



**Biological Resource Report for the
Spectrum Pedestrian Bridge Project
San Diego, California**

Prepared for

Alexandria Real Estate Equities, Inc.
10996 Torreyana Road, Suite 250
San Diego, CA 92121
Contact: Mr. Michael D'Ambrosia

Prepared by

RECON Environmental, Inc.
3111 Camino del Rio North, Suite 600
San Diego, CA 92108
P 619.308.9333

RECON Number 9160
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A handwritten signature in cursive script, appearing to read "E. Procsal".

Beth Procsal, Senior Biologist/Project Manager
and
Brian Parker, Biologist/Associate Project Manager

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5:	Jurisdictional Waters Delineation Report for the Spectrum Pedestrian Bridge Project
6:	Easement Exhibit

Acronyms and Abbreviations

ADD	Administrator Deputy Director
amsl	above mean sea level
BCME	Biological Construction Mitigation/Monitoring Exhibit
Cal-IPC	California Invasive Plant Council
CCC	California Coastal Commission
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFGF	California Game and Fish Code
CFR	Code of Federal Regulations
City	City of San Diego
CNDDDB	California Natural Diversity Database
CSV	Consultant Site Visit Record
ESL	Environmentally Sensitive Lands
LCP	Local Coastal Plan
MBTA	Migratory Bird Treaty Act
MHPA	Multi-Habitat Planning Area
MMC	Mitigation Monitoring Coordination
MSCP	Multiple Species Conservation Program
NCCP	Natural Community Conservation Planning
OHW	ordinary high water mark
project	Spectrum Pedestrian Bridge Project
RECON	RECON Environmental, Inc.
RWQCB	Regional Water Quality Control Board
SANDAG	San Diego Association of Governments
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey

Summary

RECON Environmental, Inc. conducted a general biological survey for the Spectrum Pedestrian Bridge Project (project). The project is located in the city of San Diego community of La Jolla, east of North Torrey Pines Road, north of the northern terminus of Cray Court and south of Science Park Road. The project would span an urban canyon containing a mix of native and non-native vegetation, but does not occur within or adjacent to the City of San Diego Multi-Habitat Planning Area (MHPA). Additionally, it lies within the Coastal Overlay Zone. The survey area lies partially within an open space easement dedicated as part of the La Jolla Pines Technology Centre (City of San Diego 1992a). The open space easement was created on Map 12960 to preserve steep slopes within the La Jolla Pines Technology Center project, as discussed in that project's Environmental Impact Report (EQD No. 88-0244; City of San Diego 1989). The project applicant is in negotiations to gain access. A second open space easement occurs approximately 250 feet east of the project site. This second easement was dedicated by Carr America as biological mitigation for the previous La Jolla Spectrum project (DEP No. 89-0269; SCH No. 91071013; City of San Diego 1992b). The project would consist of building a box truss pedestrian bridge spanning over the canyon to connect the Spectrum 2 and 5 developments, as well as construction work areas necessary construct the bridge.

As part of the planning process for the project, a larger area, approximately 3.58 acres, was evaluated (survey area). Six vegetation communities occur within the survey area: southern riparian scrub, southern maritime chaparral, Diegan coastal sage scrub, eucalyptus woodland, disturbed land, and urban/developed land. Southern riparian scrub, southern maritime chaparral, and Diegan coastal sage scrub are considered sensitive vegetation communities. The project would cause a total of 0.32 acre of impacts, including 0.01 acre of southern maritime chaparral, a Tier I sensitive vegetation community. As the impact to sensitive vegetation communities would be less than 0.1 acre, it would be considered less than significant, and no mitigation would be required.

Two sensitive plant species, Nuttall's scrub oak (*Quercus dumosa*) and wart-stemmed ceanothus (*Ceanothus verrucosus*), were mapped within the survey area, and both species would not be impacted. In addition, planted Torrey pine (*Pinus torreyana*) trees also occur in the survey area; however, because this species was planted as landscaping, it is not considered sensitive.

Six sensitive wildlife species have moderate or high potential to occur on site. These include Belding's orange-throated whiptail (*Aspidoscelis hyperythra beldingi*), San Diegan tiger whiptail (*Aspidoscelis tigris stejnegeri*), red diamond rattlesnake (*Crotalus ruber*), coastal California gnatcatcher (*Poliophtila californica californica*), southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), and southern mule deer (*Odocoileus hemionus fuliginata*). Southern mule deer is expected to disperse and avoid impacts during construction. Impacts to Belding's orange-throated whiptail, San Diegan tiger whiptail, and red diamond rattlesnake may occur but would be considered less than significant as the project would not affect local long-term survival of these species. Direct impacts to coastal California gnatcatcher and southern California rufous-crowned sparrow are not expected,

and any indirect impacts from construction noise would be less than significant as the project site is located 1,400 feet outside the MHPA.

A formal jurisdictional waters delineation was conducted within the survey area in 2018 and updated in 2021 (RECON 2021a). The delineation identified wetland and non-wetland waters of the United States (U.S.) under U.S. Army Corps of Engineers (USACE) and wetland and non-wetland waters of the state under California Department of Fish and Wildlife (CDFW), and California Regional Water Quality Control Board (RWQCB) jurisdiction. It also identified the boundaries of wetlands as defined by the California Coastal Commission (CCC) and the City of San Diego. These wetland and non-wetland waters would not be directly impacted by the project, but the bridge would encroach on wetland buffers. During construction, silt fencing and all necessary erosion control measures would be installed within the impact footprint to prevent runoff or sedimentation into the drainage.

With implementation of the avoidance and mitigation measures described above, all project impacts would be reduced to below a level of significance.

1.0 Introduction

RECON Environmental Inc. (RECON) surveyed the Spectrum Pedestrian Bridge Project (project) and vicinity (cumulatively known as the survey area) to document existing biological conditions. This biological technical report has been prepared to evaluate the potential for sensitive biological resources; assess potential impacts from the proposed project; and discuss avoidance, minimization, and mitigation measures to reduce those impacts to below a level of significance.

1.1 Project Location

The proposed project is located in an urban canyon within the city of San Diego community of La Jolla (Figure 1). It lies east of North Torrey Pines Road, north of the northern terminus of Cray Court, and south of Science Park Road. It is within the Pueblo Lands of San Diego Land Grant on the U.S. Geological Survey (USGS) 7.5-minute topographical map series, Del Mar quadrangle (Figure 2; USGS 1994). The survey area is shown on the City of San Diego (City), Engineering and Development, 800' scale map, Number 266-1689 (Figure 3) and is primarily composed of undeveloped land bounded by industrial development to the north and south, and undeveloped land to the west and east (Figure 4). The survey area lies within the Coastal Overlay Zone and overlaps with an open space easement that was dedicated in fee to the City in 1992 per Map 12960 as part of the La Jolla Pines Technology Centre project (see Figure 4). Per the Land Use section of the La Jolla Pines Technology Center EIR (EQD 88-0244), the open space easement was created to preserve the steep slopes as part of the La Jolla Pines Technology Center and was not biological mitigation. A second open space easement that was previously recorded by Carr America in 1993 occurs approximately 250 feet to the east of the project site (see Figure 4). The project site is located entirely outside the City Multi-Habitat Planning Area (MHPA), which lies approximately 1,400 feet to the southeast.




