ / N ☐ Do normal circumstances exist on the site?

Y ☐ / N ☑ Is the site significantly disturbed?

**Location Details:**

**Projection:** **Datum:** WGS 1984
**Coordinates:** 33°55'54.900" N 117°09'55.619" W

**Potential anthropogenic influences on the channel system:**
Eastern slope consists of concrete "berm"

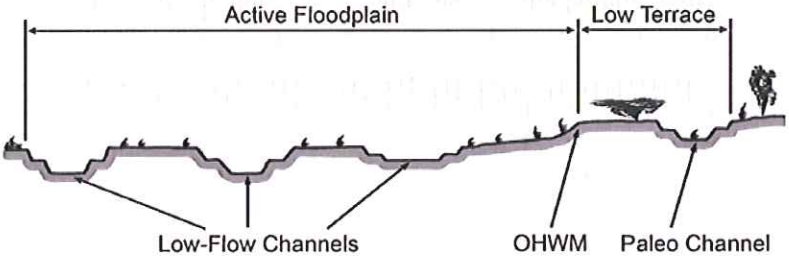
**Brief site description:**
Flat open space mostly ruderal veg

**Checklist of resources (if available):**

- ☑ Aerial photography
  Dates:
- ☑ Topographic maps
- ☐ Geologic maps
- ☐ Vegetation maps
- ☑ Soils maps
- ☐ Rainfall/precipitation maps
- ☑ Existing delineation(s) for site
- ☑ Global positioning system (GPS)
- ☐ Other studies

- ☐ Stream gage data
  Gage number:
  Period of record:
  - ☐ History of recent effective discharges
  - ☐ Results of flood frequency analysis
  - ☐ Most recent shift-adjusted rating
  - ☐ Gage heights for 2-, 5-, 10-, and 25-year events and the most recent event exceeding a 5-year event

Hydrogeomorphic Floodplain Units

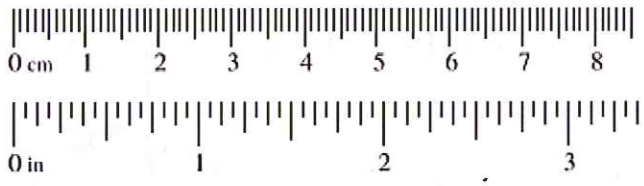



**Procedure for identifying and characterizing the floodplain units to assist in identifying the OHWM:**

1. Walk the channel and floodplain within the study area to get an impression of the geomorphology and vegetation present at the site.
2. Select a representative cross section across the channel. Draw the cross section and label the floodplain units.
3. Determine a point on the cross section that is characteristic of one of the hydrogeomorphic floodplain units.
   a) Record the floodplain unit and GPS position.
   b) Describe the sediment texture (using the Wentworth class size) and the vegetation characteristics of the floodplain unit.
   c) Identify any indicators present at the location.
4. Repeat for other points in different hydrogeomorphic floodplain units across the cross section.
5. Identify the OHWM and record the indicators. Record the OHWM position via:
   - ☑ Mapping on aerial photograph
   - ☐ Digitized on computer
   - ☐ GPS
   - ☑ Other: confirming previous JD

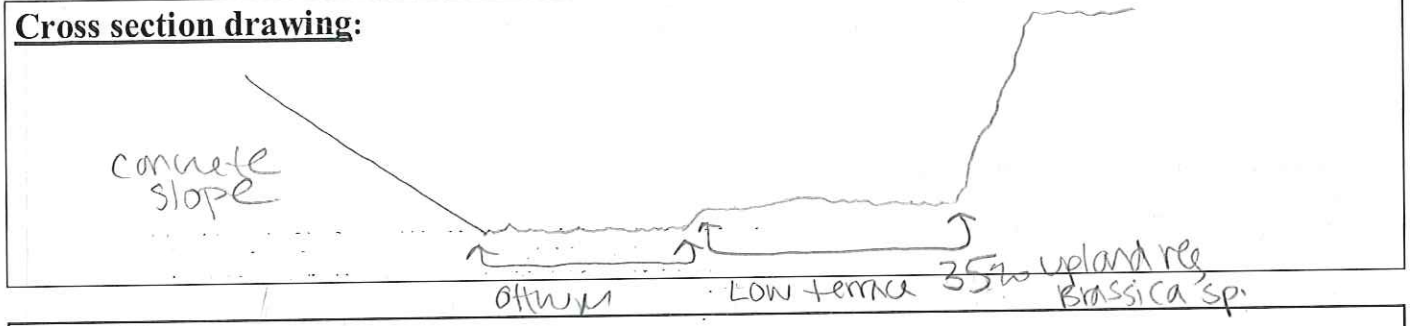
## Wentworth Size Classes

| Millimeters (mm) | Inches (in) | Wentworth size class | |
|---|---|---|---|
| 10.08 | 256 | Boulder | Gravel |
| 2.56 | 64 | Cobble | |
| 0.157 | 4 | Pebble | |
| 0.079 | 2.00 | Granule | |
| 0.039 | 1.00 | Very coarse sand | Sand |
| 0.020 | 0.50 | Coarse sand | |
| 1/2 0.0098 | 0.25 | Medium sand | |
| 1/4 0.005 | 0.125 | Fine sand | |
| 1/8 0.0025 | 0.0625 | Very fine sand | |
| 1/16 0.0012 | 0.031 | Coarse silt | Silt |
| 1/32 0.00061 | 0.0156 | Medium silt | |
| 1/64 0.00031 | 0.0078 | Fine silt | |
| 1/128 0.00015 | 0.0039 | Very fine silt | |
| | | Clay | Mud |



Project ID: Prologis Eucalyptus  Cross section ID:  Date: 6/30/11  Time: 11:15AM

**Cross section drawing:**




## OHWM

**GPS point:** 1 (OHWMDS1)

**Indicators:**

- [x] Change in average sediment texture
- [ ] Change in vegetation species
- [x] Change in vegetation cover
- [ ] Break in bank slope
- [ ] Other: _____
- [ ] Other: _____

**Comments:**

## Floodplain unit:

- [x] Low-Flow Channel
- [ ] Active Floodplain
- [ ] Low Terrace

**GPS point:** (1) same as above

**Characteristics of the floodplain unit:**

Average sediment texture: Fine/med. sand

Total veg cover: 0 % Tree: ____% Shrub: ____% Herb: ____%

Community successional stage:

- [x] NA
- [ ] Early (herbaceous & seedlings)
- [ ] Mid (herbaceous, shrubs, saplings)
- [ ] Late (herbaceous, shrubs, mature trees)

**Indicators:**

- [ ] Mudcracks
- [ ] Ripples
- [x] Drift and/or debris
- [x] Presence of bed and bank
- [ ] Benches
- [ ] Soil development
- [x] Surface relief
- [x] Other: Change in sediment texture
- [ ] Other: _____
- [ ] Other: _____

**Comments:**

**Project ID:** **Cross section ID:** **Date:** **Time:**

**Floodplain unit:** ☐ Low-Flow Channel ☐ Active Floodplain ☑ Low Terrace

**GPS point:** same as above

**Characteristics of the floodplain unit:**

Average sediment texture: Fine sand w/ silt

Total veg cover: 35 % Tree: ____ % Shrub: 10 % Herb: 25 %

Community successional stage:

- ☐ NA
- ☐ Early (herbaceous & seedlings)
- ☑ Mid (herbaceous, shrubs, saplings)
- ☐ Late (herbaceous, shrubs, mature trees)

**Indicators:** N/A

- ☐ Mudcracks
- ☐ Ripples
- ☐ Drift and/or debris
- ☐ Presence of bed and bank
- ☐ Benches
- ☐ Soil development
- ☐ Surface relief
- ☐ Other: ____
- ☐ Other: ____
- ☐ Other: ____

**Comments:**

Not within OHWM

---

**Floodplain unit:** ☐ Low-Flow Channel ☐ Active Floodplain ☐ Low Terrace

**GPS point:** ____

**Characteristics of the floodplain unit:**

Average sediment texture: ____

Total veg cover: ____ % Tree: ____ % Shrub: ____ % Herb: ____ %

Community successional stage:

- ☐ NA
- ☐ Early (herbaceous & seedlings)
- ☐ Mid (herbaceous, shrubs, saplings)
- ☐ Late (herbaceous, shrubs, mature trees)

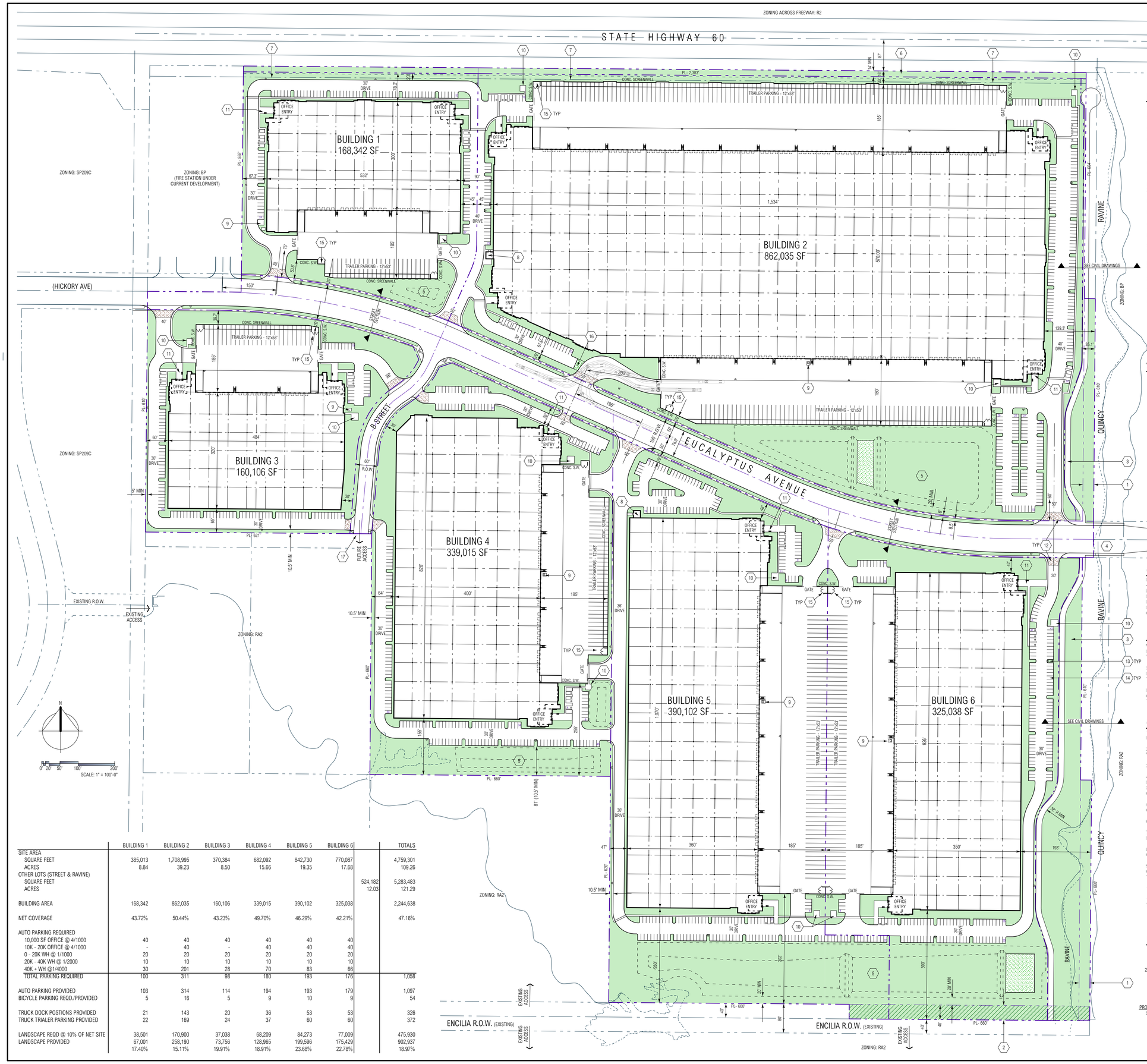
**Indicators:**

- ☐ Mudcracks
- ☐ Ripples
- ☐ Drift and/or debris
- ☐ Presence of bed and bank
- ☐ Benches
- ☐ Soil development
- ☐ Surface relief
- ☐ Other: ____
- ☐ Other: ____
- ☐ Other: ____

**Comments:**

*Appendix C*

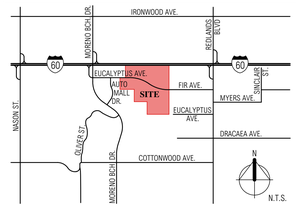
# Project Site Plans




## KEYNOTES (000)

1. EXISTING 30' WIDE RIGHT OF WAY EASEMENT TO REMAIN.
2. EXISTING 40' WIDE RIGHT OF WAY EASEMENT TO REMAIN FOR FUTURE ENCILLIA STREET.
3. PROPOSED 14' WIDE MULTIPURPOSE TRAIL& SERVICE ACCESS ROAD.
4. NEW BRIDGE CROSSING PER CITY STANDARD PLAN 116.
5. WATER QUALITY BASIN LANDSCAPED TO CITY STANDARDS.
6. 14' MINIMUM LANDSCAPED DEDICATION TO CAL TRANS.
7. DOUBLE ROW OF CITRUS TREES TO MATCH FIRE STATION LANDSCAPING.
8. PAINTED CONCRETE TILT-UP FIRE PUMP HOUSE TO MATCH MAIN BUILDING ARCHITECTURE.
9. BUILDING TRANSFORMER SCREENED BY LANDSCAPING OR TRUCK COURT SCREEN WALLS.
10. LUNCH PATIO.
11. BICYCLE RACK AT PRIMARY BUILDING ENTRANCES.
12. DECORATIVE COLORED CONCRETE AT DRIVEWAY CURB CUTS.
13. TYPICAL LANDSCAPED FINGER AT PARKING STALLS: 9'W X 18'D WITH 12" WIDE CONCRETE CURBS ALONG SIDE AUTO STALLS.
14. TYPICAL AUTO PARKING STALL: 9'W X 18'D OR 16'D-2' OVERHANG. STALLS TO BE STRIPED PER CITY STANDARDS.
15. DOUBLE TRASH ENCLOSURE PER CITY STANDARDS 627A & B.
16. GRASSCRETE TYPE PAVING WITH ROLL-CUBRS FOR FIRE DEPARTMENT ACCESS.
17. TEMPORARY BARRIER AT END OF STREET.

