



April 28, 2015

Mr. Neal Holdridge
Principal - Environmental Manager
Trammell Crow Southern California Development, Inc.
3501 Jamboree Road, Suite 230
Newport Beach, California 92660

Subject: **Paleontological Resource Assessment** for the Decker Parcels II Project, unincorporated Riverside County, California (APNs 314-020-010, 314-020-017, and 314-020-019-4)

Dear Mr. Holdridge:

Site Location: The following letter report summarizes the results of a **Paleontological Resource Assessment** necessary to address potential impacts associated with the planned mass grading activities for the construction of the proposed 595,840-square-foot warehouse facility and associated improvements at the Decker Parcels II Project. The project is located west of northern Perris and the Interstate 215 (I-215) freeway in unincorporated Riverside County, California (Attachments 1 and 2). The proposed project site comprises three parcels (Assessor's Parcel Numbers [APNs] 314-020-010, 314-020-017, and 314-020-019-4) that encompass approximately 35.47 acres of previously undeveloped land south of March Air Force Base and northwest of Perris. The property is bounded on the north by Oleander Avenue, on the east by Decker Road, on the south by Nance Street, and on the west by undeveloped property. On the U. S. Geological Survey, 1:24,000-scale, 7.5-minute Steele Peak, California topographic quadrangle map (Attachment 2), the subject properties are located in the northeast quarter of the northwest quarter of Section 2, Township 4 South, Range 4 West, San Bernardino Base and Meridian. It is our understanding that approximately one-half (42.6 percent) of the site will be a single slab-on-grade warehouse building surrounded by paved truck parking areas. The western margin will slope down to the main grade of the building pad, and part of the eastern margin will have a detention basin for runoff. It is assumed that the entire parcel will be graded as part of the project development; however, the total depth of grading has not been determined.

Geology: Geomorphically, the project site is located on the gentle eastern slope of the unnamed foothills that descend to the alluvial Perris Valley below to the east. The geology of the project area (Attachment 3) is shown on the geologic map of the Steele Peak quadrangle by D. M. Morton (2001, Geologic map of the Steele Peak 7.5' quadrangle, Riverside County, California: U. S. Geological Survey, Open-File Report 01-449, version 1.0: 1 map sheet, scale 1:24,000). Geologically, the entire project area is underlain by Cretaceous granitic rocks (biotite-hornblende

tonalite) of the Val Verde pluton (Val Verde Tonalite, Kvt on Attachment 3), which is shown in white on the geologic map.

Paleontology: Paleontologically, the granitic rocks (biotite-hornblende tonalite) that underlie the entire subject property **do not have any potential** for the discovery of fossiliferous materials. Any thin cover of Holocene alluvial deposits derived from upslope exposures of these granitic rocks would also be too minor and geologically too young to contain fossiliferous remains.

Paleontological Sensitivity: A “paleontological sensitivity map and report” generated by the Riverside County Land Information System on December 23, 2014 (Attachment 4) ranks the entire subject property, which is underlain by granitic rocks of the Val Verde pluton, as having a Low potential to yield nonrenewable paleontological resources, and thus, a Low paleontological sensitivity. The granitic rocks of the Val Verde pluton must be regarded as not having any paleontological resource potential at all. The likelihood of discovering fossils in granitic rocks is nil and, thus, paleontological monitoring is not recommended and should not be required for any part of the subject property.

Mitigation Program: Because there is **no possibility** that the granitic rocks exposed across the site would ever yield any fossiliferous remains, a mitigation program (*i.e.*, Paleontological Resource Impact Mitigation Program [PRIMP]) should not be required or implemented for any part of the project development. This recommendation is consistent with the provisions of the California Environmental Quality Act (CEQA), regulations currently implemented by the County of Riverside, and proposed guidelines of the Society of Vertebrate Paleontology.

Thank you for the opportunity to have provided paleontological services on this project. If you have any questions, please feel free to contact us at our Poway facility.