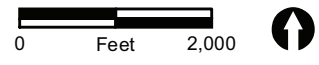
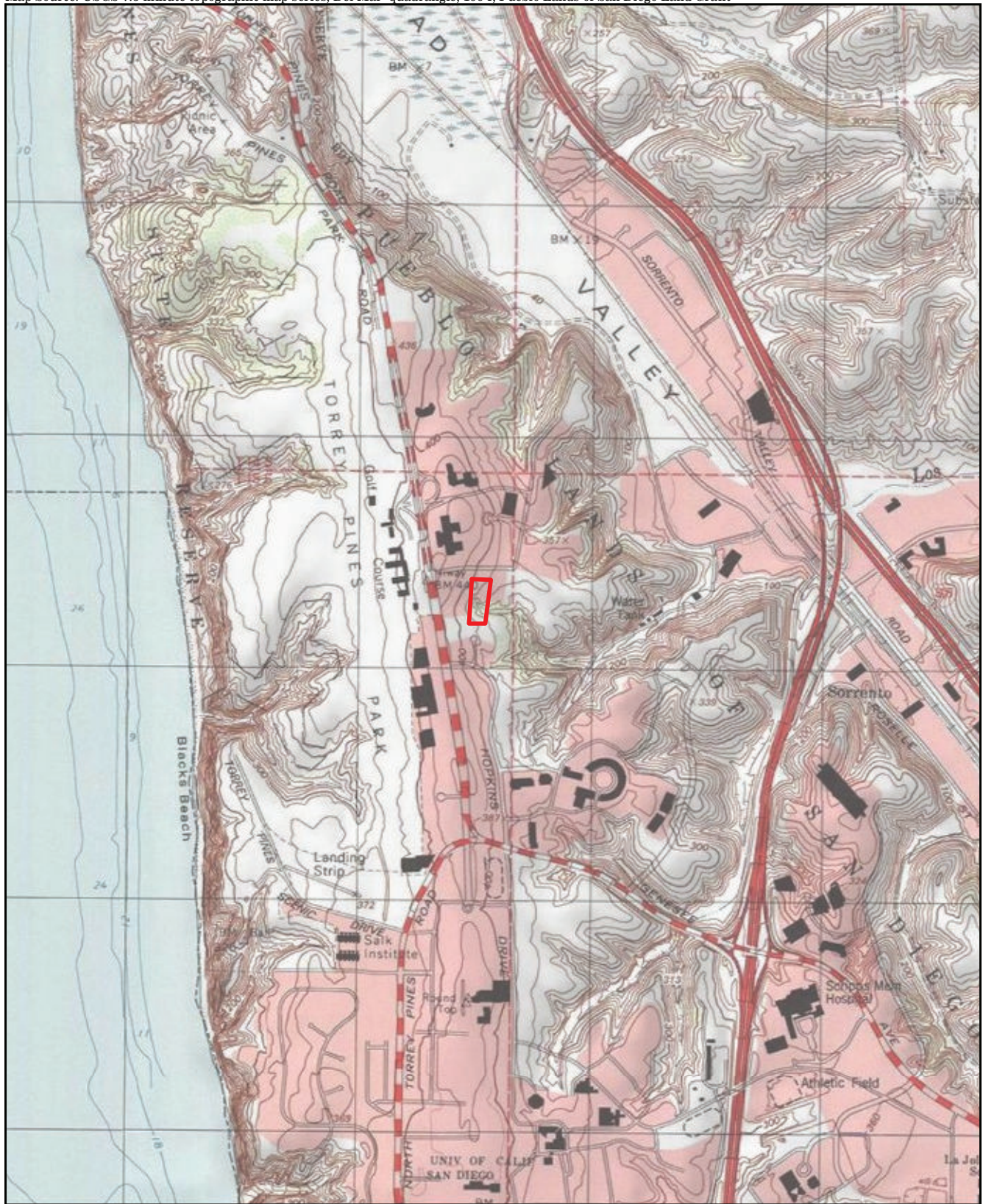
 Project Location



FIGURE 1
Regional Location



 Survey Area

FIGURE 2

Project Location on USGS Map




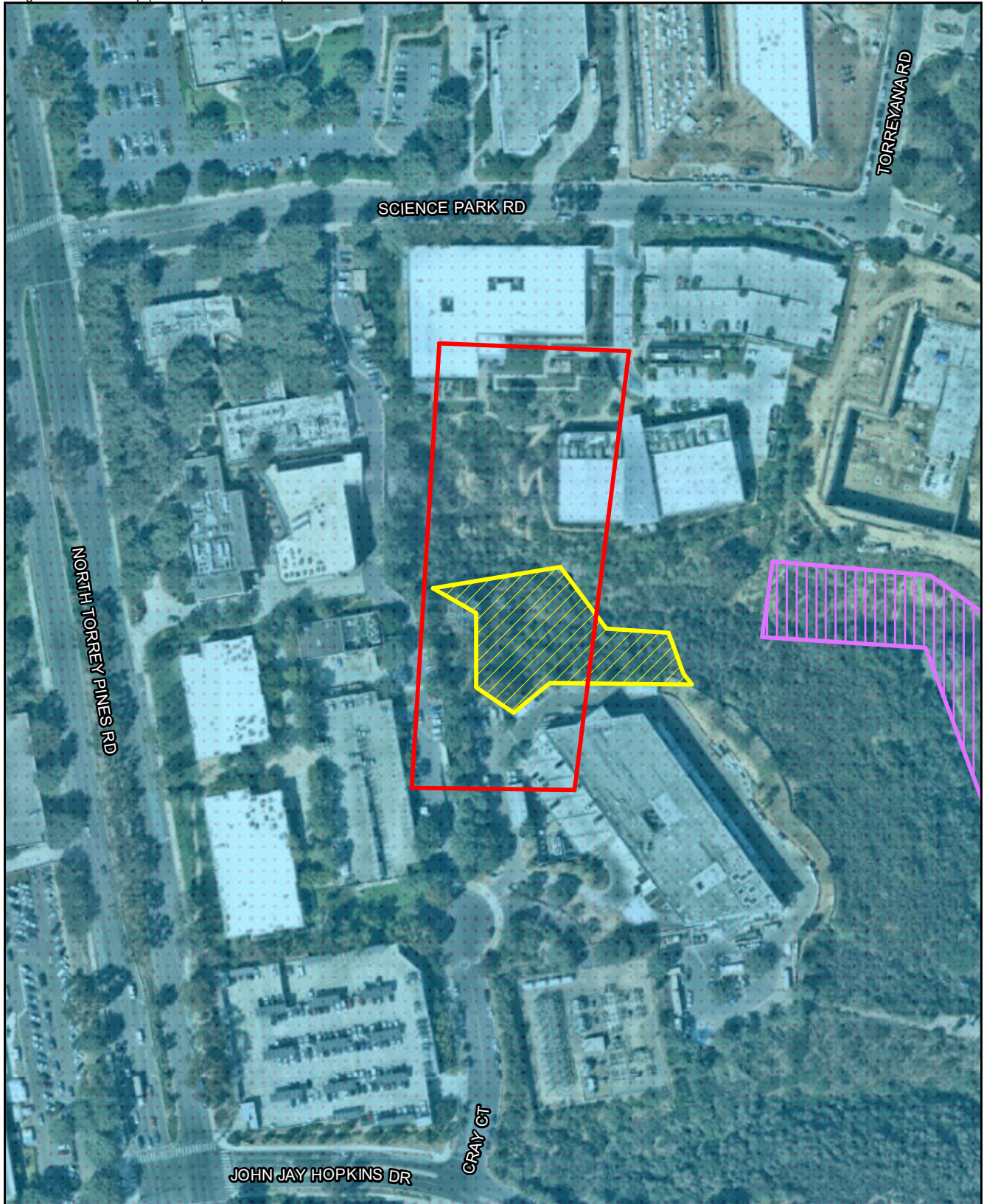
 Survey Area

FIGURE 3

Project Location on City 800' Map







-  Survey Area
-  Open Space Easement Recorded By CarrAmerica in 1993
-  Open Space Easement Recorded by Jolla Pines Technology Center
-  Coastal Overlay Zone



FIGURE 4
Project Location on Aerial Photograph

1.2 Project Description

The proposed project consists of a 164-foot span box truss pedestrian bridge, which would be constructed over a terminal finger canyon, providing foot access between the Spectrum 2 building at 3013 Science Park Road and the Spectrum 5 building at 3545 Cray Court. The bridge would be constructed of steel with an IPE decking, would have a minimum one-hour fire rating, and would meet Zone 1 brush management standards. The bridge would be suspended between two pile foundations, both of which are located outside the canyon. Soft LED lighting will be installed, facing down, from the top cross beams of the bridge, approximately 15 inches apart and under the handrail of the bridge. The IPE wood planks will be arranged with a thin spacing (approximately 7/16 inch) between planks. One pile foundation would be located on the northern slope at Spectrum 2 and another pile foundation would be located on the southern slope of the canyon at Spectrum 5. Grading would be required to install the bridge abutments/pile foundations.

A crane pad would be established within the proposed limits of work, outside the canyon. The bridge would be staged in three sections within the Spectrum 5 parking lot, and then lifted and set in place with the crane.

Landscaped foot paths would provide pedestrian access to the bridge. Minor grading may be conducted to flatten a route for the path from Spectrum 5. An existing dirt foot path would provide pedestrian access from Spectrum 2.

No construction activities would occur within the canyon. Appropriate best management practices, including construction fencing, silt fencing, and other erosion control measures would be installed along the inner edge of the impact footprint to contain all activities in the limits of work and prevent runoff or sedimentation into the canyon.

2.0 Methods and Survey Limitations

2.1 General Biological Survey

RECON biologist Brian Parker conducted a general biological survey for the project on April 16, 2020, between 9:15 a.m. and 12:15 p.m. The temperature during the survey was 65 degrees Fahrenheit, wind speed ranged from 0 to 4 miles per hour, and cloud cover was zero percent. Mr. Parker conducted a supplemental site visit on December 21, 2020, to verify site conditions in the current survey area. The survey area totaled 3.58 acres and encompassed the construction footprint, including all areas that would be cleared or graded, plus a sufficient area around these features to provide environmental context.

Vegetation communities were mapped on a 1-inch-equals-100-feet aerial photograph. The survey area included all project areas, including the bridge span, foundations, and access areas, plus a minimum 50-foot survey buffer into surrounding habitat. A reduced buffer was included for currently developed areas. Vegetation community classifications follow Holland

(1986) as modified by Oberbauer et al. (2008), with minor adjustments for consistency with the City's Biology Guidelines (City of San Diego 2018).

In addition to conducting field investigations, RECON conducted literature and database review for sensitive plant and animal species records within two miles of the project. Databases reviewed include the California Natural Diversity Database (CNDDDB; California Department of Fish and Wildlife [CDFW] 2020a), the All Species Occurrences Database (U.S. Fish and Wildlife Service [USFWS] 2020), the County of San Diego's SanBIOS database (County of San Diego 2020), the California Native Plant Society [CNPS] Online database (CNPS 2020). Relevant literature reviewed includes the San Diego County Bird Atlas and Mammal Atlas (Unitt 2004; Tremor et al. 2017).