## VICINITY MAP




## OWNER:

PROLOGIS
4041 MACARTHUR BLVD., STE 400
NEWPORT BEACH, CA 92660
PHONE: 949-251-6100
FAX: 949-852-1679
E-MAIL: jjachett@prologis.com
CONTACT: JIM JACHETTA

## ARCHITECT:

RGA, OFFICE OF ARCHITECTURAL DESIGN
15231 ALTON PARKWAY, SUITE 200
IRVINE, CA 92618
PHONE: 949-341-0920
FAX: 949-341-0922
E-MAIL: dennis@rga-architects.com
CONTACT: DENNIS ROY

## UTILITY PURVEYORS:

WATER:
EASTERN MUNICIPAL WATER DISTRICT
T: 951-413-3480

SEWER:
EASTERN MUNICIPAL WATER DISTRICT
T: 951-413-3480

ELECTRIC:
CITY OF MORENO VALLEY / SCE
T: 951-413-3480 / 909-307-6759

GAS:
SOUTHER CALIFORNIA GAS COMPANY
T: 909-335-7586

TELEPHONE:
VERIZON
T: 909-748-6640

CABLE:
TIME WARNER COMMUNICATIONS
T: 909-456-3693

## GENERAL NOTES:

1. PROPOSED BUILDINGS ARE 32' CLEAR HEIGHT TO ROOF STRUCTURE. SEE ELEVATION DRAWINGS FOR OVERALL BUILDING HEIGHT.

2. PROPOSED SCREEN WALLS (S.W.) ARE PAINTED CONCRETE, & MIN. HEIGHT OF 12', AND VARY UP TO 14' WHERE REQUIRED TO ADEQUATELY SCREEN TRUCK YARD AREAS.

3. PROPOSED FENCES ARE STEEL TUBE CONSTRUCTION AND ARE 8' HIGH.

4. SHADED AREA IS PROPOSED LANDSCAPING AREA. ALL LANDSCAPE IS IRRIGATED AND BOUND BY 6" X 6" CONC. CURB, WITH EXCEPTION OF RAVINE AREAS ARE ONSITE STORMWATER RETENTION BASINS, WHICH SHALL COMPLY WITH RIVERSIDE COUNTY FLOOD CONTROL REQUIREMENTS.

5. ALL DRIVE AISLES SHOWS ARE FOR 2-WAY TRAFFIC, AND ARE A MIN. OF 26' WIDTH AND CLEAR TO SKY.

6. PARKING STALLS ARE 9' X 18', STRIPED PER CITY REQUIREMENTS.

7. MONUMENT SIGNAGE IS NOT PROPOSED AS PART OF THIS PERMIT. A SEPARATE SIGN PROGRAM SHALL BE SUBMITTED AND APPROVED SEPARATELY BY OTHERS.

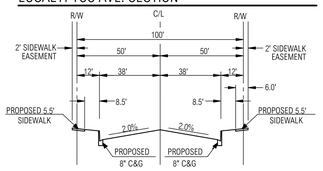
8. FOR CLARITY, THE PROPOSED FINISH TOPOGRAPHY IS SHOWN ON THE CONCEPTUAL GRADING PLAN. RETAINING WALLS ARE SHOWN ON THIS SITE PLAN.

9. SEE ELEVATION SHEETS FOR HEIGHTENED PARAPET AREAS AT PROPOSED OFFICE CORNERS. FUTURE ROOF-MOUNTED EQUIPMENT WILL BE ADEQUATELY SCREENED BEHIND THESE HEIGHTENED PARAPET AREAS.

10. EXISTING ZONING TO BE CHANGED. EXISTING ZONING IS BP, BPX, R15, R5 & RA2.

11. DROUGHT TOLERANT TREES, SHRUBS AND GROUNDCOVER SPECIES SHALL BE USED TO THE EXTENT POSSIBLE.

## EUCALYPTUS AVE. SECTION




(CITY STANDARD NO. 104A - SIDEWALK MOD.)

| | BUILDING 1 | BUILDING 2 | BUILDING 3 | BUILDING 4 | BUILDING 5 | BUILDING 6 | | TOTALS |
|---|---|---|---|---|---|---|---|---|
| SITE AREA | | | | | | | | |
| SQUARE FEET | 385,013 | 1,708,995 | 370,384 | 682,092 | 842,730 | 770,087 | | 4,759,301 |
| ACRES | 8.84 | 39.23 | 8.50 | 15.66 | 19.35 | 17.68 | | 109.26 |
| OTHER LOTS (STREET & RAVINE) | | | | | | | | |
| SQUARE FEET | | | | | | | 524,182 | 5,283,483 |
| ACRES | | | | | | | 12.03 | 121.29 |
| BUILDING AREA | 168,342 | 862,035 | 160,106 | 339,015 | 390,102 | 325,038 | | 2,244,638 |
| NET COVERAGE | 43.72% | 50.44% | 43.23% | 49.70% | 46.29% | 42.21% | | 47.16% |
| AUTO PARKING REQUIRED | | | | | | | | |
| 10,000 SF OFFICE @ 4/1000 | 40 | 40 | 40 | 40 | 40 | 40 | | |
| 10K - 20K OFFICE @ 4/1000 | - | 40 | - | 40 | 40 | 40 | | |
| 0 - 20K WH @ 1/1000 | 20 | 20 | 20 | 20 | 20 | 20 | | |
| 20K - 40K WH @ 1/2000 | 10 | 10 | 10 | 10 | 10 | 10 | | |
| 40K + WH @1/4000 | 30 | 201 | 28 | 70 | 83 | 66 | | |
| TOTAL PARKING REQUIRED | 100 | 311 | 98 | 180 | 193 | 176 | | 1,058 |
| AUTO PARKING PROVIDED | 103 | 314 | 114 | 194 | 193 | 179 | | 1,097 |
| BICYCLE PARKING REQD./PROVIDED | 5 | 16 | 5 | 9 | 10 | 9 | | 54 |
| TRUCK DOCK POSTIONS PROVIDED | 21 | 143 | 20 | 36 | 53 | 53 | | 326 |
| TRUCK TRIALER PARKING PROVIDED | 22 | 169 | 24 | 37 | 60 | 60 | | 372 |
| LANDSCAPE REQD @ 10% OF NET SITE | 38,501 | 170,900 | 37,038 | 68,209 | 84,273 | 77,009 | | 475,930 |
| LANDSCAPE PROVIDED | 67,001 | 258,190 | 73,756 | 128,965 | 199,596 | 175,429 | | 902,937 |
| | 17.40% | 15.11% | 19.91% | 18.91% | 23.68% | 22.78% | | 18.97% |


RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922


CONSULTANT

PROFESSIONAL SEALS

# PROLOGIS PARK MORENO VALLEY EUCALYPTUS

EUCALYPTUS AVENUE
MORENO VALLEY, CALIFORNIA

MORENO VALLEY
WHERE DREAMS SOAR

CASE NUMBER:
PA07-0083

ProLogis
The Global Distribution Solution


4041 MACARTHUR BL. SUITE 400
NEWPORT BEACH, CA 92660
PHONE: 949-251-6100
FAX: 949-251-0766
CONTACT: JIM JACHETTA


| MARK | DATE | DESCRIPTION |
|---|---|---|
| CD | | |
| BID | | |
| PC | | |
| DD | | |
| SD | 08/08/2011 | SCHEMATIC DESIGN |

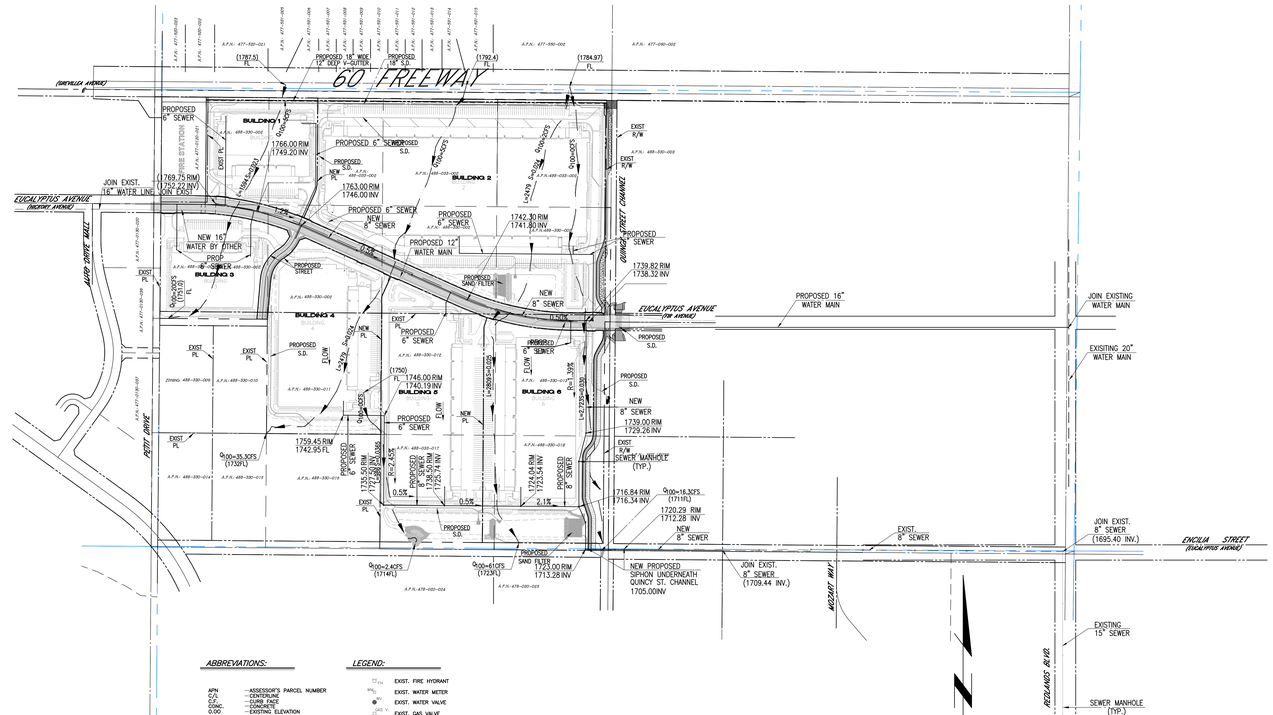
| | |
|---|---|
| RGA PROJECT NO: | 07024.00 |
| OWNER PROJECT NO: | 00000.00 |
| CAD FILE NAME: | 07024-00-A1-1M-P |
| DRAWN BY: | CF |
| CHK'D BY: | DR |


COPYRIGHT
RGA, OFFICE OF ARCHITECTURAL DESIGN


SHEET TITLE
MASTER SITE PLAN

SHEET: A1-1M-P

# CONCEPTUAL GRADING PLAN
# PROLOGIS PARK MORENO VALLEY EUCALYPTUS



VICINITY MAP

N.T.S.

## PROJECT INFORMATION:

1. PROJECT ADDRESS: TBD
2. PROPOSED USE: INDUSTRIAL
3. EXISTING ZONING: "BP" (BUSINESS PARK)
   "BPX" (BUSINESS PARK–MIXED USE)
   "RS" (RESIDENTIAL 5 DISTRICT)
   "R15" (RESIDENTIAL 15 DISTRICT)
   "RA2" (RESIDENTIAL AGRICULTURE 2 DISTRICT)

## SITE ACREAGE

GROSS= 5109,640.40 SQ. FT.
= 117.30 ACRES

## SUBJECT PROPERTY:

ASSESSORS PARCEL NUMBERS: 488–330–011
488–330–012
488–330–013
488–330–017
488–330–018
488–330–019
488–330–020
488–330–021

## FLOOD ZONE DESIGNATION

ZONE: X SHADED
PANEL NO.: 06065F 0770G
DATE: AUGUST 28, 2008

AND

ZONE: X UNSHADED
PANEL NO.: 06065F 0770G
DATE: AUGUST 28, 2008

## LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

LOTS 1, 2, 3 AND 7 OF BLOCK 53 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 10, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

PARCEL B:

LOT 8 BLOCK 53 OF MAP NO. 1 BEAR VALLEY ALESSANDRO DEVELOPMENT CO., IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

TOGETHER WITH THOSE PORTIONS OF EUCALYPTUS AND QUINCY STREET WITHIN SAID BLOCK LYING SOUTHERLY OF THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT AND EASTERLY OF THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT.

PARCEL C:

PORTIONS OF LOT 5 THROUGH 8, INCLUSIVE, OF BLOCK 36 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 10, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LYING IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 3 WEST SAN BERNARDINO BASE MERIDIAN AND THE NORTH LINE OF SAID LOT 5;

THENCE SOUTH 89°32'39" EAST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 233.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1600.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°37'24", A DISTANCE OF 659.69 FEET;

THENCE SOUTH 65°54'15" EAST, A DISTANCE OF 978.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1600.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°37'43", A DISTANCE OF 659.84 FEET TO A POINT LYING ON THE SOUTH LINE OF SAID LOT 8;

THENCE NORTH 89°32'39" WEST, ALONG THE SOUTH LINE OF SAID LOTS 8, 7, 6, AND 5, A DISTANCE OF 2412.89 FEET TO THE INTERSECTION OF SAID EAST LINE OF SECTION 3 AND THE SOUTH LINE OF SAID LOT 5;

THENCE NORTH 00°33'27" EAST, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 660.31 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT LOT LINE ADJUSTMENT NO. 978 RECORDED ON JANUARY 5, 2007 AS INSTRUMENT NO. 2007–0010261.