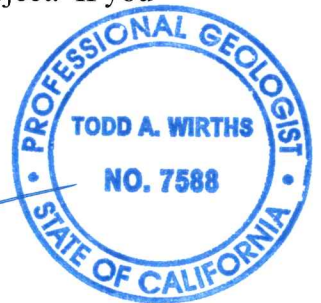
Sincerely,



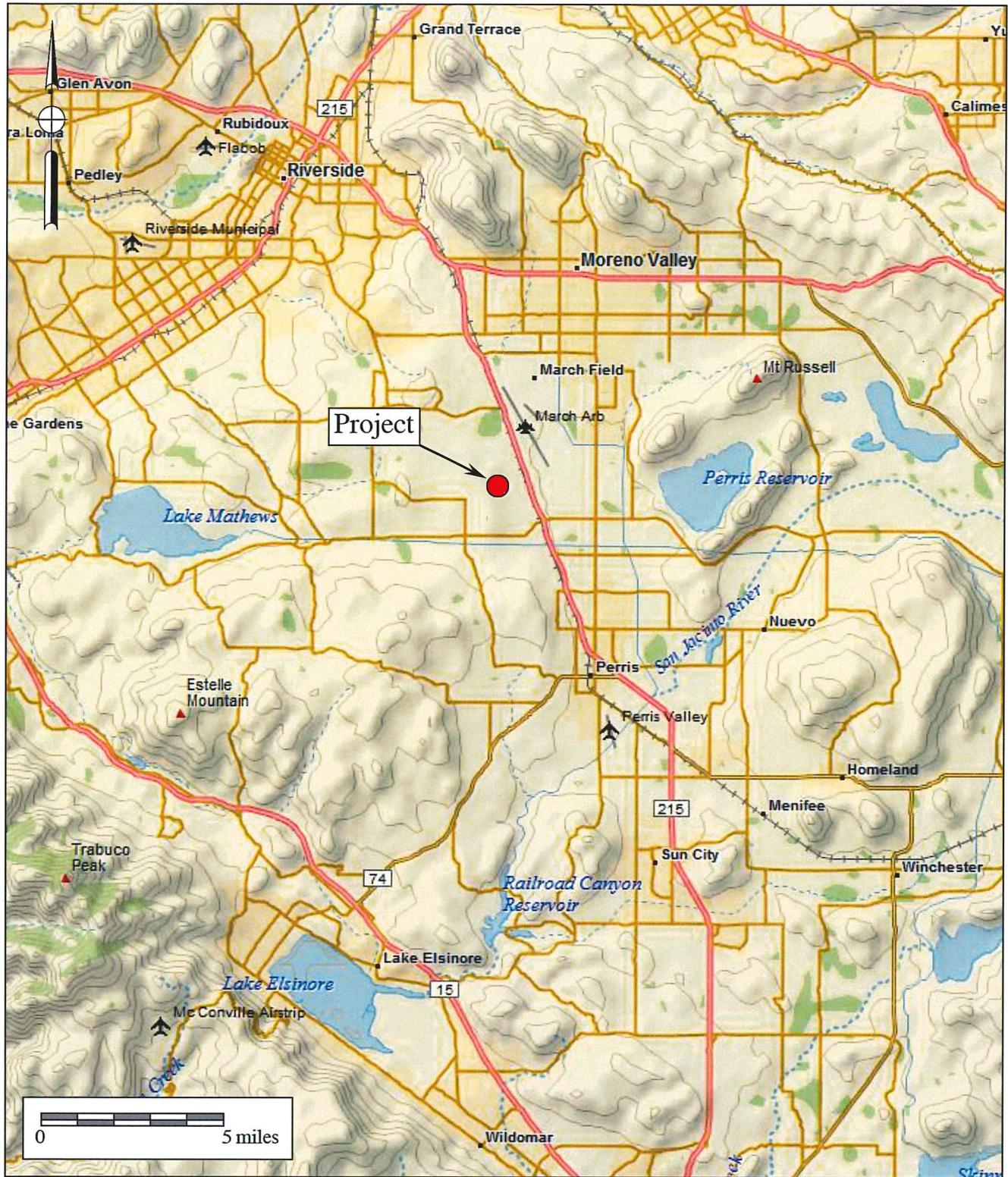
George L. Kennedy, Ph.D.
Senior Paleontologist