Plant species observed within the survey area were noted; however, a complete inventory of non-native ornamental species within developed and landscaped areas was not recorded. Plant nomenclature follows the Jepson Online Interchange (University of California 2020). In instances where common names were not provided in this resource, common names were obtained from Rebman and Simpson (2014), the U.S. Department of Agriculture (USDA; 2020a) or the Sunset Western Garden Book (Brenzel 2001).

All animal species observed directly or detected from calls, tracks, or other sign were recorded. Wildlife nomenclature follows the American Ornithological Society's Checklist (Chesser et al. 2019) and Unitt (2004) for birds; Baker et al. (2003) for mammals; Crother et al. (2017) for amphibians and reptiles; and San Diego Natural History Museum (2002) for butterflies.

Survey limitations were imposed by seasonal, temporal, and physical factors. The survey was conducted in mid-spring, so late-blooming annual plants and summer or fall migrant animals were not detectable or present. The survey was conducted in the morning, so nocturnal or crepuscular species were not active. Lastly, very high vegetation density and steep, uneven terrain made access to some areas difficult, although the biologist was able to access all areas where proposed direct impacts were anticipated (i.e., the access route and bridge foundation locations). Any inaccessible portions of the survey area were indirectly surveyed with the aid of binoculars.

2.2 Jurisdictional Waters Delineation

RECON biologist Beth Procsal performed an initial routine wetland delineation on August 14, 2018 and updated the delineation on July 30, 2021, following the guidelines set forth by the U.S. Army Corps of Engineers (USACE; 1987, 2008a, 2008b) to determine the presence and extent of wetlands and/or waters under the jurisdiction of USACE, CDFW, Regional Water Quality Control Board (RWQCB), California Coastal Commission (CCC), and/or the City. The survey area for the delineation was larger than that for the biological survey, as it included all of the Spectrum 2 and 5 parcels (RECON 2021a).

Wetlands were delineated using the following three parameters: hydrophytic vegetation, wetland hydrology such as the presence of seasonal flows and an ordinary high water mark

(OHWM), and hydric soils. According to the USACE, indicators for all three parameters must be present to qualify an area as a wetland. RWQCB waters of the state include all areas that meet one of three criteria (hydrology, hydric soils, or wetland vegetation) and generally include, but are not limited to, all waters under the jurisdiction of the USACE. The CDFW has jurisdiction over streambed and wetland habitats associated with watercourses, delineated by the outer edge of wetland vegetation or at the top of the bank of streams or lakes, whichever is wider. The CCC has jurisdiction over areas that meet one parameter of the USACE wetland definition. City wetlands include areas that support vegetation communities and overlap with areas mapped as wetland waters of the state.

To determine presence of hydrophytic vegetation, a direct search was conducted for wetland vegetation or areas dominant by wetland plant species, as defined by the National Wetland Plant List (Lichvar 2016). To determine the presence of wetland hydrology, hydrologic information for the site was obtained by reviewing USGS topographic maps and by directly observing hydrology indicators in the field. To determine the presence of hydric soils, sample points were selected within potential wetland areas and near the apparent boundary between wetland and upland. This boundary was inferred based on topography and changes in the composition of the vegetation. A complete list of hydric soil indicators is provided in the 2008 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (USACE 2008b). Information on the soil types sampled in the survey area is summarized from the Soil Survey for San Diego County (USDA 1973), the San Diego Association of Governments (SANDAG) 1995 geographic information system data (SANDAG 1995), and the USDA Hydric Soils of California list (hydric soil list; USDA 2020b).

Please refer to the Jurisdictional Waters/Wetland Delineation Report for a more detailed description of methods (RECON 2021a).

3.0 Regulatory Setting

3.1 Federal Regulations

3.1.1 Federal Endangered Species Act

The federal Endangered Species Act provides the legal framework for the listing and protection of species (and their habitats) identified as being endangered or threatened with extinction. Actions that jeopardize endangered or threatened species and the habitats upon which they rely are considered a “take” under the Endangered Species Act. Take of a federally listed threatened or endangered species is prohibited without a special permit. The Endangered Species Act allows for take of a threatened or endangered species incidental to development activities once a habitat conservation plan has been prepared to the satisfaction of the USFWS and an incidental take permit has been issued. The Endangered Species Act also allows for the take of threatened or endangered species after consultation has deemed that development activities will not jeopardize the continued existence of the species. The

federal Endangered Species Act also provides for a Section 7 Consultation when a federal permit is required, such as a Clean Water Act Section 404 permit.

3.1.2 Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA; 16 United States Code 703 et seq.) is a federal statute that implements treaties with several countries on the conservation and protection of migratory birds. The number of bird species covered by the MBTA is extensive and is listed at 50 Code of Federal Regulations (CFR) 10.13. The regulatory definition of “migratory bird” is broad and includes any mutation or hybrid of a listed species and any part, egg, or nest of such birds (50 CFR 10.12). Migratory birds are not necessarily federally listed endangered or threatened birds under the Endangered Species Act. The MBTA, which is enforced by USFWS, makes it unlawful “by any means or in any manner, to pursue, hunt, take, capture, [or] kill” any migratory bird, or attempt such actions, except as permitted by regulation. The take, possession, import, export, transport, sale, purchase, barter, or offering of these activities is prohibited, except under a valid permit or as permitted in the implementing regulations (50 CFR 21.11). Compliance with the MBTA and all applicable federal and state laws pertaining to migratory and nesting birds is anticipated. Measures to ensure compliance with MBTA would be determined by the project biologist and may include pre-activity surveys, nest avoidance, and construction monitoring.

3.2 State Regulations

3.2.1 California Endangered Species Act

The California Endangered Species Act, similar to the federal Endangered Species Act, contains a process for listing of species and regulating potential impacts to listed species. State threatened and endangered species include both plants and wildlife but do not include invertebrates. The designation “rare species” applies only to California native plants. State threatened and endangered plant species are regulated largely under the Native Plant Preservation Act in conjunction with the California Endangered Species Act. State threatened and endangered animal species are legally protected against “take.” The California Endangered Species Act authorizes CDFW to enter into a memorandum of agreement for take of listed species to issue an incidental take permit for a state-listed threatened and endangered species only if specific criteria are met.

3.2.2 California Environmental Quality Act

The California Environmental Quality Act (CEQA) requires that biological resources be considered when assessing the environmental impacts that are the result of proposed actions. The lead agencies determine the scope of what is considered an impact and what constitutes an “adverse effect” on a biological resource.

3.2.3 Natural Community Conservation Planning Act

The Natural Community Conservation Planning (NCCP) Act is designed to conserve natural communities at the ecosystem scale while accommodating compatible land use. CDFW is the primary state agency that implements the NCCP. The NCCP plan provides for the comprehensive management and conservation of multiple wildlife species. It identifies and provides for regional protection of natural wildlife diversity while allowing for compatible and appropriate development and growth.

3.2.4 California Fish and Game Code

Section 3503 from the California Fish and Game Code (CFGF) applies to projects in the state. This section states that it is “unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto,” and Section 3503.5 prohibits take, possession, or destruction of any birds in the orders Falconiformes (raptors) or Strigiformes (owls), or of their nests and eggs. Compliance with Sections 3503 and 3503.5 of the CFGF and all applicable federal and state laws pertaining to migratory and nesting birds is anticipated. Compliance measures would be determined by the project biologist prior to the start of construction and may include pre-activity surveys, nest avoidance, and construction monitoring.

3.3 City Regulations

3.3.1 Multiple Species Conservation Program

One of the primary objectives of the City’s Multiple Species Conservation Program (MSCP) Subarea Plan is to identify and maintain a preserve system, which allows for animals and plants to exist at both the local and regional levels. The MSCP has identified large blocks of native habitat having the ability to support a diversity of plant and animal life known as “core biological resource areas.” “Linkages” between these core areas provide for wildlife movement. These lands have been determined to provide the necessary habitat quality, quantity, and connectivity to sustain the unique biodiversity of the San Diego region. Input from responsible agencies and other interested participants resulted in creation of the City’s MHPA. The MHPA is the area within which the permanent MSCP preserve would be assembled and managed for its biological resources.

3.3.2 City of San Diego Biology Guidelines

The City of San Diego Biology Guidelines (2018) were formulated to aid in the implementation and interpretation of the Environmentally Sensitive Lands Regulations (ESL), San Diego Land Development Code, Chapter 14, Division 1, Section 143.0101. Section III of the Guidelines (Biological Impact Analysis and Mitigation Procedures) also serve as standards for the determination of impacts and mitigation under CEQA. The ESL defines sensitive biological resources as those lands included within the MHPA as identified in the City of San Diego’s MSCP Subarea Plan (City of San Diego 1997), and other lands

outside of the MHPA that contain wetlands; vegetation communities classifiable as Tier I, II, IIIA or IIIB; habitat for rare, endangered or threatened species; or narrow endemic species.