## UNDERGROUND UTILITIES

WATER
EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD.
PERRIS, CA 92585
(909) 928–6111

SEWER
EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD.
PERRIS, CA 92585
(909) 928–6111

ELECTRICAL
SCE –REDLANDS
601 TENNESSEE ST.
REDLANDS, CA 2374
909–307–6759

GAS
SOUTHERN CALIFORNIA GAS COMPANY–REDLANDS
1981 W. LUGONIA AV. PO. BOX 3003
REDLANDS, CA 92374
(562) 699–7411

TELEPHONE
VERIZON – REDLANDS
1930 ORANGE TREE LN. STE. 100
REDLANDS, CA 92374
909–748–6840

## PLANNING CASE NO'S.

PA07–0081 (ZONE CHANGE)
PA07–0082 (GENERAL PLAN AMENDMENT)
PA07–0083 (PILOT PLAN)
PA07–0084 (TPM 35679)

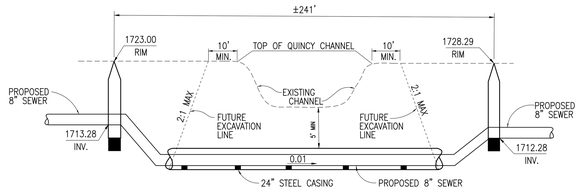
| SHEET INDEX | |
|---|---|
| 1 | TITLE SHEET – NOTES, DETAILS, SECTIONS AND CONCEPTUAL UITILITIES |
| 2 | CONCEPTUAL GRADING PLAN |
| 3 | CONCEPTUAL GRADING PLAN |

## ABBREVIATIONS:

| | |
|---|---|
| APN | –ASSESSOR'S PARCEL NUMBER |
| C/L | –CENTERLINE |
| CONC. | –CONCRETE |
| CONC. | –CONCRETE |
| 0.00 | –EXISTING ELEVATION |
| E.P. | –EDGE OF PAVEMENT |
| EXIST. | –EXISTING |
| F.H. | –FIRE HYDRANT |
| F.G. | –FINISH GRADE |
| F.S. | –FINISH SURFACE |
| F.F. | –FINISH FLOOR |
| F.L. | –FLOW LINE |
| H.C. | –HANDICAP |
| M.H. | –MANHOLE |
| N.G. | –NATURAL GRADE |
| P.P. | –POWER POLE |
| R/W | –RIGHT OF WAY |
| R | –RATE OF GRADE |

## LEGEND:

EXIST. FIRE HYDRANT
EXIST. WATER METER
EXIST. WATER VALVE
EXIST. GAS VALVE
GUY WIRE/DEADMAN
EXIST. POWER POLE
EXIST. SIGN
TREE
EXIST. MAIL BOX
EXIST. TELEPHONE MANHOLE
EXIST. GRADE ELEVATION
EXIST. EDGE OF A.C. PAVEMENT
EXIST. CURB AND GUTTER
EXIST. SANITARY SEWER
EXIST. GAS LINE
EXIST. WATER LINE
EXIST. CONTOUR
RECIPROCAL ACCESS
TWO ROWS OF ORANGE TREES
CONCRETE



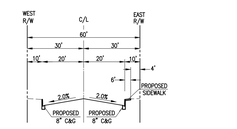

SIPHON DETAIL

N.T.S.



INDEX MAP

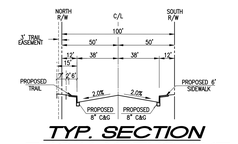
SCALE:1"=240'




TYP. SECTION
LOCAL STREET ('A' STREET)

(CITY STANDARD NO. 106A – SIDEWALK MOD.)

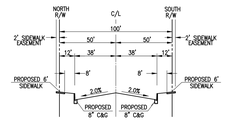
N.T.S.




TYP. SECTION
EUCALYPTUS AVE.
BRIDGE CROSSING

(CITY STANDARD NO. 116 – SIDEWALK MOD.)

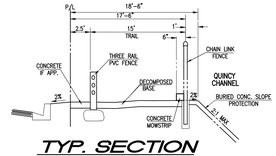
N.T.S.




TYP. SECTION
EUCALYPTUS AVE.

(CITY STANDARD NO. 104A – SIDEWALK MOD.)

N.T.S.




TYP. SECTION
MULTIPURPOSE TRAIL

N.T.S.

## EARTHWORK ANALYSIS:

| MATERIAL AVAILABLE: | | MATERIAL REQUIRED: | |
|---|---|---|---|
| TOTAL EXCAVATION | 385,800 C.Y. | FILL | 398,275 C.Y. |
| | | SUBSIDENCE (0.1') | 20,000 C.Y. |
| OVER EXCAVATION | 0 C.Y. | SHRINKAGE (10%) | 38,580 C.Y. |
| | | OVEREXCAVATION SHRINKAGE (10%) | C.Y. |
| APPROXIMATE IMPORT | 71,055 C.Y. | TOTAL FILL | 456,855 C.Y. |

NOTE: EARTHWORK FIGURES SHOWN ARE APPROXIMATE FIGURES, AND ARE TO BE USED BY BUILDING DEPARTMENT ONLY. CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES AND BID A COMPLETE JOB.

CITY CASE NUMBER: PA07–0084 DATE OF PREPARATION: 12/10/07


OWNER/ APPLICANT:
PROLOGIS DEV. SERV., INC.
4041 MC ARTHUR BLVD.
NEWPORT BEACH, CA 92660
PH. (949) 251–6100
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PREPARED BY:
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CIVIL ENGINEERING • LAND SURVEYING
16800 VALLEY VIEW AVENUE
LA MIRADA, CALIFORNIA 90638
PH.(714)521–4811 FAX(714)521–4173


CONCEPTUAL GRADING PLAN

PROLOGIS PARK MORENO VALLEY EUCALYPTUS
TENTATIVE PARCEL MAP NO. 35679

MORENO VALLEY CALIFORNIA

| SCALE: 1" = 60' | DATE: DECEMBER, 2007 | J.N. 2818 | SHEET 1 OF 6 |
|---|---|---|---|

Last Update:6/13/11
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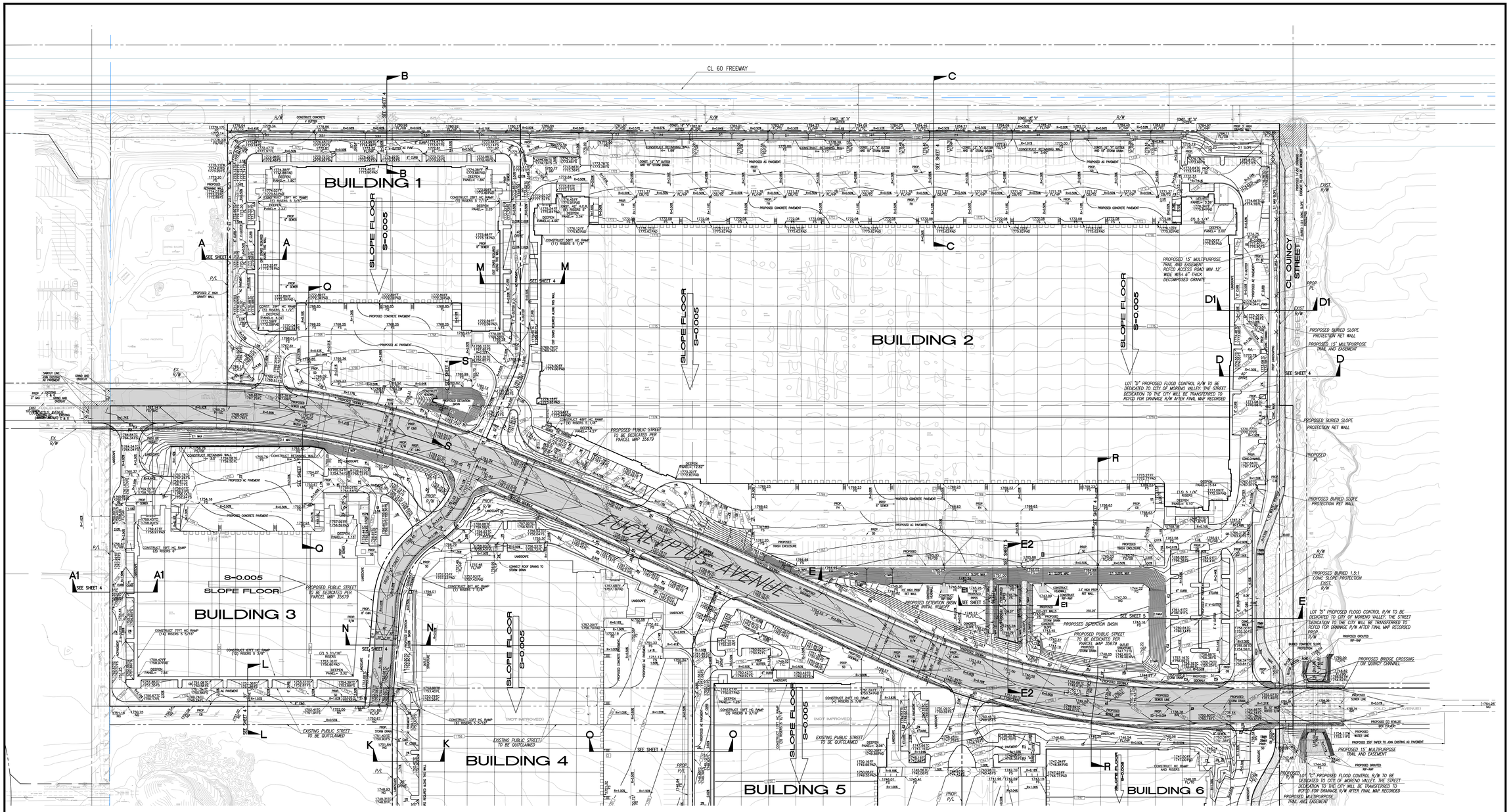


CITY CASE:PA07-0084

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# CONCEPTUAL GRADING PLAN

## PROLOGIS PARK MORENO VALLEY EUCALYPTUS
## TENTATIVE PARCEL MAP NO. 35679

MORENO VALLEY | CALIFORNIA

SCALE: 1" = 60' | DATE: NOVEMBER, 2007 | J.N. 2818 | SHEET 2 OF 6

Last Update 6/13/11
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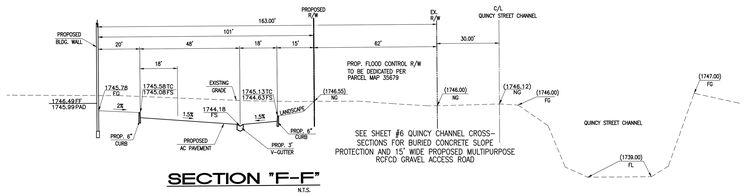


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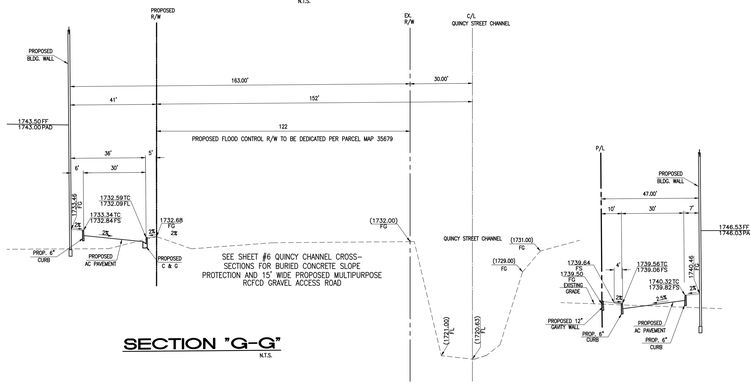


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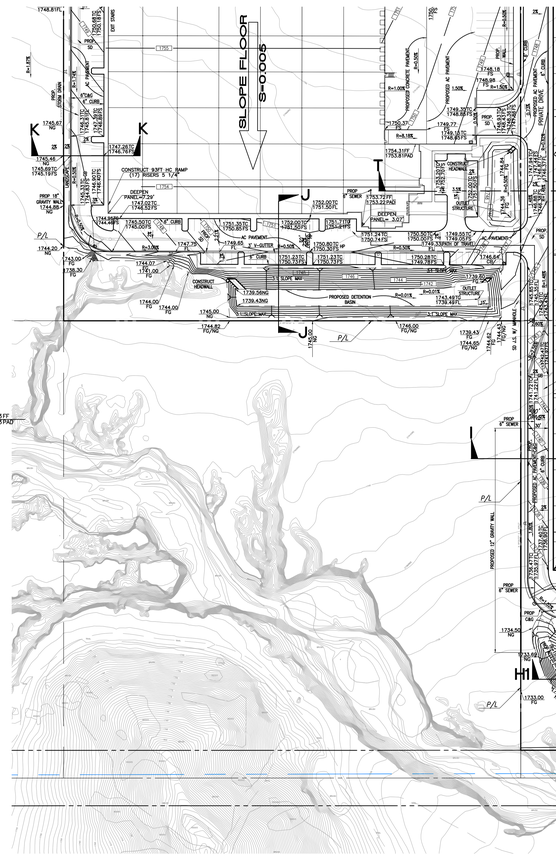


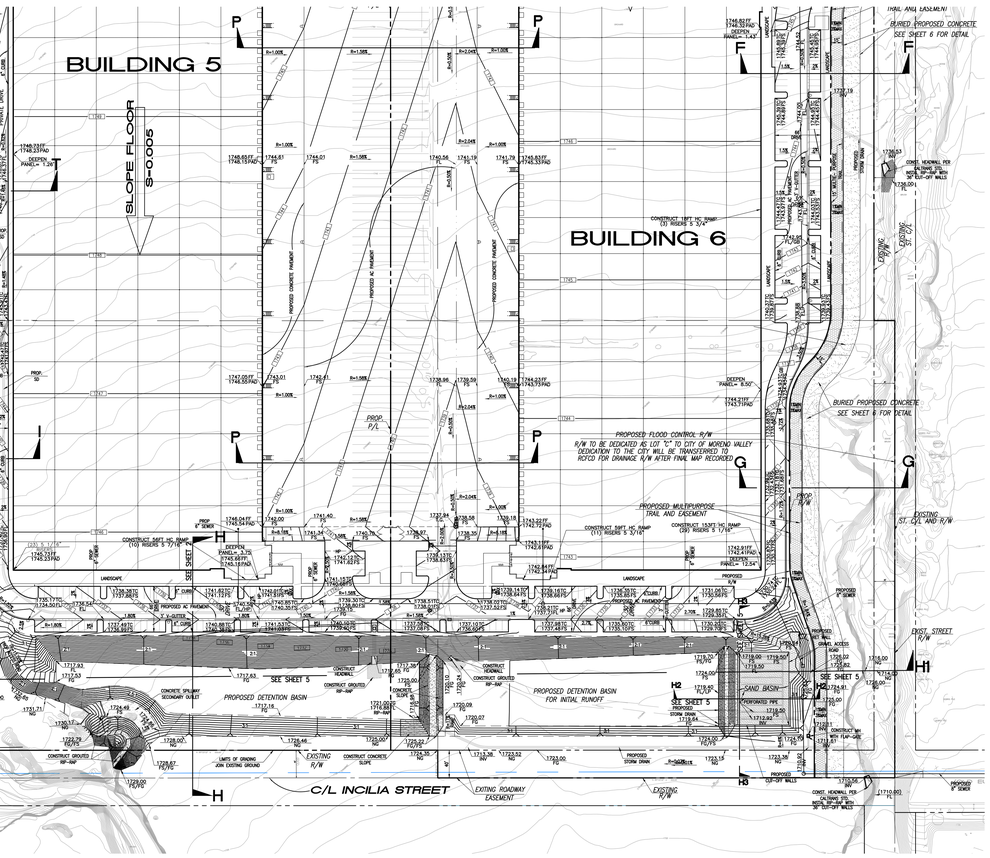


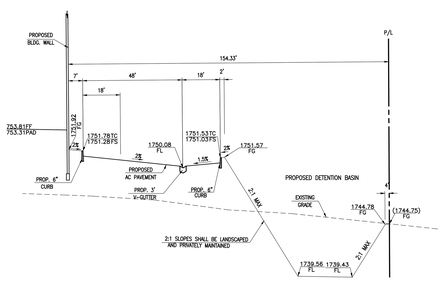


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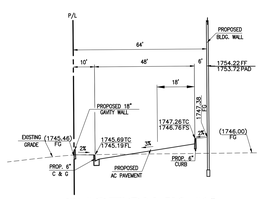