Todd A. Wirths, M.S., P.G.
California Professional Geologist No. 7588



Attachments: Index maps, geologic map, paleontological sensitivity map



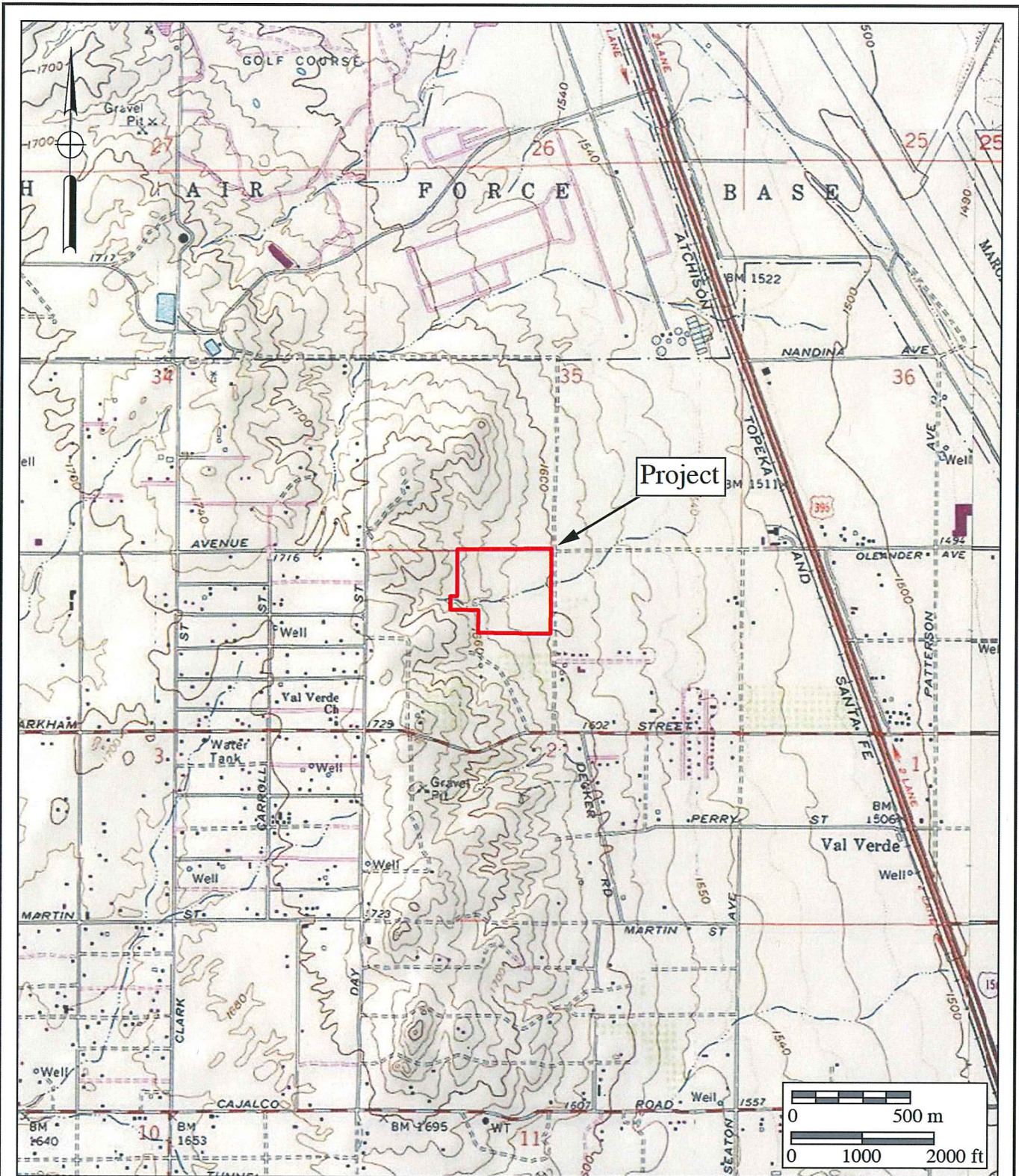
Attachment 1

General Location Map

The Decker Parcels II Project

DeLorme (1:250,000)