3.3.3 California Coastal Act

The California Coastal Act protects environmentally sensitive areas “in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.” Per the California Coastal Act, the entire project site is identified within the Coastal Overlay Zone. The CCC is responsible for protecting the natural resources, including coastal wetlands, within the coastal zone. The City has an approved Local Coastal Plan (LCP), which is used to guide development within the Coastal Overlay Zone. Application of City regulations to protect environmentally sensitive areas and ensure consistency with the MSCP as described in this report would ensure consistency with the City’s LCP.

3.4 Jurisdictional Waters

All wetland areas, including vernal pools, and non-wetland waters of the U.S. are considered sensitive. Wetlands and non-wetland waters are under the jurisdiction of the USACE. Streambeds and associated wetland vegetation are under the jurisdiction of the CDFW. The RWQCB takes jurisdiction over all the same areas as USACE and most surface waters. The CCC has jurisdiction over any wetlands within the coastal zone.

The City of San Diego Municipal Code defines wetlands as areas that meet one or more of the following conditions (City of San Diego 2018):

1. Areas that persistently or periodically contain naturally occurring wetland vegetation communities characteristically dominated by hydrophytic vegetation;
2. Areas that have hydric soils or wetland hydrology and lack naturally occurring wetland vegetation communities because human activities or catastrophic natural events have removed the historic wetland vegetation;
3. Areas lacking wetland vegetation communities, hydric soils and wetland hydrology due to non-permitted filling of previously existing wetlands; or
4. Areas mapped as wetlands on Map No. C-713 as shown in Chapter 13, Article 2, Division 6 (Sensitive Coastal Overlay Zone).

4.0 Existing Conditions

4.1 Topography and Soils

Topography within the survey area is very steep, with elevations ranging from 290 feet above mean sea level (amsl) at the canyon bottom in the eastern portion of the site to 364 feet amsl on the developed pad in the southern portion of the site. Two soil types, Altamont clay, 30 to 50 percent slopes and Chesterton fine sandy loam, 9 to 15 percent slopes, as mapped by the USDA (1973), occur within the survey area.

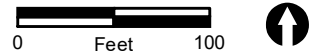
Altamont soils are well-drained clay soils formed in material weathered from calcareous shale. The soils on site are 20 to 32 inches deep over shale. Runoff is rapid and the erosion hazard is high. The available water-holding capacity is 3.5 to 5 inches (USDA 1973). Altamont clay soil is present through most of the survey area, including most of the steep canyon.

Chesterton soils are moderately well drained, very slowly permeable soils on uplifted marine sediments and old terraces. They are gently sloping to moderately steep. The water holding capacity is 2.5 to 4.5 inches. Runoff is medium and the erosion hazard is moderate (USDA 1973). This soil type occurs in the upper portion of the slope and the developed pad in the southern portion of the site.

4.2 Vegetation Communities and Land Cover Types

Six vegetation communities occur within the survey area: southern riparian scrub, southern maritime chaparral, Diegan coastal sage scrub, eucalyptus woodland, disturbed land, and urban/developed land. The acreage of each vegetation community is presented in Table 1 and shown in Figure 5. The tier for each vegetation community and land cover type is from the City's Biology Guidelines (City of San Diego 2018). A list of plant species observed is provided in Attachment 1.

Vegetation Community	City of San Diego Tier	Acres
Southern riparian scrub	NA	0.06
Southern maritime chaparral	I	0.63
Diegan coastal sage scrub	II	0.41
Eucalyptus woodland	IV	0.28
Disturbed land	IV	0.01
Urban/developed	NA	2.19
TOTAL		3.58
NA: These areas have not been assigned City of San Diego Tiers.		



Survey Area

Project Parcels

Site Plan

Limit of Work/Impacts

Bridge Abutment

Vegetation Communities

Diegan Coastal Sage Scrub

Southern Maritime Chaparral

Southern Riparian Scrub

Eucalyptus Woodland

Disturbed Land

Urban/Developed

Wart-stemmed Ceanothus (*Ceanothus verrucosus*)

Nuttall's Scrub Oak (*Quercus dumosa*)

FIGURE 5
Existing Biological Resources
and Project Impacts

Southern riparian scrub is a wetland vegetation community and has not been assigned a City of San Diego Tier (City of San Diego 2018). This vegetation community occurs at the western edge of the survey area. It consists of several arroyo willows (*Salix lasiolepis*) growing just east of a storm drain outlet on the side and bottom of a steep-sided canyon. The willows appear to be dependent on irrigation and other flows from the storm drain.

Southern maritime chaparral is a Tier I habitat under the City's Biology Guidelines (City of San Diego 2018). Within the survey area, this vegetation community is dominated by large (six or more feet in height) shrubs, including Nuttall's scrub oak (*Quercus dumosa*), chamise (*Adenostoma fasciculatum*), lemonadeberry (*Rhus integrifolia*), and mission manzanita (*Xylococcus bicolor*). The maritime chaparral occurs at the canyon bottom and the north-facing slope in the southern portion of the site. The vegetation is dense and tall, with cover between 80 and 100 percent. Some portions of the southern maritime chaparral were inaccessible due to steep slopes and very dense vegetation.

Diegan coastal sage scrub is a Tier II habitat under the City's Biology Guidelines (City of San Diego 2018). It occurs in the south-facing slope in the northern portion of the site. Vegetation cover is patchy, with patches ranging from 30 to 70 percent cover. This vegetation community is dominated by deerweed (*Acmispon glaber*), lemonadeberry, black sage (*Salvia mellifera*), California encelia (*Encelia californica*), California sagebrush (*Artemisia californica*), and San Diego viguiera (*Bahiopsis laciniata*). In addition, there are a number of San Diego barrel cactus (*Ferocactus viridescens*) scattered throughout this vegetation community (see Figure 5).

Disturbed land is a Tier IV habitat under the City's Biology Guidelines (City of San Diego 2018). This vegetation community occurs along the edge of the Spectrum 5 development in the southern portion of the survey area. It is dominated by weedy, non-native grasses, with occasional ornamental species such as vanilla-scented wattle (*Acacia redolens*).

Eucalyptus woodland is a Tier IV habitat under the City's Biology Guidelines (City of San Diego 2018). This vegetation community consists of several species of gum trees (*Eucalyptus* sp.) planted along the western edge of the survey area.

Urban/developed land has not been assigned a tier under the City's Biology Guidelines (2018) and is not considered a sensitive vegetation community. Within the survey area, it occurs in areas with existing buildings and associated parking lots, landscaping, and walkways.

4.3 Wildlife

A total of 17 wildlife species were detected during the biological survey. These species are typical of coastal sage scrub, chaparral, and urban/wildland interfaces areas in San Diego County. Attachment 2 provides a complete list of wildlife species observed within the survey area.

4.4 Sensitive Biological Resources

4.4.1 Sensitivity Criteria

For purposes of this report, plant and animal species will be considered sensitive if they are:

1. Listed by state or federal agencies as threatened or endangered or are proposed for listing;
2. Designated by the City as a narrow endemic species (City of San Diego 1997, 2018);
3. Covered species under the MSCP (City of San Diego 1997) or Vernal Pool Habitat Conservation Plan (City of San Diego 2017);
4. Given a California Rare Plant Rank (CRPR) 1B (considered endangered throughout its range), 2 (considered endangered in California but more common elsewhere), 3 (more information about the plant's distribution and rarity needed), or 4 (plants of limited distribution) in the CNPS Inventory of Rare and Endangered Plants of California (2020);
5. Considered rare, endangered, or threatened by CDFW (2019 and 2020b); or
6. Identified by another recognized conservation or scientific group as being depleted, potentially depleted, declining, rare, critical, endemic, endangered, or threatened.

As stated in the City's Biology Guidelines (City of San Diego 2018) and noted in Section 3.3 above, a survey area is considered to contain ESL if any of the following conditions are met:

1. The site has been identified as part of the MHPA by the City's MSCP Subarea Plan or the Vernal Pool Habitat Conservation Plan. MHPA lands are those that have been included within the City's MSCP Subarea Plan for habitat conservation. These lands have been determined to provide the necessary habitat quality, quantity, and connectivity to sustain the unique biodiversity of the San Diego region. MHPA lands are considered by the City to be a sensitive biological resource.
2. The site supports Tier I, II, or IIIA and IIIB vegetation communities (such as grassland, chaparral, coastal sage scrub, etc.). The CEQA determination of significant impacts may be based on what was on the site (e.g., if illegal grading or vegetation removal occurred, etc.), as appropriate.
3. The site contains, or comes within 100 feet of, a natural drainage.
4. The site occurs within the 100-year floodplain established by the Federal Emergency Management Agency or the floodplain/floodway zones.
5. The site has potential to provide habitat for threatened, endangered, or otherwise protected wildlife species.

Jurisdictional Waters: All wetland areas, including vernal pools, and non-wetland waters of the U.S. are considered sensitive. Wetlands and non-wetland waters are under the jurisdiction of the USACE. Streambeds and associated wetland vegetation are under the jurisdiction of the CDFW. The RWQCB takes jurisdiction over all the same areas as USACE and most surface waters.