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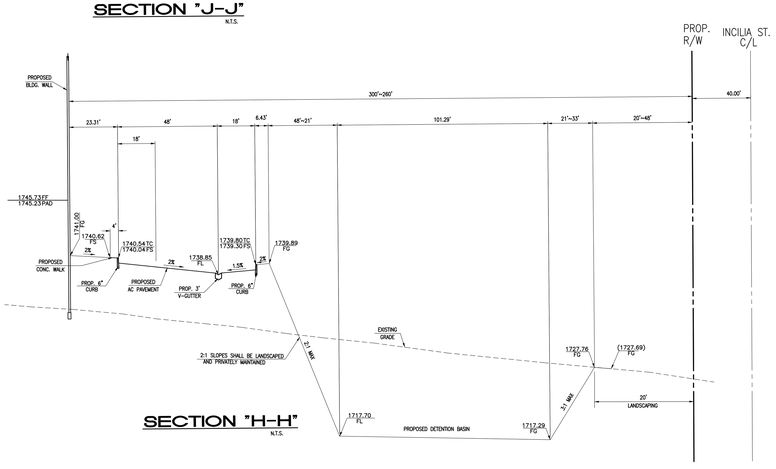


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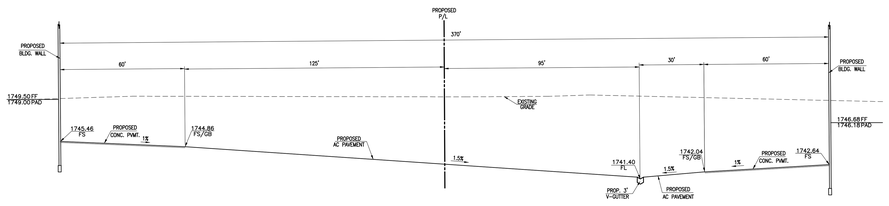


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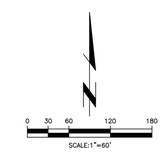


CITY CASE:PA07-0084

PREPARED BY:

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## CONCEPTUAL GRADING PLAN

## PROLOGIS PARK MORENO VALLEY EUCALYPTUS
TENTATIVE PARCEL MAP NO. 35679

MORENO VALLEY — CALIFORNIA

| SCALE: 1" = 60' | DATE: NOVEMBER, 2007 | J.N. 2818 | SHEET 3 OF6 |
|---|---|---|---|

Last Update-6/15/11
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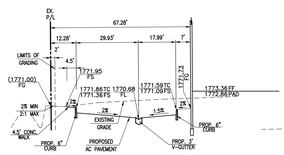


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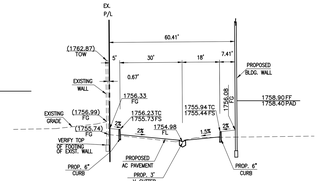


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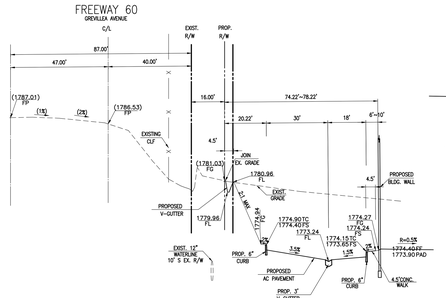


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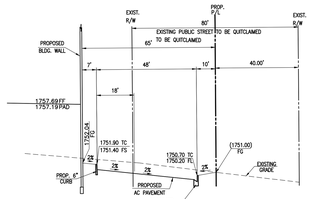


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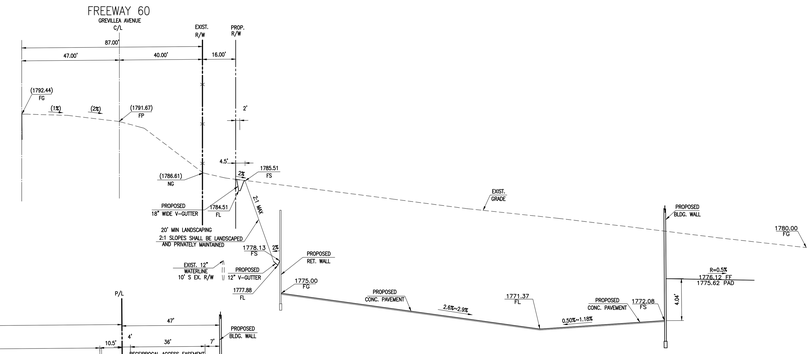


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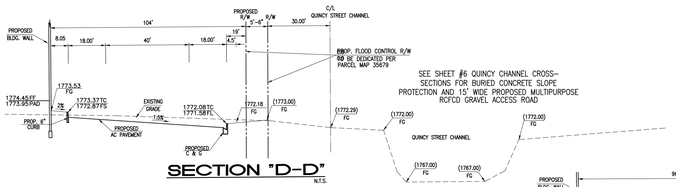
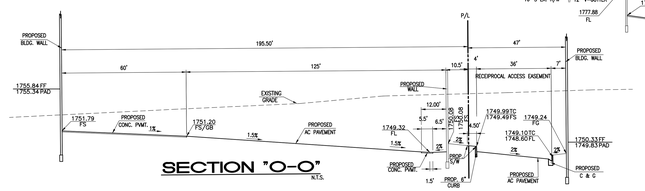


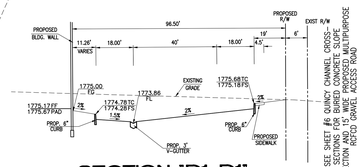

SEE SHEET #6 QUINCY CHANNEL CROSS-SECTIONS FOR BURIED CONCRETE SLOPE PROTECTION AND 15' WIDE PROPOSED MULTIPURPOSE RCFCD GRAVEL ACCESS ROAD

SECTION "D-D"
N.T.S.




SEE SHEET #6 QUINCY CHANNEL CROSS-SECTIONS FOR BURIED CONCRETE SLOPE PROTECTION AND 15' WIDE PROPOSED MULTIPURPOSE RCFCD GRAVEL ACCESS ROAD

SECTION "O-O"
N.T.S.

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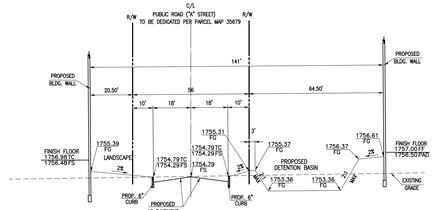


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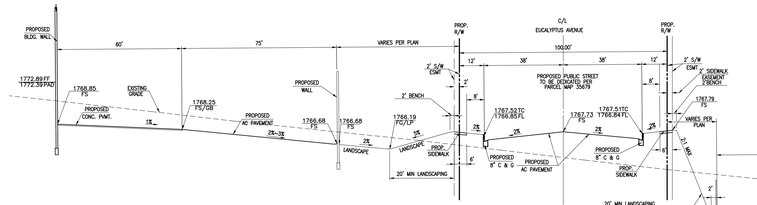


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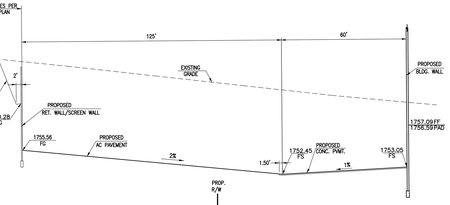


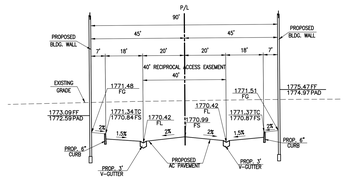


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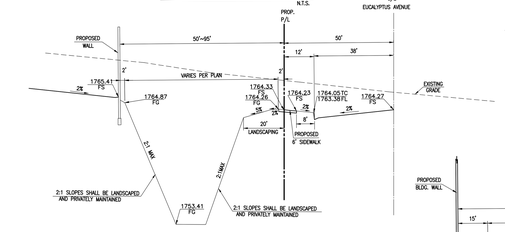


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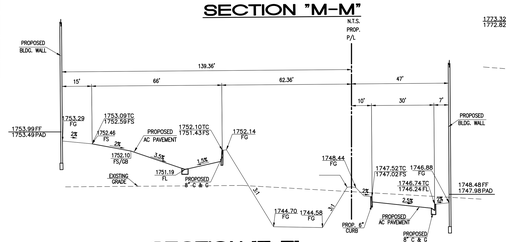


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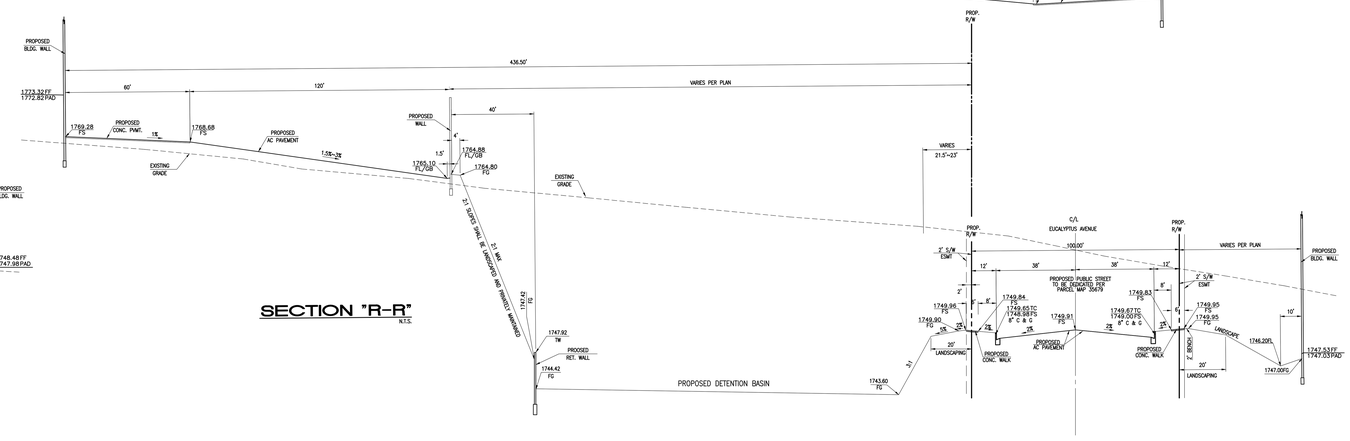


SECTION "R-R"
N.T.S.

| PREPARED BY: | CONCEPTUAL GRADING PLAN | | |
|---|---|---|---|
| Thienes Engineering, Inc. CIVIL ENGINEERING • LAND SURVEYING 16800 VALLEY VIEW AVENUE LA MIRADA, CALIFORNIA 90638 PH:(714)521-4811 FAX:(714)521-4173 | PROLOGIS PARK MORENO VALLEY EUCALYPTUS TENTATIVE PARCEL MAP NO. 35679 | | |
| MORENO VALLEY | | | CALIFORNIA |
| SCALE: 1" = 60' | DATE: NOVEMBER, 2007 | J.N. 2818 | SHEET 4 OF 6 |

Last Update:8/13/11
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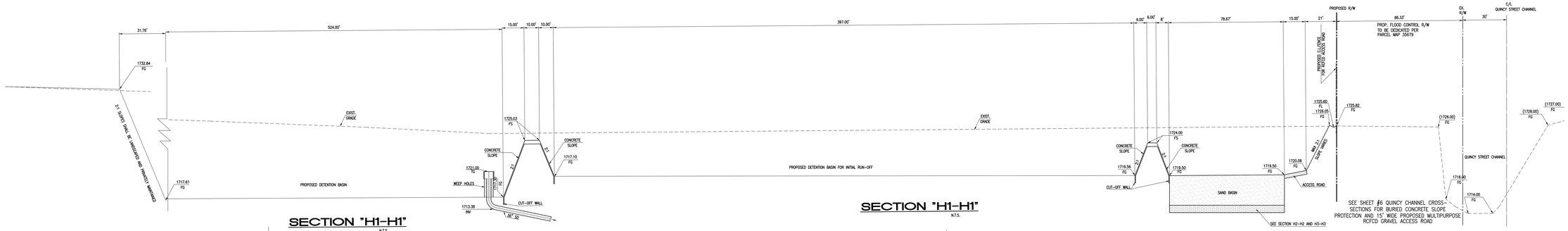
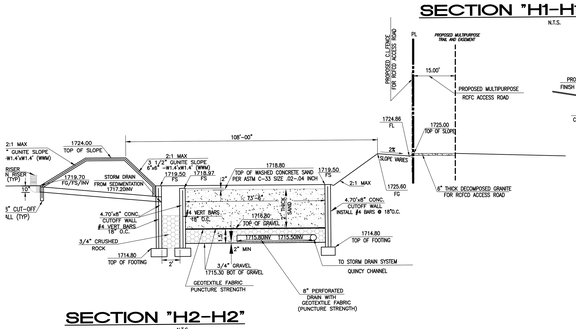



## SECTION "H1-H1"
N.T.S.

## SECTION "H1-H1"
N.T.S.

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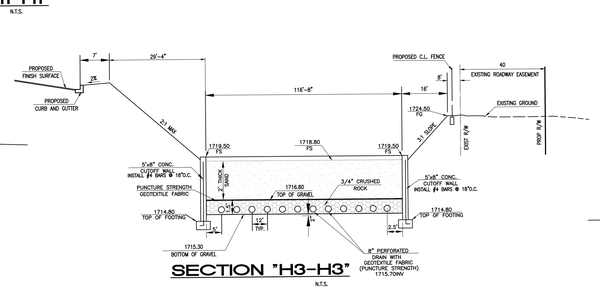