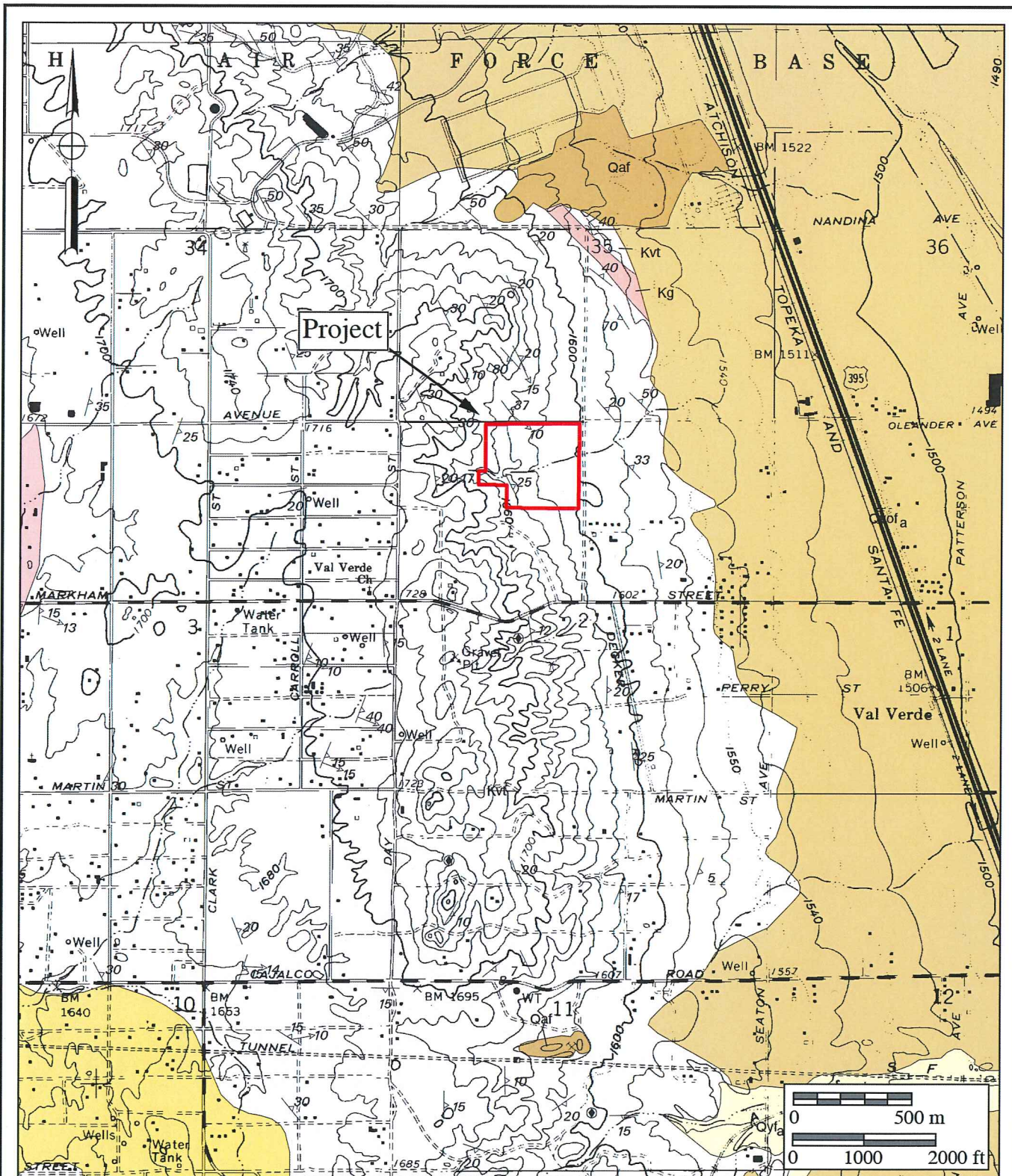
Attachment 2

Project Location Map

The Decker Parcels II Project

USGS *Steele Peak* Quadrangle (7.5-minute series)