The City of San Diego Municipal Code defines wetlands as areas that meet one or more of the following conditions (City of San Diego 2018):

1. Areas that persistently or periodically contain naturally occurring wetland vegetation communities characteristically dominated by hydrophytic vegetation;
2. Areas that have hydric soils or wetland hydrology and lack naturally occurring wetland vegetation communities because human activities or catastrophic natural events have removed the historic wetland vegetation;
3. Areas lacking wetland vegetation communities, hydric soils and wetland hydrology due to non-permitted filling of previously existing wetlands; or
4. Areas mapped as wetlands on Map No. C-713 as shown in Chapter 13, Article 2, Division 6 (Sensitive Coastal Overlay Zone).

4.4.2 Sensitive Vegetation Communities

Three sensitive vegetation communities occur within the survey area: southern riparian scrub, southern maritime chaparral (Tier I), and Diegan coastal sage scrub (Tier II). The locations of these vegetation communities are shown on Figure 5.

4.4.3 Sensitive Plant Species

The survey area contains two species that are considered sensitive: Nuttall's scrub oak and wart-stemmed ceanothus. In addition, several Torrey pines have been planted as landscaping along the southwestern edge of the survey area. Landscaped plants are not considered sensitive and would not require mitigation if impacted.

Nuttall's scrub oak and wart-stemmed ceanothus are discussed below. All state or federally listed species and City of San Diego narrow endemic and covered plant species known to occur within two miles of the survey area, or that have potential to occur based on habitat requirements and range, are addressed in Attachment 3.

4.4.3.1 Nuttall's Scrub Oak

Nuttall's scrub oak is a CRPR 1B.1 species (CNPS 2020) but is not state or federally listed and is not an MSCP covered species. A single individual was mapped along the western edge of the survey area. Additional Nuttall's scrub oak shrubs occur throughout the southern maritime chaparral to the east of the survey area.

4.4.3.2 Wart-stemmed Ceanothus

Wart-stemmed ceanothus is an MSCP covered species and has a CNPS rare plant ranking of 2B.2. One wart-stemmed ceanothus was found within the project site (see Figure 5). In addition, this species has been observed in the southern maritime chaparral habitat outside the survey area to the east.

4.4.4 Sensitive Wildlife Species

No sensitive wildlife species were detected in the survey area; however, six sensitive wildlife species have moderate or high potential to occur on site. These include Belding's orange-throated whiptail (*Aspidoscelis hyperythra beldingi*), San Diegan tiger whiptail (*Aspidoscelis tigris stejnegeri*), red diamond rattlesnake (*Crotalus ruber*), coastal California gnatcatcher (*Polioptila californica californica*), southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), and southern mule deer (*Odocoileus hemionus fuliginata*). Each of these is discussed below, and all state or federally listed species and City MSCP-covered animal species known to occur within two miles of the survey area, or that have potential to occur based on habitat requirements and range, are addressed in Attachment 4.

4.4.4.1 Belding's Orange-throated Whiptail

Belding's orange-throated whiptail is a CDFW watch list species (CDFW 2019) and an MSCP-covered species (City of San Diego 1997). This species ranges from the coast to the Peninsular mountain ranges from Orange and southwestern San Bernardino counties to the tip of Baja California, Mexico (Stebbins 2003). It occurs in a variety of habitats and is most common in sandy areas of low, open sage scrub or chaparral, particularly where there is California buckwheat, sage (*Salvia* spp.), or chamise (*Adenostoma fasciculatum*; Lemm 2006). This species feeds primarily on the western subterranean termite (*Reticulitermes hesperus*; Bostic 1966). Although there are no database records of this species within two miles of the survey area (CDFW 2020a; USFWS 2020, County of San Diego 2020), there is suitable habitat on the survey area. This species is not particularly sensitive to human disturbances and is often found in urban canyons like that surrounding the survey area. Thus, this species has moderate potential to occur within the Diegan coastal sage scrub and southern maritime chaparral on site.

4.4.4.2 San Diegan Tiger Whiptail

San Diegan tiger whiptail is a CDFW species of special concern (CDFW 2019) but is not an MSCP covered species. The San Diegan tiger whiptail ranges predominantly on the coastal slope from Santa Barbara County south into northwestern Baja California, Mexico (Stebbins 2003). In San Diego County, San Diegan tiger whiptail occurs in coastal sage scrub and chaparral, as well as in woodlands and streamsides. This species has moderate potential to occur within open areas of the Diegan coastal sage scrub and adjacent ornamental areas. Although much of the survey area contains dense vegetation, there are occasional openings in the habitat, and the surrounding canyon has ample habitat for this species.

4.4.4.3 Red Diamond Rattlesnake

The red diamond rattlesnake is a CDFW species of special concern (CDFW 2019) but is not an MSCP covered species. It occurs from sea level to about 4,000 to 5,000 feet on both sides of the Peninsular Ranges from southern San Bernardino County south through western Riverside and San Diego counties to Baja California, Mexico (Jennings and Hayes 1994). It inhabits coastal sage scrub, chaparral, and pinyon–juniper woodland particularly where there are abundant rock outcrops (Jennings and Hayes 1994; Lemm 2006). This species is active year-round with peak activity occurring in April and May, and breeding from February through September (Jennings and Hayes 1994). Its diet consists principally of small mammals, lizards, birds, and other snakes. Although there are no database records of this species within two miles of the survey area (CDFW 2020a; USFWS 2020, County of San Diego 2020), there is suitable habitat within the coastal sage scrub and southern maritime chaparral. Thus, this species has moderate potential to occur within the survey area.

4.4.4.4 Coastal California Gnatcatcher

The coastal California gnatcatcher is federally listed as threatened, a CDFW species of special concern, and an MSCP-covered species (CDFW 2019; City of San Diego 2018). It is a non-migratory, resident species found on the coastal slopes of southern California from Ventura County into Baja California, Mexico (Atwood and Bontrager 2001; USFWS 2010). It occurs in mature coastal sage scrub habitat (Atwood and Bontrager 2001), where it nests most commonly in California sagebrush, but also uses California buckwheat, California encelia, and broom baccharis (*Baccharis sarothroides*; Unitt 2004). The Diegan coastal sage scrub on-site is moderately suitable, as it contains moderate-sized California sagebrush, California encelia, and San Diego viguiera. The southern maritime chaparral is largely unsuitable as it is dominated by large shrubs that are not generally used by coastal California gnatcatcher. All suitable coastal California gnatcatcher habitat on-site lies outside the MHPA. While it was not detected during biological surveys in 2020, RECON detected this species by vocalizations during 2018 biological surveys in the project vicinity, but also outside the MHPA (RECON 2018). The Diegan coastal sage scrub on-site lacks an abundance of California sagebrush, but other shrub species present could also be used for nesting. In addition, the habitat on-site is connected to large areas of suitable habitat within the surrounding canyon system. This species has moderate potential to occur in the Diegan coastal sage scrub on site.

4.4.4.5 Southern California Rufous-crowned Sparrow

The southern California rufous-crowned sparrow is a CDFW watch list species and an MSCP-covered species (CDFW 2019; City of San Diego 2018). It ranges throughout southern California from Los Angeles County to Baja California (Collins 1999). Southern California rufous-crowned sparrow occurs in sage scrub, burned chaparral, and grasslands with scattered shrubs. The species exhibits a strong preference for moderate to steep, south-facing, dry, rocky slopes with a 50 percent cover of low shrubs (Unitt 2004; Collins 1999). Breeding occurs from March through June (Collins 1999) and nests are generally placed at or near the base of low shrubs or native bunch grasses (Unitt 2004). The coastal sage scrub on-site

provides suitable nesting habitat for this species; however, the southern maritime chaparral is too tall to provide suitable nesting habitat. This species has been reported in similar, though possibly more open, coastal sage scrub habitat on the slopes east of Interstate 5, approximately one mile northeast of the site (CDFW 2020a). Thus, it has moderate potential to occur on site.