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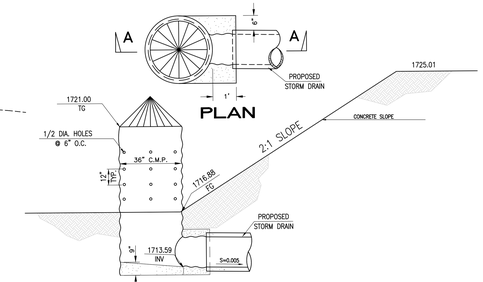


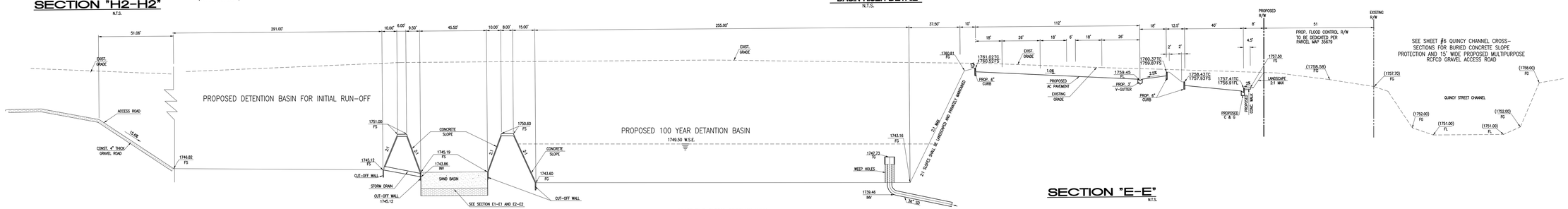

## BASIN RISER DETAIL
N.T.S.

GEOTEXTILE FABRIC SPECIFICATIONS

| PROPERTY | TEST METHOD | UNIT | SPECIFICATION |
|---|---|---|---|
| MATERIAL | | | NONWOVEN GEOTEXTILE FABRIC |
| UNIT WEIGHT | | $OZ/YD^2$ | 8 (MINIMUM) |
| FILTRATION RATE | | IN/SEC. | 0.08 (MINIMUM) |
| PUNCTURE STRENGTH | ASTM D-751 (MODIFIED) | LB. | 125 (MINIMUM) |
| MULLEN BURST STRENGTH | ASTM D-751 | PSI | 400 (MINIMUM) |
| TENSILE STRENGTH | ASTM D-1682 | LB. | 300 (MINIMUM) |
| EQUIVALENT OPENING SIZE | US STANDARD SIEVE | NO. | 80 (MINIMUM) |

DRAINAGE MATTING SPECIFICATIONS

| PROPERTY | TEST METHOD | UNIT | SPECIFICATION |
|---|---|---|---|
| MATERIAL | | | NONWOVEN GEOTEXTILE FABRIC |
| UNIT WEIGHT | | $OZ/YD^2$ | 20 |
| FLOW RATE (FABRIC) | | GPM/FT$^2$ | 180 (MINIMUM) |
| PERMEABILITY | ASTM D-2434 | CM/SEC. | 12.4 X 10$^{-2}$ |
| GRAB STRENGTH (FABRIC) | ASTM D-1682 | LB. | DRY LG. 90 DRY WD. 70 WET LG. 95 WET WD. 70 |
| PUNCTURE STRENGTH | COE CW-02215 | LB. | 42 (MINIMUM) |
| MULLEN BURST STRENGTH | ASTM D-1117 | PSI | 140 (MINIMUM) |
| EQUIVALENT OPENING SIZE | US STANDARD SIEVE | NO. | 100 (70-120) |
| FLOW RATE (DRAINAGE CORE) | DREXEL UNIV. TEST METHOD | GPM/FT. WIDTH | 14 |




## SECTION "E-E"
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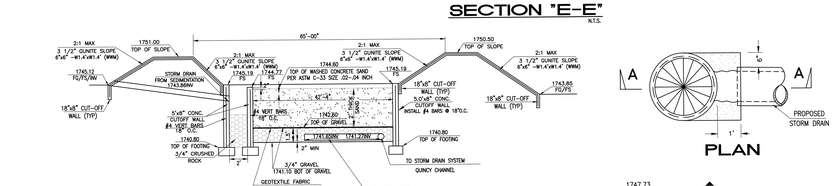
## SECTION "E-E"
N.T.S.

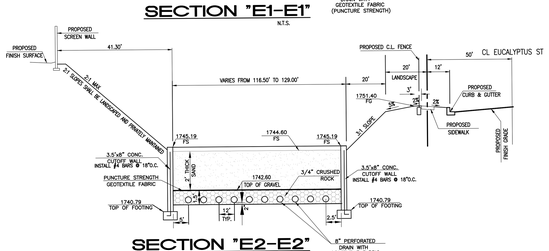



## SECTION "E1-E1"
N.T.S.




GEOTEXTILE FABRIC SPECIFICATIONS

| PROPERTY | TEST METHOD | UNIT | SPECIFICATION |
|---|---|---|---|
| MATERIAL | | | NONWOVEN GEOTEXTILE FABRIC |
| UNIT WEIGHT | | $OZ/YD^2$ | 8 (MINIMUM) |
| FILTRATION RATE | | IN/SEC. | 0.08 (MINIMUM) |
| PUNCTURE STRENGTH | ASTM D-751 (MODIFIED) | LB. | 125 (MINIMUM) |
| MULLEN BURST STRENGTH | ASTM D-751 | PSI | 400 (MINIMUM) |
| TENSILE STRENGTH | ASTM D-1682 | LB. | 300 (MINIMUM) |
| EQUIVALENT OPENING SIZE | US STANDARD SIEVE | NO. | 80 (MINIMUM) |




## SECTION "E2-E2"
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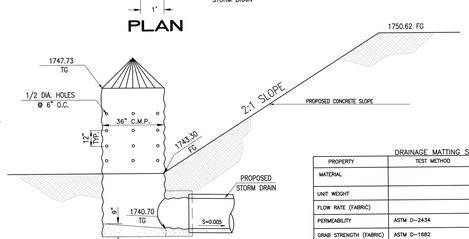


## BASIN RISER DETAIL
N.T.S.

DRAINAGE MATTING SPECIFICATIONS

| PROPERTY | TEST METHOD | UNIT | SPECIFICATION |
|---|---|---|---|
| MATERIAL | | | NONWOVEN GEOTEXTILE FABRIC |
| UNIT WEIGHT | | $OZ/YD^2$ | 20 |
| FLOW RATE (FABRIC) | | GPM/FT$^2$ | 180 (MINIMUM) |
| PERMEABILITY | ASTM D-2434 | CM/SEC. | 12.4 X 10$^{-2}$ |
| GRAB STRENGTH (FABRIC) | ASTM D-1682 | LB. | DRY LG. 90 DRY WD. 70 WET LG. 95 WET WD. 70 |
| PUNCTURE STRENGTH | COE CW-02215 | LB. | 42 (MINIMUM) |
| MULLEN BURST STRENGTH | ASTM D-1117 | PSI | 140 (MINIMUM) |
| EQUIVALENT OPENING SIZE | US STANDARD SIEVE | NO. | 100 (70-120) |
| FLOW RATE (DRAINAGE CORE) | DREXEL UNIV. TEST METHOD | GPM/FT. WIDTH | 14 |

PREPARED BY:

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LA MIRADA, CALIFORNIA 90638
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# CONCEPTUAL GRADING PLAN

## PROLOGIS PARK MORENO VALLEY EUCALYPTUS
## TENTATIVE PARCEL MAP NO. 35679

MORENO VALLEY — CALIFORNIA

| SCALE: 1" = 60' | DATE: NOVEMBER, 2007 | J.N. 2818 | SHEET 5 OF 6 |
|---|---|---|---|

Last Update:8/13/11
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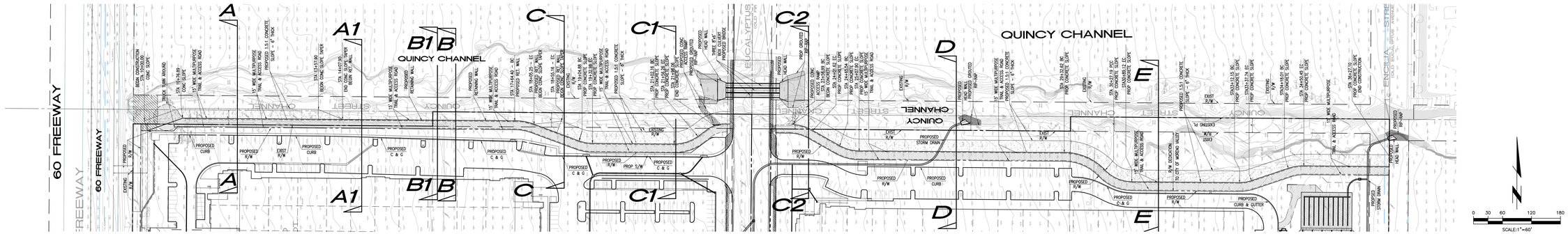


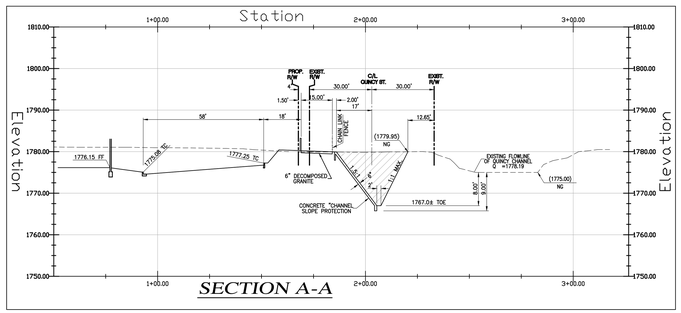


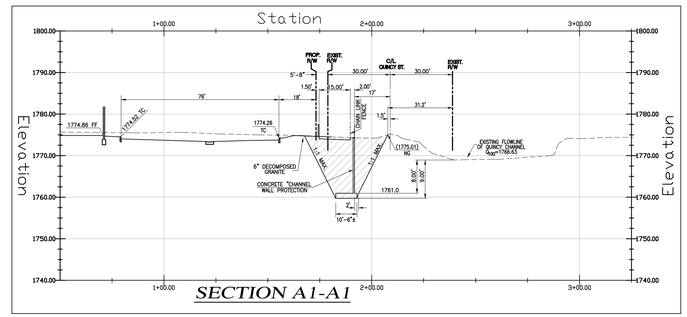


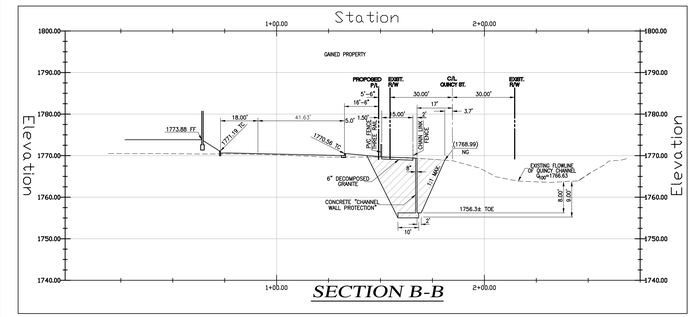


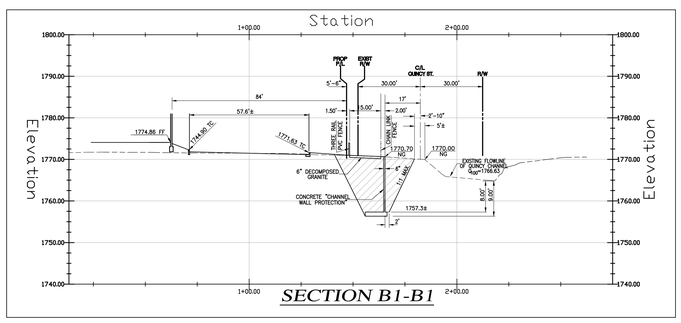


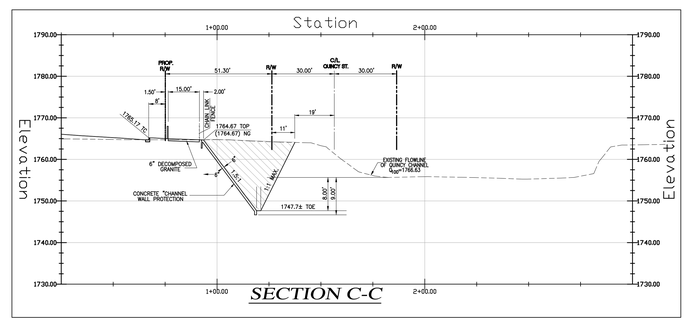


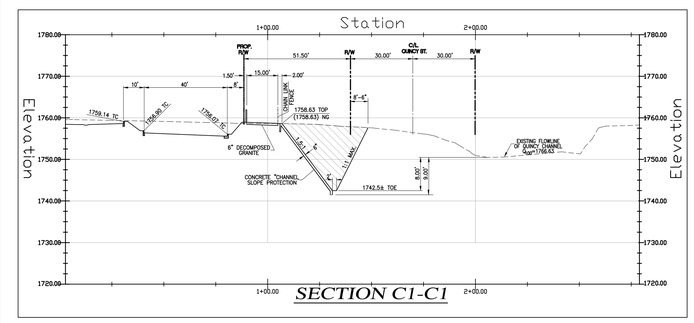


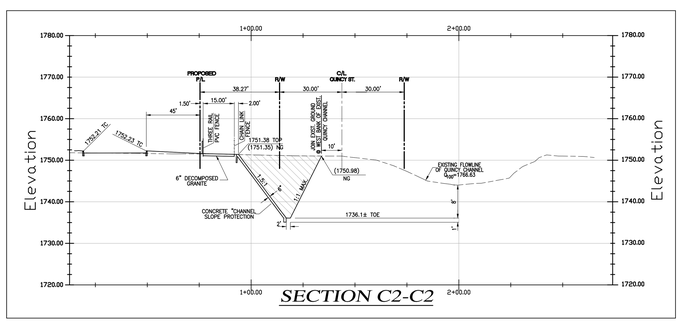


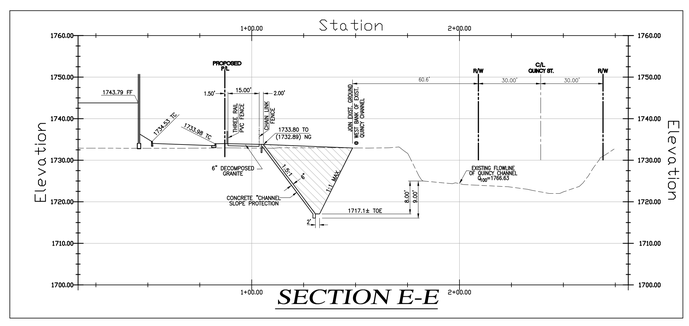


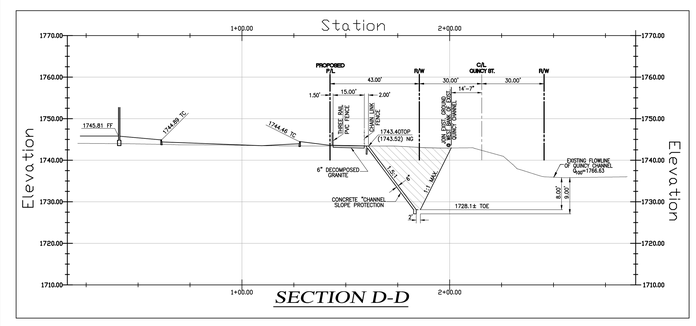


# CONCERT SLOPE AND BURIED RETAINING WALL

## PROLOGIS PARK MORENO VALLEY EUCALYPTUS

TENTATIVE PARCEL MAP NO. 35679

MORENO VALLEY | CALIFORNIA

SCALE: 1" = 60' | SHEET 6 of 8

DATE: NOVEMBER, 2007 | JUL 2018

PREPARED BY:

Thieres Engineering, Inc.
1555 N. MILLER STREET, SUITE 102
RIALTO, CALIFORNIA 92376
PH (909) 877-1900 FAX (909) 877-1913

Last Updated 6/13/11
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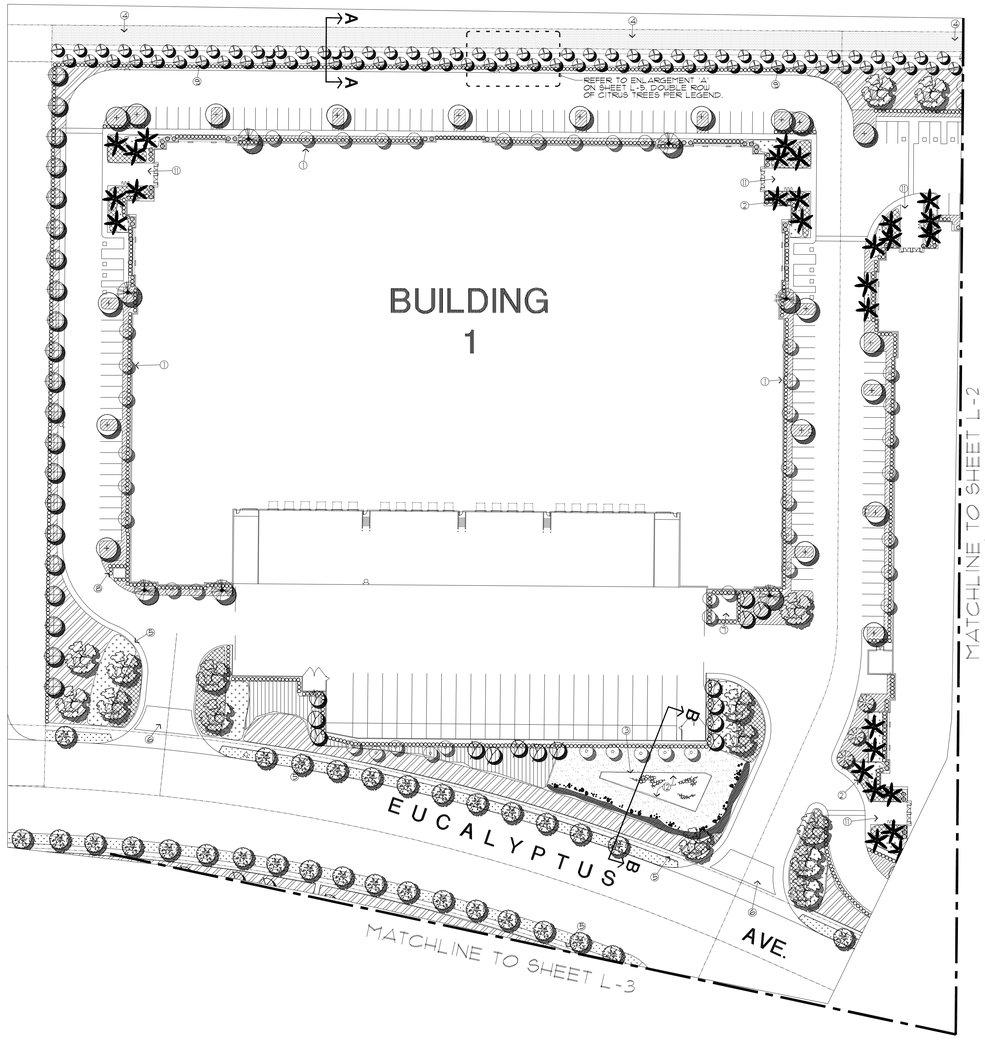


## PLANT LEGEND

### TREES

- LARGER MULTI TRUNK CANOPY TREE. KOELREUTERIA BIPINNATA, CHINESE FLAME TREE LOCATED AT FOCAL AREAS 36" BOX
- FLOWERING ACCENT TREE LAGERSTROEMIA FAUREI 'CRAPE MYRTLE, CHEROKEE' 36" BOX SIZE
- EVERGREEN UP-RIGHT CANOPY TREE PODOCARPUS GRACILIOR FERN PINE 24" BOX SIZE
- EVERGREEN VERTICAL TREE AGAINST BLDG. OR SCREEN WALL BRACHYCHITON POPULNEUS, BOTTLE TREE 24" BOX SIZE
- PROPOSED STREET TREE ALONG EUCALYPTUS AVE. CINNAMOMUM CAMPHORA CAMPHOR TREE ALT. BID: EUCALYPTUS SIDEROXYLON, RED IRON BARK 24" BOX @ 30' O.C.
- TYP. PARKING LOT CANOPY TREE ULMUS PARVIFOLIA EVERGREN ELM TREE 24" BOX
- PINUS ELDARICA MONDELL PINE 24" BOX
- VERTICAL EVERGREEN TREE QUERCUS VIRGINIANA LIVE OAK 15 GAL. & 24" BOX
- WASHINGTONIA ROBUSTA MEXICAN FAN PALM 18 FT. BTH SKINNED LOCATED AT KEY BLDG. ENTRIES & VEHICULAR ENTRY DRIVEWAYS
- PRUNUS VISUVIUS, FLOWERING PLUM, UPRIGHT BRANCHING 24" BOX SIZE
- DOUBLE ROW OF CITRUS TREES ALONG RLT. SETBACK AREA. TREES SHALL CONSIST OF NAVAL ORANGE TREES AT 18' O.C. (OFF-SET). IN ORDER TO MAINTAIN THE HISTORIC HERITAGE OF THE REGION, REFER TO ENLARGEMENT 'A' ON SHEET L-5.

THE FOLLOWING DROUGHT TOLERANT SHRUBS SHALL BE CONSIDERED FOR THIS PROJECT.

### SHRUBS

- RHAPHIOLEPIS INDICA 'PINK LADY' INDIAN HAWTHORN 5 GAL
- XYLOSMA CONGESTUM 'COMPACTA' SHINY LEAF XYLOSMA 5 GAL
- PITTOSPORUM TOBIRA 'VARIEGATA' VARIGATED MOCK ORANGE 5 GAL
- NANDINA DOMESTICA HEAVENLY BAMBOO 5 GAL
- LIGUSTRUM TEXANUM TEXAS PRIVET 5 GAL
- PHOTINIA FRASERII RED TIP PHOTINIA 5 GAL
- PITTOSPORUM TOBIRA 'WHEELERS DWARF' DWARF MOCK ORANGE 1 GAL.
- LEUCOPHYLLUM FRUTESCENS TEXAS RANGER 5 GAL.
- PHORMIUM TENAX NEW ZEALAND FLAX 5 GAL

### GROUNDCOVER

- DIETES BICOLOR FORTNIGHT LILY
- LANTANA MONTEVIDENSIS TRAILING LANTANA
- ROSEMARINUS OFFICINALIS, 'HUNTINGTON CARPET' ROSEMARY GROUND COVER
- LONICERA JAPONICA HONEYSUCKLE
- HYDROSEED LAWN TALL FESCUE LOCATED ONLY ALONG STREET FRONTAGE PARKWAYS (LESS THAN 5% OF TOTAL LANDSCAPE AREA)
- NATURAL/ NATIVE VEGETATION WITHIN THESE AREAS WHERE APPLICABLE.
- PROPOSED DETENTION BASIN. WITH 'GRASS' VEGETATION ALONG SURROUNDING SLOPES & ROCK COBBLESTONE AT BASIN FLOOR.

  HYDROSEED FOR 'WET ZONES' SHALL CONSIST OF:

  | | |
  |---|---|
  | MUHLENBERGIA RIGENS | 10 LBS/ACRE |
  | DESCHAMPSIA CESPITOSA | 40 LBS/ACRE |
  | ACHILLEA MILLEFOLIUM | 10 LBS/ACRE |
  | ESCHOLTIA CAESPITOSA | 10 LBS/ACRE |
  | JUNCUS BUFONIUS | 10 LBS/ACRE |

- PROPOSED ASSORTED DROUGHT TOLERANT GROUND COVER VEGETATION SUCH AS MYOPORUM & BACCHARIS PILULARIS, COYOTE BUSH
- ALL LANDSCAPE SHALL CONFORM TO THE HIGHWAY 60 LANDSCAPE CORRIDOR DESIGN MANUAL
- ASSORTED ACCENT PLANTING ALONG DETENTION BASIN EDGE

NOTE: LAWN AREAS SHALL BE LIMITED TO LESS THAN 5% OF TOTAL LANDSCAPE AREA. LOCATED ONLY WITHIN STREET FRONTAGE PARKWAY AREAS

## KEY NOTES

1. TYP. VERTICAL TREE AGAINST BLDG. PER LEGEND
2. TYP. ACCENT PALM TREES AT BLDG. ENTRIES & FOCAL AREAS
3. TYP. DETENTION BASIN WITH NATURAL LANDSCAPE TREATMENT PER PLAN
4. ALL LANDSCAPE LOCATED WITHIN 16 FT. FRONTAGE ALONG STATE HIGHWAY 60 SHALL COMPLY WITH THE HIGHWAY 60 LANDSCAPE DESIGN MANUAL
5. TYP. REQUIRED CONC. SIDEWALK PER CIVIL & ARCHITECTURAL DWGS.
6. ENHANCED VEHICULAR PAVING CONSISTING OF INTEGRAL COLORED CONC. WITH SCORE LINES
7. TYP. EMPLOYEE PATIO WITH HEAVY SCREENING FOR PRIVACY
8. SCREEN ELECTRICAL TRANSFORMER PAD
9. DOUBLE ROW OF CITRUS TREES PER LEGEND
10. CONTINUOUS SCREEN SHRUBS
11. CONCRETE ENTRY PAVING PER ARCHITECTURAL DWGS.
12. BOTTOM OF DETENTION BASIN CONSISTING OF GRANULAR (ROCK BOTTOM WITH 'WET ZONE' HYDROSEED MIX ALONG ALL SIDE SLOPES)
13. ALL PURPOSE TRAIL THIS AREA (15 FT. WIDE)
14. NATIVE/NATURAL PLANTING THIS AREA

## WATER CONSERVATION STATEMENT

1. THE IRRIGATION SYSTEM WILL BE DESIGNED UTILIZING 'STATE OF THE ART' IRRIGATION EQUIPMENT SUCH AS ET WEATHER BASED CONTROLLERS, 'RAIN SHUT OFF' DEVICES, FLOW SENSORS, PRESSURE REGULATING MASTER VALVE & LOW FLOW IRRIGATION SPRAY HEADS UTILIZING PC SCREENS THROUGHOUT.
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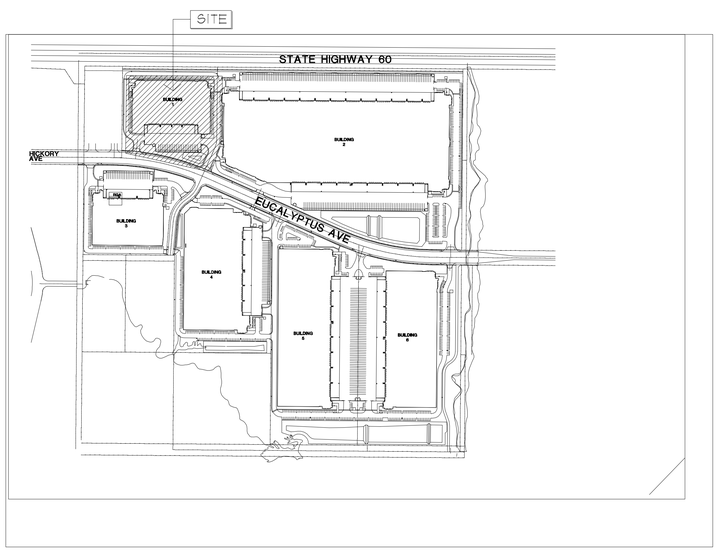


KEYMAP

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422-4133
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"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

0' 50' 100' 150' 200'
SCALE: 1"=50'-0"

# CONCEPTUAL LANDSCAPE MASTER PLAN


RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
CONSULTANT FX 949-341-0922

SCOTT PETERSON
LANDSCAPE ARCHITECT, INC.
P.O. BOX 2157
LAKE ARROWHEAD, CA. 92352
PH: 909-337-8065
FX: 909-337-0864


PROFESSIONAL SEALS

REGISTERED LANDSCAPE ARCHITECT
SCOTT PETERSON
NO. 2076
SIGNATURE
DATE
EXP. 11-30-12
STATE OF CALIFORNIA

PROLOGIS
PARK
MORENO
VALLEY

EUCALYPTUS AVENUE
MORENO VALLEY,
CALIFORNIA


4041 MACARTHUR BL.
SUITE 400
NEWPORT BEACH, CA
92660
PHONE: 949-251-6100
FAX: 949-251-0766
CONTACT: JIM JACHETTA


| MARK | DATE | DESCRIPTION |
|---|---|---|
| | | 7-30-08 |
| | | 6-27-11 UPDATE |
| CD | | |
| BID | | |
| PC | | |
| DD | | |
| SD | 06/04/07 | SCHEMATIC DESIGN |

| | |
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| OWNER PROJECT NO: | 00000.00 |
| CAD FILE NAME: | 07024-00-A1-IM-P |
| DRAWN BY: | PH, LR |
| CHK'D BY: | SP |