Attachment 3

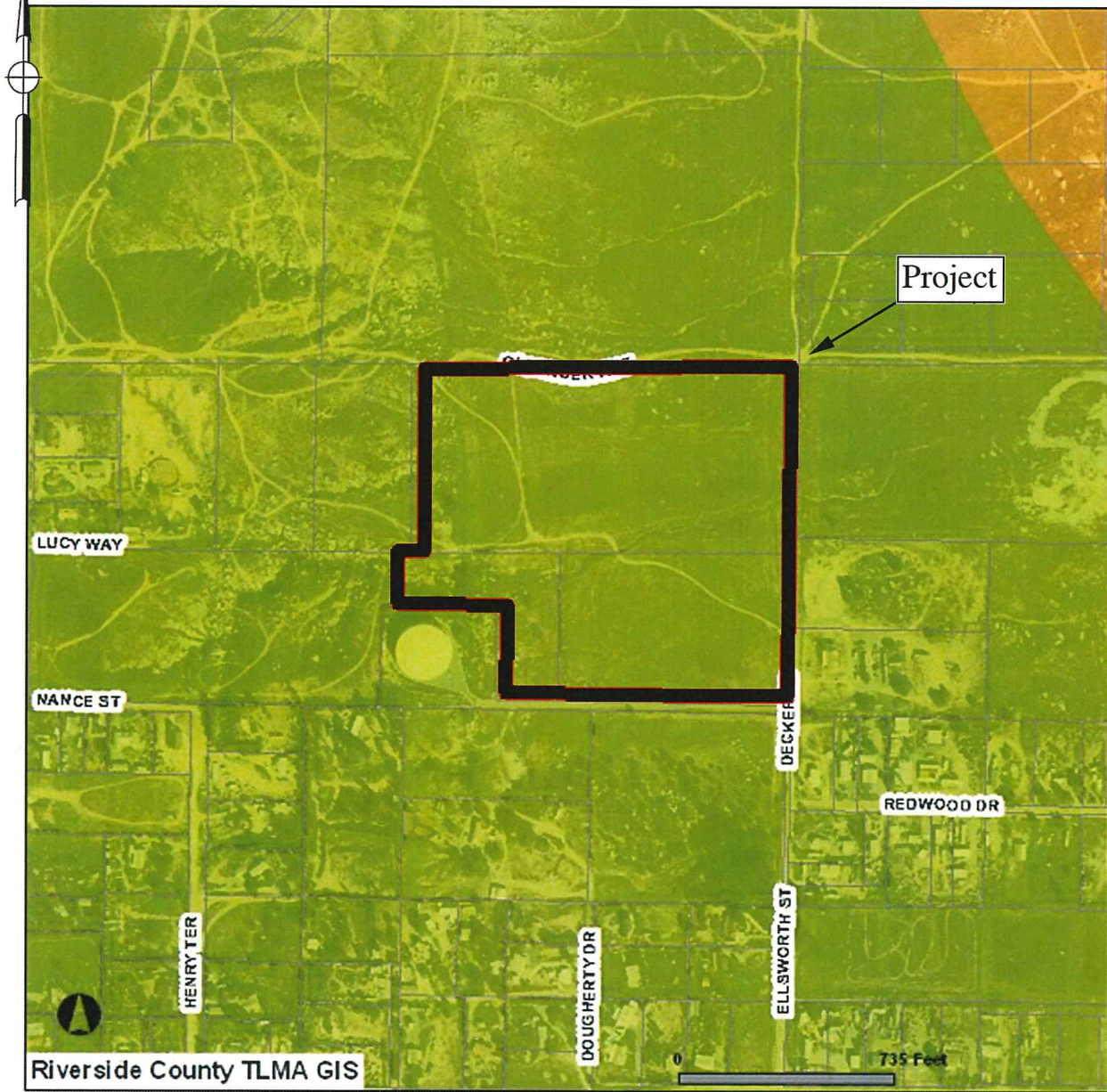
Geologic Map

The Decker Parcels II Project

Geology after Morton (2001)



Attachment 4 - Paleontological Sensitivity



Selected parcel(s):
 APNs 314-020-010, 314-020-17, and 314-020-019-4

PALEONTOLOGICAL SENSITIVITY

- | | | | |
|-------------------------------------|---------------|----------|---------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | PARCELS |
| HIGH POTENTIAL/SENSITIVITY (HIGH B) | LOW POTENTIAL | | |



Attachment 4
Paleontological Sensitivity Map
 The Decker Parcels II Project