4.4.4.6 Southern Mule Deer

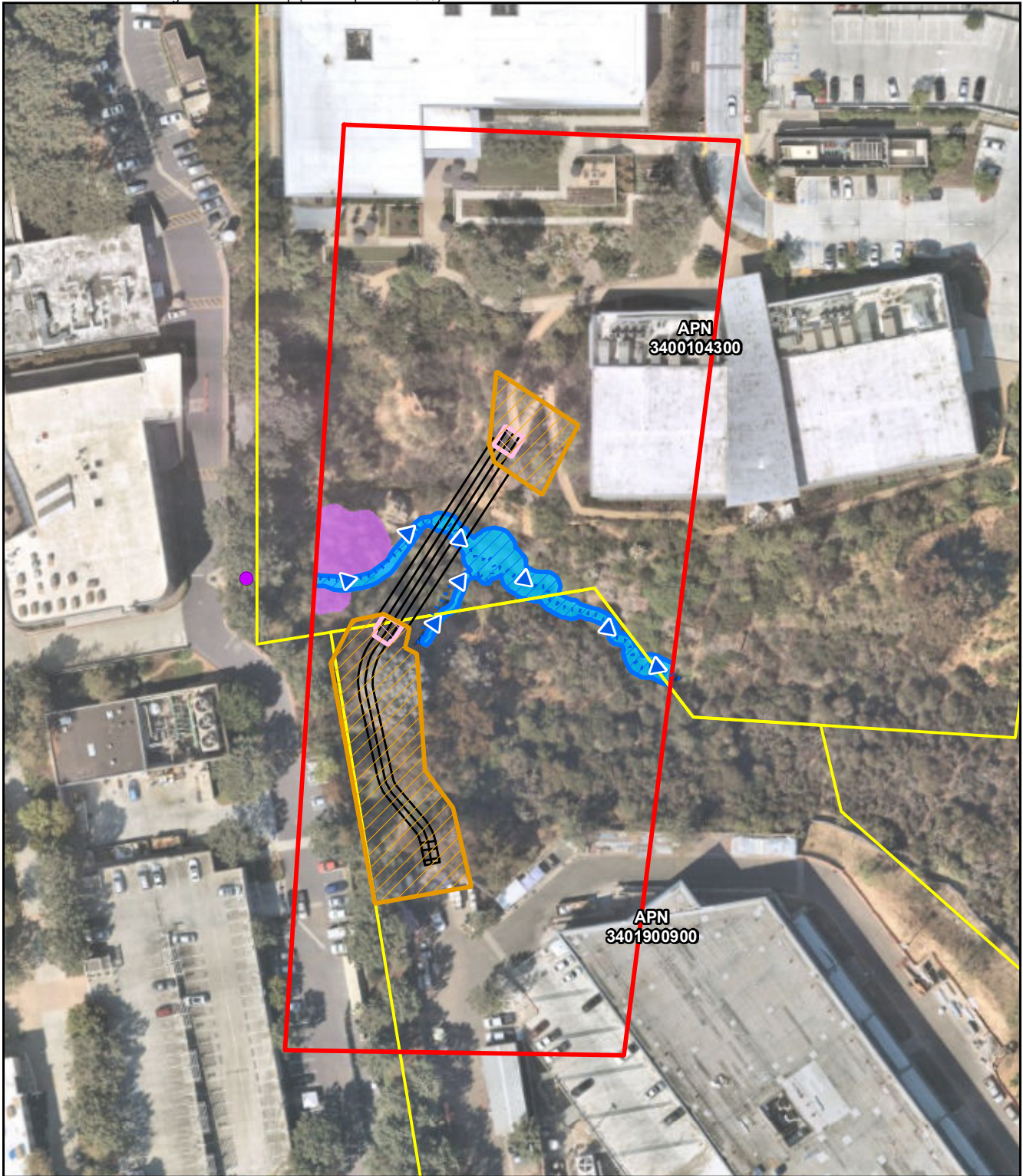
The southern mule deer is an MSCP-covered species (City of San Diego 2018). It is widespread throughout undeveloped portions of San Diego County, from Camp Pendleton to the Laguna Mountains, Sweetwater River, and Otay Lakes at elevations of 400 to 3,600 feet amsl. Resident and migratory populations are present throughout California. This species requires relatively large, undisturbed tracts of chaparral, coastal sage scrub, and mixed grassland/shrub habitats. Although no mule deer sign was detected during the current survey, RECON identified mule deer scat during 2015 biological surveys in the project vicinity for the Spectrum 3 and 4 project (RECON 2016). Thus, this species is considered to have a high potential to occur on the survey area.

The MSCP does not include conditions for coverage for southern mule deer, as at least 105,000 acres of its habitat were protected in the City's MHPA and County of San Diego habitat preserves.

4.4.5 Jurisdictional Waters/Wetlands

The location of jurisdictional wetlands and waters are shown on Figure 6 and a summary of the acreages of jurisdictional waters is provided in Table 2. As specified above, in areas not accessible due to dense vegetation, the channel connection was estimated and not part of the total jurisdiction waters. As noted above, the survey area for the jurisdictional delineation was larger than that for the biological survey, as it included all of the Spectrum 2 and 5 parcels (RECON 2021a; Attachment 5). Thus, the jurisdictional acreages presented below are less than those presented in the jurisdictional delineation report (RECON 2021a).

Agency	Jurisdictional Wetlands/Waters	Acres
USACE	Non-wetland waters of the U.S.	0.10 (4,291 sf)
	Total Waters of the U.S.	0.10 (4,291 sf)
CDFW/RWQCB*	Riparian wetlands	0.06 (2,778 sf)
	Streambeds	0.10 (4,291 sf)
	Total Waters of the State	0.16 (7,069sf)
CCC	Wetlands	0.06 (2,776 sf)
City of San Diego	Wetlands	0.06 (2,776 sf)
*Includes all USACE jurisdictional waters. sf = square feet		



- Survey Area
- Project Parcels
- Site Plan
- Limit of Work/Impacts
- Bridge Abutment
- Culvert
- USACE Non-wetland Waters
- CDFW/RWQCB Streambed
- CDFW/RWQCB/CCC/City Wetland
- ▶▶▶ Flow Direction

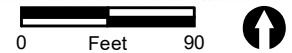


FIGURE 6
Existing Wetlands and Non-wetland
Waters, and Project Impacts

4.4.5.1 USACE Waters of the U.S.

Potential USACE jurisdictional areas considered to be non-wetland waters consist of an ephemeral drainage channel that flows onto the properties from a small culvert from the adjacent developments to the west. The non-wetland waters mapped in the survey area total 0.10 acre and were estimated by observations and measurements of the OHWM, including low flow channels and active floodplain. Based on the delineation, there are no likely USACE wetland waters within the survey area – the southern willow scrub does not meet all three wetland parameters to meet the USACE definition of a wetland (RECON 2021a).

4.4.5.2 CDFW Waters of the State

Potential waters of the State under the jurisdiction of CDFW include the ephemeral streambed and the southern riparian scrub. The limits of the CDFW streambed are delineated from the top of the bank (see Figure 5). A total of 0.10 acre of CDFW streambeds and 0.06 acre of wetlands were mapped within the survey area.

4.4.5.3 RWQCB Jurisdictional Waters of the State

The RWQCB takes jurisdiction over all waters of the state and all waters of the U.S. as mandated by both the federal Clean Water Act and the California Porter-Cologne Water Quality Control Act. The extent of potential RWQCB jurisdiction in this case is the same as the limits of the waters of the state and include 0.06 acre of wetland and 0.10 acre of non-wetland waters of the state.

4.4.5.4 CCC Wetlands

Wetlands anticipated to be under CCC jurisdiction include the 0.06-acre patch of southern riparian scrub, the same as the limits of the CDFW riparian wetland.

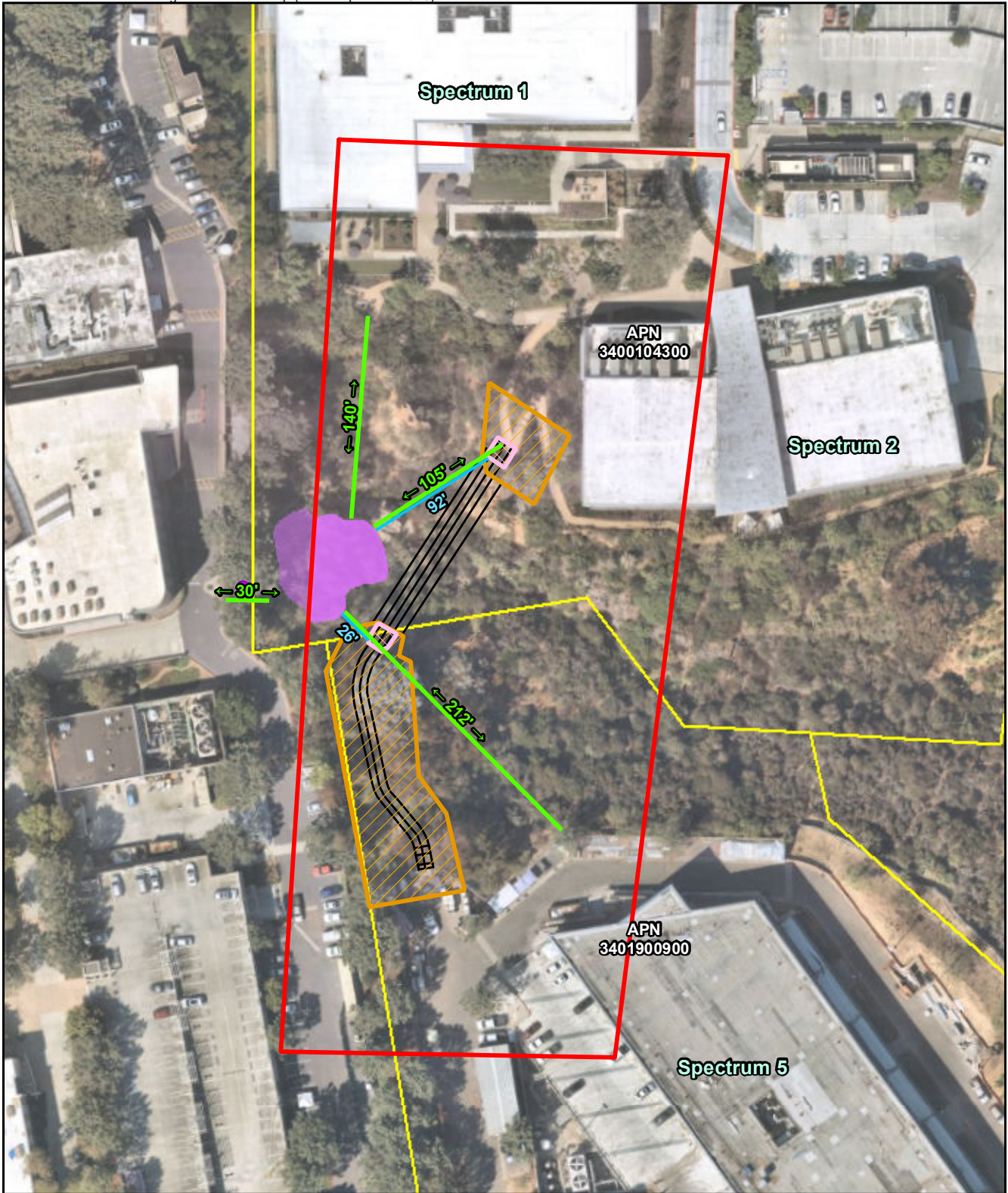
4.4.5.5 City of San Diego Wetlands

A single patch of City wetlands occurs in the survey area. This area consists of 0.06 acre of southern riparian scrub along a drainage in the western edge of the survey area.