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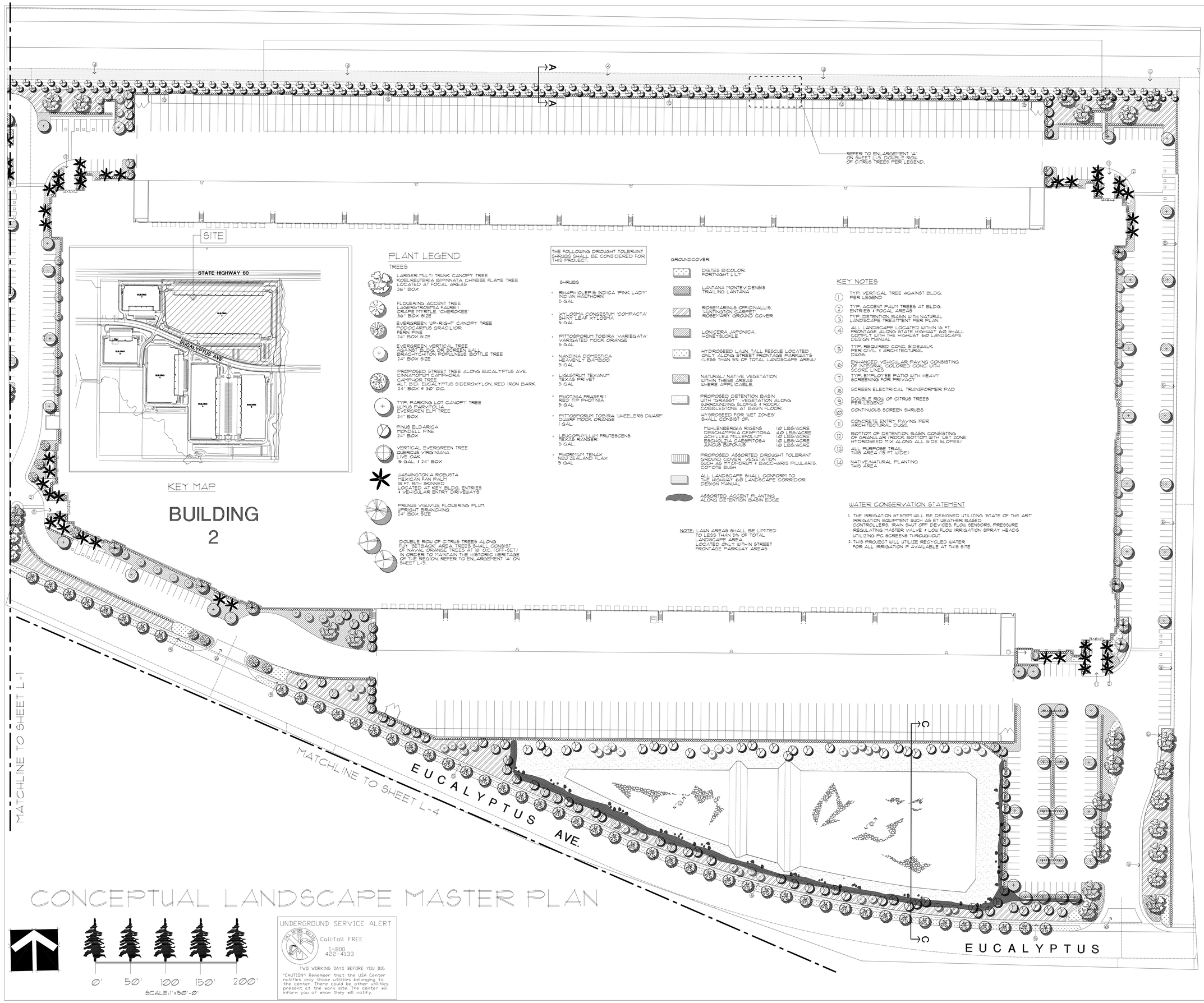
SHEET TITLE
MASTER SITE PLAN
CONCEPTUAL LANDSCAPE PLAN

SHEET: L-1




## PLANT LEGEND

### TREES

- LARGER MULTI TRUNK CANOPY TREE — KOELREUTERIA BIPINNATA CHINESE FLAME TREE — LOCATED AT FOCAL AREAS — 36" BOX
- FLOWERING ACCENT TREE — LAGERSTROEMIA FAUREI — CRAPE MYRTLE, 'CHEROKEE' — 36" BOX SIZE
- EVERGREEN UP-RIGHT CANOPY TREE — PODOCARPUS GRACILIOR — FERN PINE — 24" BOX SIZE
- EVERGREEN VERTICAL TREE AGAINST BLDG. OR SCREEN WALL — BRACHYCHITON POPULNEUS, BOTTLE TREE — 24" BOX SIZE
- PROPOSED STREET TREE ALONG EUCALYPTUS AVE. — CINNAMOMUM CAMPHORA — CAMPHOR TREE — ALT. BID: EUCALYPTUS SIDEROXYLON, RED IRON BARK — 24" BOX @ 30' O.C.
- TYP. PARKING LOT CANOPY TREE — ULMUS PARVIFOLIA — EVERGREN ELM TREE — 24" BOX
- PINUS ELDARICA — MONDELL PINE — 24" BOX
- VERTICAL EVERGREEN TREE — QUERCUS VIRGINIANA — LIVE OAK — 15 GAL. & 24" BOX
- WASHINGTONIA ROBUSTA — MEXICAN FAN PALM — 18 FT. BTH SKINNED — LOCATED AT KEY BLDG. ENTRIES & VEHICULAR ENTRY DRIVEWAYS
- PRUNUS VISUVIUS, FLOWERING PLUM, UPRIGHT BRANCHING — 24" BOX SIZE
- DOUBLE ROW OF CITRUS TREES ALONG FUY SETBACK AREA TREES SHALL CONSIST OF NAVAL ORANGE TREES AT 18' O.C. (OFF-SET) IN ORDER TO MAINTAIN THE HISTORIC HERITAGE OF THE REGION. REFER TO ENLARGEMENT 'A' ON SHEET L-5.

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### SHRUBS

- RHAPHIOLEPIS INDICA 'PINK LADY' — INDIAN HAWTHORN — 5 GAL.
- XYLOSMA CONGESTUM 'COMPACTA' — SHINY LEAF XYLOSMA — 5 GAL
- PITTOSPORUM TOBIRA 'VARIEGATA' — VARIGATED MOCK ORANGE — 5 GAL
- NANDINA DOMESTICA — HEAVENLY BAMBOO — 5 GAL.
- LIGUSTRUM TEXANUM — TEXAS PRIVET — 5 GAL
- PHOTINIA FRASERII — RED TIP PHOTINIA — 5 GAL
- PITTOSPORUM TOBIRA 'WHEELERS DWARF' — DWARF MOCK ORANGE — 1 GAL.
- LEUCOPHYLLUM FRUTESCENS — TEXAS RANGER — 5 GAL.
- PHORMIUM TENAX — NEW ZEALAND FLAX — 5 GAL

### GROUNDCOVER

- DIETES BICOLOR — FORTNIGHT LILY
- LANTANA MONTEVIDENSIS — TRAILING LANTANA
- ROSEMARINUS OFFICINALLIS, 'MUNTINGTON CARPET' — ROSEMARY GROUND COVER
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| | |
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## KEY NOTES

1. TYP. VERTICAL TREE AGAINST BLDG. PER LEGEND
2. TYP. ACCENT PALM TREES AT BLDG. ENTRIES & FOCAL AREAS
3. TYP. DETENTION BASIN WITH NATURAL LANDSCAPE TREATMENT PER PLAN
4. ALL LANDSCAPE LOCATED WITHIN 16 FT. FRONTAGE ALONG STATE HIGHWAY 60 SHALL COMPLY WITH THE HIGHWAY 60 LANDSCAPE DESIGN MANUAL
5. TYP. REQUIRED CONC. SIDEWALK PER CIVIL & ARCHITECTURAL DWGS.
6. ENHANCED VEHICULAR PAVING CONSISTING OF INTEGRAL COLORED CONC. WITH SCORE LINES
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## WATER CONSERVATION STATEMENT

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2. THIS PROJECT WILL UTILIZE RECYCLED WATER FOR ALL IRRIGATION IF AVAILABLE AT THIS SITE

# CONCEPTUAL LANDSCAPE MASTER PLAN

0' 50' 100' 150' 200'
SCALE: 1"=50'-0"

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PROFESSIONAL SEALS
REGISTERED LANDSCAPE ARCHITECT
SCOTT PETERSON
NO. 2076
SIGNATURE
DATE
EXP. 11-30-08
STATE OF CALIFORNIA

PROLOGIS PARK MORENO VALLEY

EUCALYPTUS AVENUE
MORENO VALLEY, CALIFORNIA

4041 MACARTHUR BL.
SUITE 400
NEWPORT BEACH, CA 92660
PHONE: 949-251-6100
FAX: 949-251-0766
CONTACT: JIM JACHETTA

| MARK | DATE | DESCRIPTION |
|---|---|---|
| | | 7-30-08 |
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| CD | | |
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| PC | | |
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| OWNER PROJECT NO: | 00000.00 |
| CAD FILE NAME: | 07024-00-A1-1M-P |
| DRAWN BY: | PH, LR |
| CHK'D BY: | SP |


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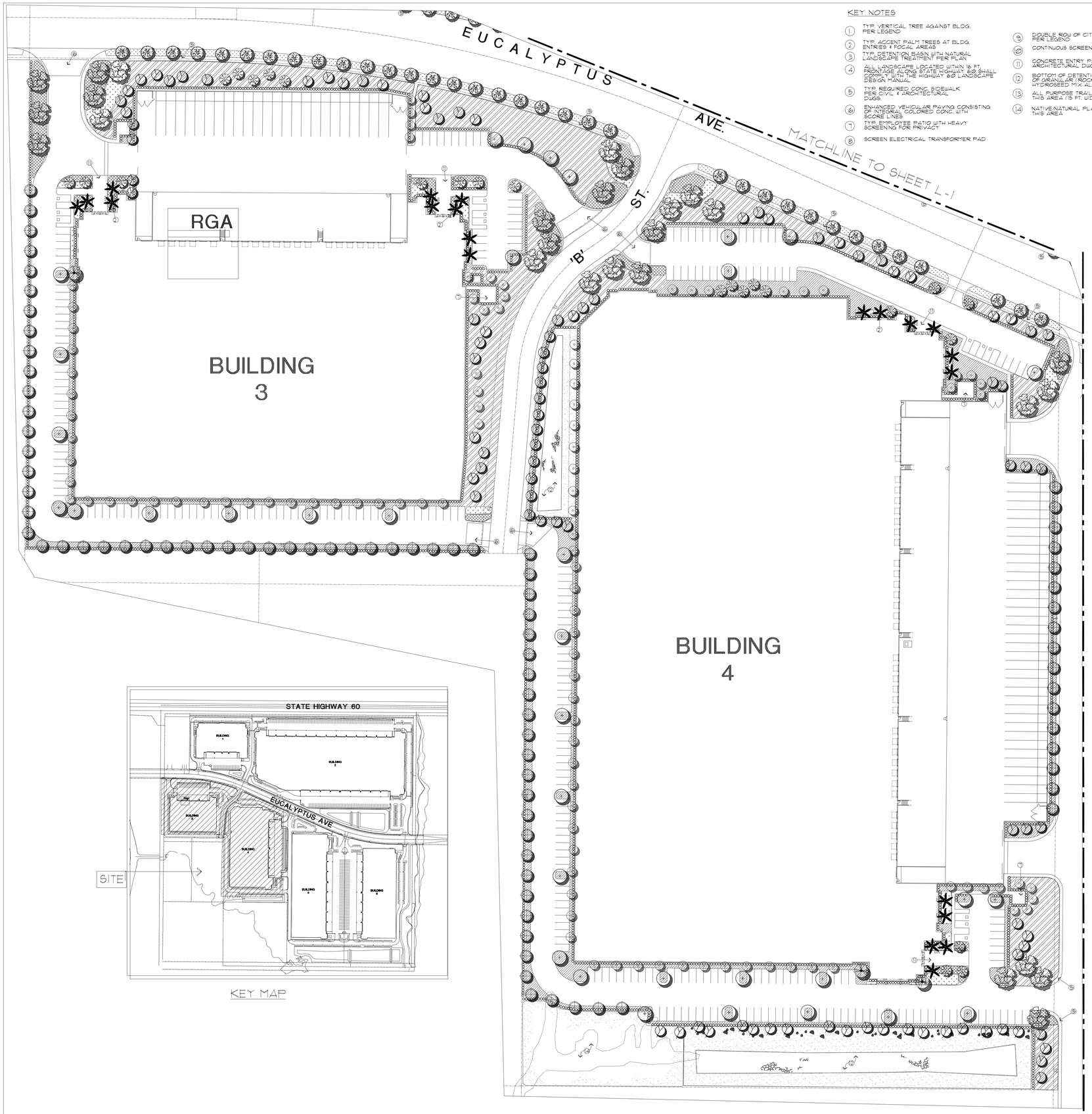
SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