Wetland Buffers

The City Biology Guidelines require buffers to protect the functions and values of wetlands. Within the coastal zone, a wetland buffer of 100 feet is required. Factors to be considered in the deviation request include an evaluation of wetland functions and values based on biological, hydrologic, and water quality criteria. These factors are discussed below.

Under current conditions, the minimum buffer width for the wetland habitats is 30 feet, as the southern riparian scrub occurs just east of an existing parking lot (Figure 7). The wetland buffer extends 140 feet north to the Spectrum 1 development, approximately 92 feet northeast to the Spectrum 2 development, and 212 feet southeast to the Spectrum 5 development. There are no restrictions to the buffer to the east.



- Survey Area
- Project Parcels
- Site Plan
- Limit of Work/Impacts
- Bridge Abutment
- Wetland Habitat
- Wetland Buffer**
- Existing Buffer Width
- Reduced Buffer Width

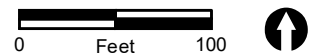


FIGURE 7
Wetland Buffers

Biological Functions

There is little existing buffer between the riparian habitat and the parking lot to the west, as a parking lot for an adjacent medical development occurs 30 feet to the west, and the intervening area consists of landscaping. This landscaped area provides poor habitat for native plant and animal species.

The habitat in the buffer areas to the north and east consist of native habitats consisting of southern maritime chaparral and Diegan coastal sage scrub. The habitats are moderate quality for wildlife, and have a moderate potential to support sensitive species such as Belding's orange-throated whiptail, San Diegan tiger whiptail, red diamond rattlesnake, coastal California gnatcatcher, southern California rufous-crowned sparrow, and southern mule deer (see Section 4.4.4). These areas also provide habitat for other reptiles, rodents, insects, and small animals, which, in turn, provide food chain value for birds in the riparian habitat.

To the southeast, the existing buffer is approximately 212 feet. This area consists of 10-foot-wide strip of southern maritime chaparral, followed by eucalyptus woodland, with the remainder consisting of more southern maritime chaparral. The southern maritime chaparral may provide habitat for a similar suite of species as noted above. The eucalyptus woodland consists of a cluster of exotic gum trees with an understory of landscaping shrubs. This area provides low-quality habitat for wildlife, although there may be some marginal value for raptors in the canopy of the trees.

Hydrologic Functions

Wetland buffers provide hydrologic value for the associated wetlands through providing natural drainage and controlling erosion, sedimentation, and salinity. The water source into the wetland and buffer areas is runoff from parking lots and other hardscape, as well as landscaping irrigation. The riparian habitat occurs along a narrow, steep-sided canyon, approximately 30 feet below the existing developments and the project site. It is supported by urban runoff and irrigation water flowing from the parking lot and storm drain to the west. These features provide no sediment or drainage control. Little to no runoff enters the riparian area from the north or south, as most flows would drain naturally into existing swales or channels downstream, east of the wetland. Thus, the current buffer between the existing developments and the riparian area provides little hydrologic benefit to the wetland habitat.

Water Quality Functions

Water quality functions provided by wetland buffers include water storage, groundwater recharge, and water purification. As noted above, little water from the north or south flows into the riparian habitat providing minimum water quality function. Virtually all of the water supporting the riparian habitat is from irrigation and precipitation runoff from the parking lot to the west. This water enters an existing storm drain, which provides little water quality function or benefit before releasing flows directly into the riparian habitat.

The portions of the wetland buffers outside the canyon, including the project limits of work, are elevated approximately 30 feet above the wetlands and provide minimal water filtration and purification, as most water in these areas would enter urban storm drains or run by sheet flow into the canyon. However, these areas likely contribute little to water storage or groundwater recharge functions. The buffer areas within the canyon to the east likely provide higher functions for water storage, groundwater recharge, and filtration.

4.4.6 Multi-Habitat Planning Area

The survey area is located entirely outside the MHPA, with the nearest segment of the MHPA located approximately 1,400 feet to the southeast.

4.4.7 Wildlife Movement Corridors

Wildlife movement corridors are areas that connect suitable wildlife habitat areas in a region otherwise fragmented by rugged terrain, changes in vegetation, or human disturbance. Natural features such as canyon drainages, ridgelines, or areas with vegetation cover provide corridors for wildlife travel. Wildlife movement corridors are important, because they provide access to mates, food, and water; allow the dispersal of individuals away from high population density areas; and facilitate the exchange of genetic traits between populations (Beier and Loe 1992). Wildlife movement corridors are considered sensitive by resource and conservation agencies.

The project spans a canyon that is connected to a larger urban canyon system south of the survey area. Although it is reasonable to assume that wildlife may move locally through this canyon, the site is ultimately restricted by development and paved roads in all directions, including Interstate 5, Interstate 805, Genesee Avenue, North Torrey Pines Road, and Carmel Valley Road. Furthermore, the survey area is not designated as a MSCP regional wildlife corridor as it does not provide a throughway for wildlife species by connecting with major areas of off-site habitat. Thus, the canyon likely represents a local corridor for wildlife movement but does not function as a regional corridor.

4.4.8 Open Space Easements

As mentioned in Section 1.1, the survey area overlaps with an open space easement previously recorded as part of the La Jolla Pines Technology Centre in 1992 (Map No. 12960; TM 88-0244; File No. 92-509036, City of San Diego 1992a; see Figure 4). Per the Land Use section of the La Jolla Pines Technology Center EIR (EQD 88-0244), the open space easement was created to preserve the steep slopes as part of the La Jolla Pines Technology Center. Within the easement is series of concrete walls, stairs, and walkways that appear to date to the 1930s and that may have been associated with an agricultural station (RECON 2021b). The proposed encroachment (0.07 acre) will not change or impact the open space character (i.e., the steep slopes within) of the easement area. The proposed bridge and pathway have been designed to avoid such impacts and will require grading in the form of clearing and grubbing and do not entail any significant landform alteration. The applicant is negotiating with the City for access to this easement.

A second easement dedicated by Carr America in 1993 as part of the La Jolla Spectrum project is located outside of the project site, approximately 250 feet to the east (Final Environmental Impact Report DEP No. 89-0269, SCH No. 91071013, City of San Diego 1992b). This second open space represents part of the La Jolla Spectrum project's biological mitigation.

5.0 MSCP Compliance

The nearest segment of the MHPA is located approximately 1,400 feet to the southeast of the project site. Therefore, the project would not cause direct impacts to the MHPA and project activities are not anticipated to result in indirect impacts to the MHPA. Therefore, the MHPA Land Use Adjacency Guidelines, described in provided in Section 1.4.3 of the MSCP (City of San Diego 1997) are not anticipated to apply. In addition, Section 1.5.8 of the MSCP does not include any specific management policies or directives for the project area. Therefore, this section addresses General Management Directives per Section 1.5.2 of the MSCP and conditions of coverage for MSCP covered species with at least moderate potential to occur.

5.1 General Management Directives

Section 1.5.2 of the MSCP provides general management directives related to (1) mitigation, (2) restoration, (3) trails, public access, and recreation, (4) trash/litter and materials storage; (5) adjacency management issues, (6) invasive species control and removal, and (7) flood control. Project consistency with these guidelines is summarized and addressed below.

5.1.1 Mitigation

The MSCP requires that any mitigation be performed in accordance with the City's ESL regulations and Biology Guidelines (City of San Diego 2018). Project impacts and mitigation are discussed in Section 7 and Section 8, respectively. Impacts to sensitive vegetation communities would be less than 0.1 acre, so they would be less than significant and require no mitigation per the City's ESL regulations and Biology Guidelines (City of San Diego 2108).

5.1.2 Restoration

The MSCP requires that any restoration or revegetation within the MHPA be performed in a manner acceptable to the City. The project is located entirely outside the MHPA and as discussed in Section 6 below. Impacts to native vegetation communities would be less than significant, so no mitigation is proposed or required. While no restoration is required or proposed, the project landscaping plans do propose revegetation of areas disturbed by the project outside the permanent bridge abutments.