SHEET: L-2




## KEY NOTES

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2. TYP. ACCENT PALM TREES AT BLDG. ENTRIES & FOCAL AREAS
3. TYP. DETENTION BASIN WITH NATURAL LANDSCAPE TREATMENT PER PLAN.
4. ALL LANDSCAPE LOCATED WITHIN 15 FT. FRONTAGE ALONG STATE HIGHWAY 60 SHALL COMPLY WITH THE HIGHWAY 60 LANDSCAPE DESIGN MANUAL
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- EVERGREEN UPRIGHT CANOPY TREE
  PODOCARPUS GRACILIOR
  FERN PINE
  24" BOX SIZE
- EVERGREEN VERTICAL TREE
  AGAINST BLDG. OR SCREEN WALL
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- PROPOSED STREET TREE ALONG EUCALYPTUS AVE.
  CINNAMOMUM CAMPHORA
  CAMPHOR TREE
  ALT. BID: EUCALYPTUS SIDEROXYLON, RED IRON BARK
  24" BOX @ 30' O.C.
- TYP. PARKING LOT CANOPY TREE
  ULMUS PARVIFOLIA
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  MONDELL PINE
  24" BOX
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  QUERCUS VIRGINIANA
  LIVE OAK
  15 GAL. & 24" BOX
- WASHINGTONIA ROBUSTA
  MEXICAN FAN PALM
  18 FT. BTH SKINNED
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  HEAVENLY BAMBOO
  5 GAL
- LIGUSTRUM TEXANUM
  TEXAS PRIVET
  5 GAL
- PHOTINIA FRASERII
  RED TIP PHOTINIA
  5 GAL
- PITTOSPORUM TOBIRA 'WHEELERS DWARF'
  DWARF MOCK ORANGE
  1 GAL
- LEUCOPHYLLUM FRUTESCENS
  TEXAS RANGER
  5 GAL
- PHORMIUM TENAX
  NEW ZEALAND FLAX
  5 GAL

### GROUNDCOVER

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- LANTANA MONTEVIDENSIS
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EUCALYPTUS AVENUE
MORENO VALLEY,
CALIFORNIA


4041 MACARTHUR BL.
SUITE 400
NEWPORT BEACH, CA
92660
PHONE: 949-251-6100
FAX: 949-251-0766
CONTACT: JIM JACHETTA


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|---|---|---|
| | | 7-30-08 |
| | | 6-27-11 UPDATE |
| CD | | |
| BID | | |
| PC | | |
| DD | | |
| SD | 06/04/07 | SCHEMATIC DESIGN |
| MARK | DATE | DESCRIPTION |

| | |
|---|---|
| RGA PROJECT NO: | 07024.00 |
| OWNER PROJECT NO: | 00000.00 |
| CAD FILE NAME: | 07024-00-A1-1M-P |
| DRAWN BY: | PH, LR |
| CHK'D BY: | SP |


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SHEET TITLE

MASTER SITE PLAN

CONCEPTUAL LANDSCAPE PLAN

SHEET: L-3

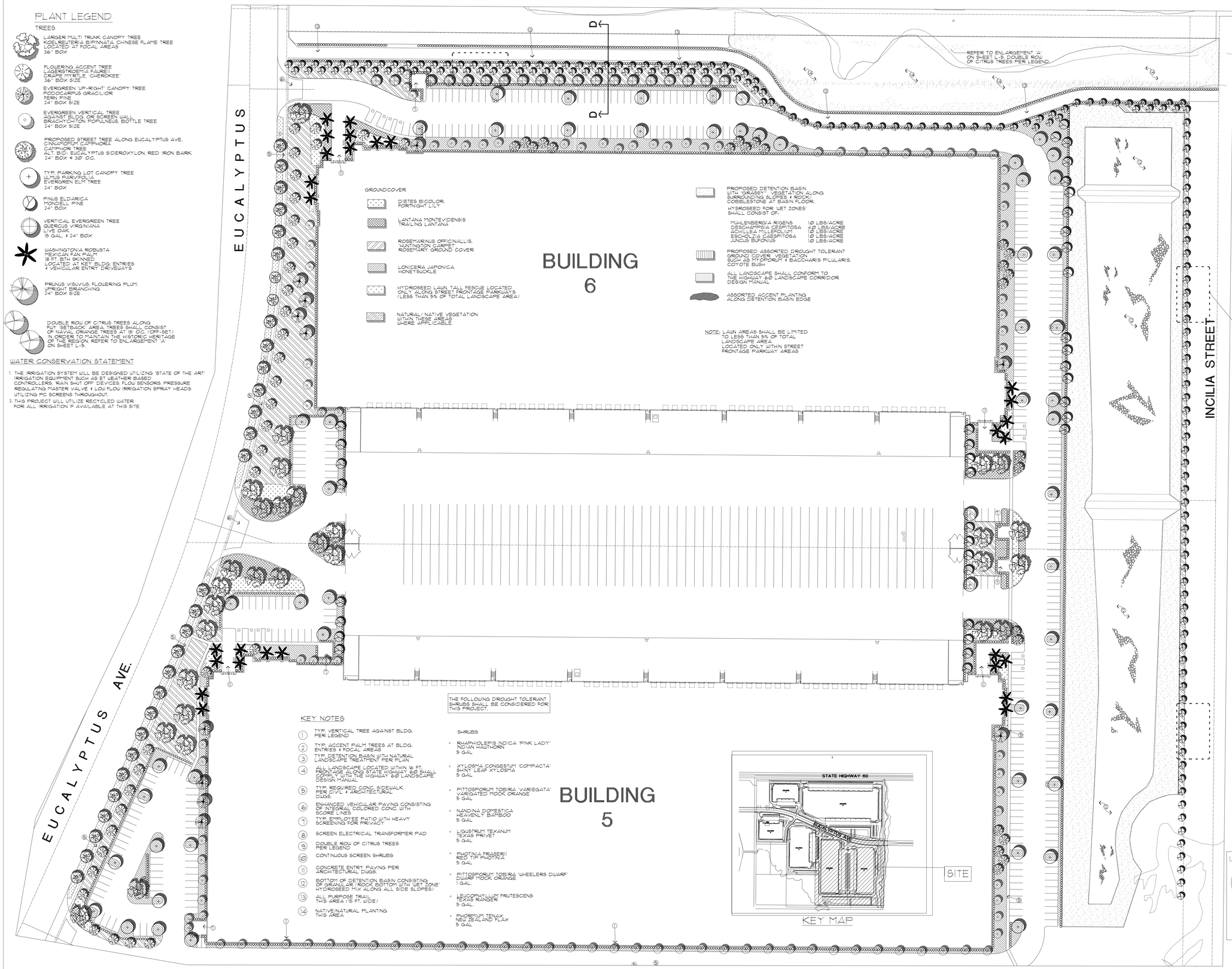
## PLANT LEGEND

### TREES

- LARGER MULTI TRUNK CANOPY TREE
  KOELREUTERIA BIPINNATA, CHINESE FLAME TREE
  LOCATED AT FOCAL AREAS
  36" BOX
- FLOWERING ACCENT TREE
  LAGERSTROEMIA FAUREI,
  CRAPE MYRTLE 'CHEROKEE'
  36" BOX SIZE
- EVERGREEN 'UP-RIGHT' CANOPY TREE
  PODOCARPUS GRACILIOR
  FERN PINE
  24" BOX SIZE
- EVERGREEN VERTICAL TREE
  AGAINST BLDG. OR SCREEN WALL
  BRACHYCHITON POPULNEUS, BOTTLE TREE
  24" BOX SIZE
- PROPOSED STREET TREE ALONG EUCALYPTUS AVE.
  CINNAMOMUM CAMPHORA
  CAMPHOR TREE
  ALT. BID: EUCALYPTUS SIDEROXYLON, RED IRON BARK
  24" BOX @ 30' O.C.
- TYP. PARKING LOT CANOPY TREE
  ULMUS PARVIFOLIA
  EVERGREEN ELM TREE
  24" BOX
- PINUS ELDARICA
  MONDELL PINE
  24" BOX
- VERTICAL EVERGREEN TREE
  QUERCUS VIRGINIANA
  LIVE OAK
  15 GAL. & 24" BOX
- WASHINGTONIA ROBUSTA
  MEXICAN FAN PALM
  18 FT. BTH SKINNED
  LOCATED AT KEY BLDG. ENTRIES
  & VEHICULAR ENTRY DRIVEWAYS
- PRUNUS VISUVIUS, FLOWERING PLUM,
  UPRIGHT BRANCHING
  24" BOX SIZE
- DOUBLE ROW OF CITRUS TREES ALONG
  R.O.W. SETBACK AREA. TREES SHALL CONSIST
  OF NAVAL ORANGE TREES AT 18' O.C. (OFF-SET)
  IN ORDER TO MAINTAIN THE HISTORIC HERITAGE
  OF THE REGION. REFER TO ENLARGEMENT 'A'
  ON SHEET L-5.

### WATER CONSERVATION STATEMENT

1. THE IRRIGATION SYSTEM WILL BE DESIGNED UTILIZING 'STATE OF THE ART' IRRIGATION EQUIPMENT SUCH AS ET WEATHER BASED CONTROLLERS, 'RAIN SHUT OFF' DEVICES, FLOW SENSORS, PRESSURE REGULATING MASTER VALVE & LOW FLOW IRRIGATION SPRAY HEADS UTILIZING PC SCREENS THROUGHOUT.
2. THIS PROJECT WILL UTILIZE RECYCLED WATER FOR ALL IRRIGATION IF AVAILABLE AT THIS SITE




# CONCEPTUAL LANDSCAPE MASTER PLAN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SCOTT PETERSON
LANDSCAPE ARCHITECT, INC.
P.O. BOX 2157
LAKE ARROWHEAD, CA. 92352
PH: 909-337-8935
FX: 909-337-8994


PROFESSIONAL SEALS

REGISTERED LANDSCAPE ARCHITECT
SCOTT PETERSON
NO. 2076
SIGNATURE
DATE
Exp. 11-30-11
STATE OF CALIFORNIA

PROLOGIS PARK MORENO VALLEY

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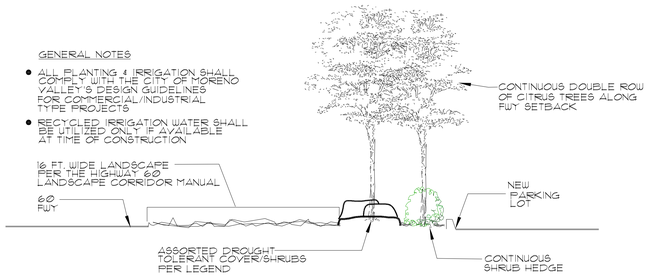
SHEET TITLE
MASTER SITE PLAN
CONCEPTUAL LANDSCAPE PLAN

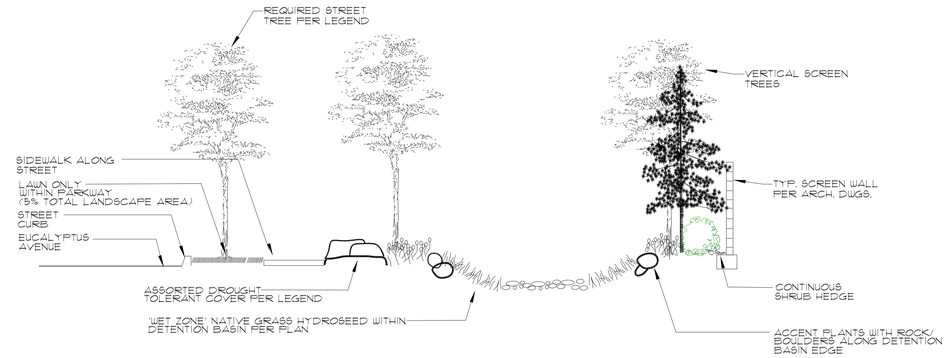
SHEET: L-4

GENERAL NOTES

- ALL PLANTING & IRRIGATION SHALL COMPLY WITH THE CITY OF MORENO VALLEY'S DESIGN GUIDELINES FOR COMMERCIAL/INDUSTRIAL TYPE PROJECTS
- RECYCLED IRRIGATION WATER SHALL BE UTILIZED ONLY IF AVAILABLE AT TIME OF CONSTRUCTION




SECTION 'A-A'
N.T.S.




SECTION 'B-B'
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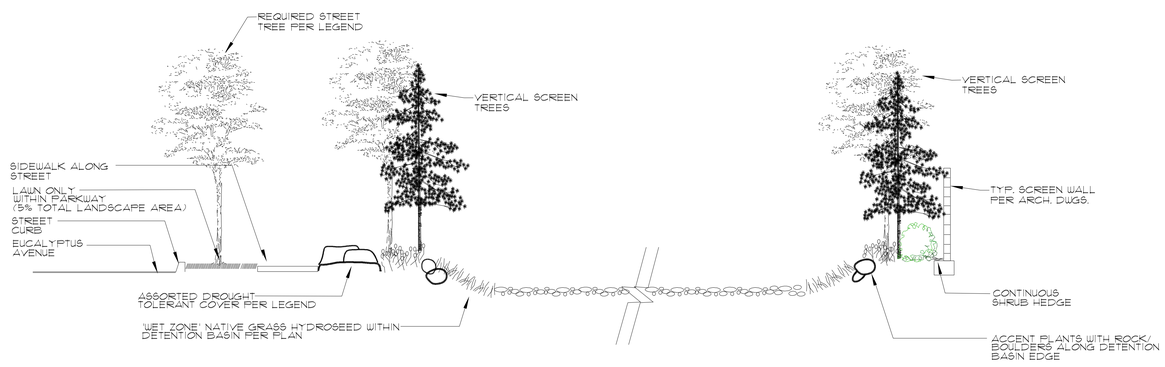
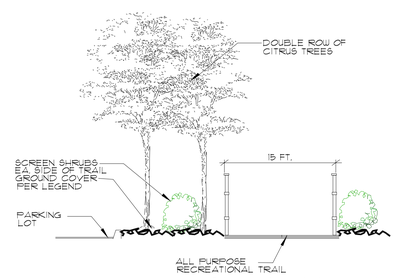
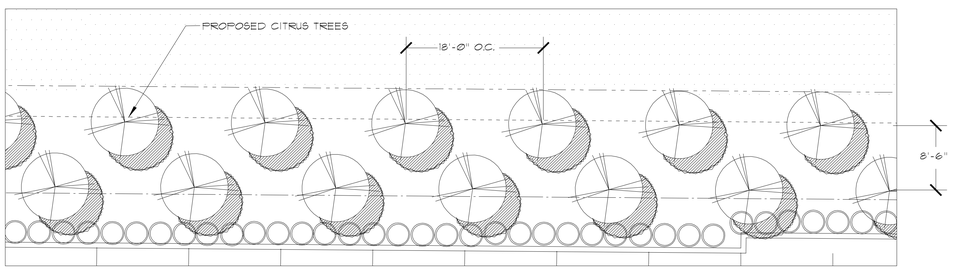



SECTION 'C-C'
N.T.S.




SECTION 'D-D'
N.T.S.




ENLARGEMENT 'A': CITRUS TREE PLANTING
N.T.S.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SHEET TITLE

MASTER SITE PLAN
LANDSCAPE SECTIONS

SHEET: L-5