5.1.3 Public Access, Trails, and Recreation

The MSCP provides management priorities where projects propose public access or trails within the MHPA. While the proposed bridge would span the undeveloped canyon, it would not occur within the MHPA and no new trails or other public access to the habitat areas would be created. The proposed bridge footings would be located largely within the least sensitive vegetation in the survey area. No new equestrian trails, pedestrian trails, or off-road-vehicle trails would be created. The proposed project would not encourage unauthorized access into surrounding habitat.

5.1.4 Litter/Trash and Materials Storage

The MSCP provides management measures to control litter and trash in natural areas, including the MHPA. The project is located entirely outside the MHPA and the proposed bridge is not expected to result in an increase in trash or dumping into the surrounding habitat. The Spectrum 2 and 5 buildings to the north and south would have trash receptacles that are regularly emptied by maintenance staff.

5.1.5 Adjacency Management Issues

The MSCP provides guidelines related to management and monitoring requirements for projects adjacent to the MHPA. As noted above, the project is entirely outside the MHPA. In addition, there would be visual (e.g., hedges and established pathways) as well as physical (railings and steep slopes) to discourage unauthorized access into the surrounding habitat areas.

5.1.6 Invasive Exotics Control and Removal

The MSCP provides management guidelines to control and remove exotic species within the MHPA. The project lies outside the MHPA and the project is not expected to increase invasive species encroachment into the surrounding areas. Non-native invasive plant species are currently already present within the survey area, including within the canyon. Moreover, project landscaping plans would not include any species identified as “high” by the Cal-IPC Invasive Plant Inventory Database (Cal-IPC 2020).

5.1.7 Flood Control

No existing flood control channels occur within the survey area. A small ephemeral drainage occurs at the canyon bottom and would not be impacted. There is a storm drain system and concrete brow ditches directing flow from the developed areas and the detention basin into the drainage. The project is not expected to substantially increase flows into the drainage system or affect flood control in the canyon.

5.2 MSCP Conditions for Covered Species

Five MSCP covered species have potential to occur in the survey area: Belding's orange-throated whiptail, coastal California gnatcatcher, southern California rufous-crowned sparrow, and southern mule deer. The MSCP includes conditions for coverage Belding's orange-throated whiptail, coastal California gnatcatcher, and southern California rufous-crowned sparrow. Consistency with these conditions is addressed below.

Specific guidelines for managing and monitoring covered species and their habitats, including following best management practices. As stated in the MSCP, edge effects may include (but are not limited to) trampling, dumping, vehicular traffic, competition with invasive species, parasitism by brown-headed cowbirds, predation by domestic animals, noise, collecting, recreational activities, and other human intrusion (City of San Diego 1997).

5.2.1 Wart-stemmed Ceanothus

The MSCP conditions for coverage of wart-stemmed ceanothus require area-specific management directives to increase known populations, and to reduce the risk of catastrophic fire.

The project is located 1,400 feet from the nearest segment of the MHPA and is not expected to substantially increase the risk of catastrophic fire in the surrounding habitat or to any segment of the MHPA, so it would not conflict with conditions for coverage of wart-stemmed ceanothus.

5.2.2 Belding's Orange-throated Whiptail

The MSCP condition for coverage of Belding's orange-throated whiptail requires measures to address edge effects.

The proposed project is not expected to substantially increase edge effects, as it would not impact the MHPA. Additionally, the bridge is elevated 30 feet above the habitat below which acts as a topographical barrier from the habitat outside of the MHPA. Any pedestrian use of the bridge would not result in trampling or introduction of invasive species, or any form of edge effects. Therefore, the project would comply with the condition for coverage for this species.

5.2.3 Coastal California Gnatcatcher

Conditions for coverage of coastal California gnatcatcher require management directives to reduce edge effects, minimize disturbance during the breeding season (March 1 to August 15), reduce the potential for habitat degradation from fire, and maintain or improve habitat quality. Additionally, no vegetation clearing is allowed in occupied habitat within the MHPA during the breeding season.

The project lies 1,400 feet outside the MHPA, so edge effects would be minimal and fire risk within the MHPA would not be affected. As stated above, the fact that the bridge is elevated 30 feet above the habitat would preclude edge effects such as habitat degradation that may indirectly impact this species. Therefore, the project would comply with the conditions for coverage for this species.

5.2.4 Southern California Rufous-crowned Sparrow

The condition for coverage of southern California rufous-crowned sparrow requires maintenance of dynamic processes, such as fire, to perpetuate open phases of coastal sage scrub with herbaceous components.

The proposed project lies 1,400 feet outside from the MHPA and would not alter any dynamic processes, such as fire, within coastal sage scrub in the MSCP. Therefore, the project would comply with the conditions for coverage for this species.

6.0 Biological Protection General Requirements

The project would be required to comply with federal, state, and City regulations, including avoidance of impacts to nesting bird species. To ensure compliance with these regulations and minimize or avoid impacts to sensitive biological resources, a qualified biological monitor will be retained. The biological monitor will attend the pre-construction meeting, be present during construction as needed to prevent impacts to protected avian species (including coastal California gnatcatcher), educate construction personnel, and coordinate with and report to the City's Mitigation Monitoring Coordination (MMC) section. These measures will be spelled out as conditions of approval for the project.

7.0 Project Impacts

Project impacts were analyzed according to the City's Biology Guidelines (City of San Diego 2018) and Significance Determination Thresholds (City of San Diego 2016). Direct and indirect impacts are discussed below.

7.1 Direct Impacts to Sensitive Vegetation Communities

Project implementation would impact a total 0.32 acre, including 0.01 acre of sensitive vegetation communities (Tier I southern maritime chaparral) and would avoid the MHPA (Table 3; Figure 5). Impacts would occur where the proposed bridge meets the existing grade outside the canyon, including the bridge foundations, and work areas around the foundations, and extensions of existing pedestrian pathways to the bridge. The proposed bridge meets

Zone 1 brush management standards and would not require a brush management plan or additional brush managements. The impacts to sensitive vegetation communities total less than 0.10 acre and are therefore considered less than significant and would not require mitigation (City of San Diego 2016). Other impacts to Tier IV habitats and urban/developed are not considered significant.

Vegetation Community/ Land Cover Types	City of San Diego Tier	Survey Area	Impacts
Southern riparian scrub	NA	0.06	-
Southern maritime chaparral	I	0.63	0.01
Diegan coastal sage scrub	II	0.41	-
Disturbed land	IV	0.01	-
Eucalyptus woodland	IV	0.28	0.15
Urban/developed	NA	2.19	0.16
TOTAL		3.58	0.32
NA: These areas have not been assigned City of San Diego Tiers.			

7.2 Direct Impacts to Sensitive Plant Species

No direct impacts to wart-stemmed ceanothus or Nuttall's scrub oak would occur as a result of the project implementation. These species all exist outside of the bridge abutments where vegetation removal will occur.

7.3 Direct Impacts to Sensitive Wildlife Species

General wildlife. The project may result in direct impacts to small mammals and reptiles with low mobility. Many mammal species and most birds will be able to move out of the way during grading. These impacts to general wildlife are considered less than significant and, therefore, would not require mitigation.

7.3.1 MSCP-Covered Wildlife Species

Belding's orange-throated whiptail. Vegetation clearing and grading activity may impact Belding's orange-throated whiptail, if present within the ornamental, disturbed land, or urban/developed areas. As the project is located outside the MHPA, these impacts would be less than significant.

Southern mule deer. Potentially occurring large mammals, such as southern mule deer, will be able to move out of the way during grading. As this species is considered adequately covered, and the project lies outside the MHPA, these impacts would be considered less than significant.

Coastal California gnatcatcher. As noted above, coastal California gnatcatcher has moderate potential to occur in the Diegan coastal sage scrub on-site but is not expected to occur in the southern maritime chaparral or other habitats that would be impacted. Therefore, no direct impacts to coastal California gnatcatcher would occur.

Southern California rufous-crowned sparrow. Southern California rufous-crowned sparrow has potential to occur in the Diegan coastal sage scrub but is not expected to nest in the southern maritime chaparral on site. Therefore, no direct impacts to nesting individuals are anticipated.

7.3.2 Sensitive Non-Covered Wildlife Species

Direct impacts may occur to the San Diegan tiger whiptail and red diamond rattlesnake, if present, from impacts to the native habitats on site from vegetation clearing, grubbing, grading, and construction. As these species are widespread within suitable habitat throughout the City, and these impacts would occur to a relatively small amount of habitat compared to the amount of native habitat in the vicinity, this loss would not impact the regional long-term survival of this species and would therefore not be significant.

7.4 Indirect Impacts to Sensitive Wildlife

Construction noise has potential to cause indirect impacts to sensitive bird species should construction activities occur adjacent to occupied habitat during the general bird breeding season (February 1 to September 15). However, as the project is located 1,400 feet outside the MHPA, these indirect noise impacts would be considered less than significant, and mitigation would not be required.

The lighting included on the top cross beams and handrails of the bridge will include soft LED bulbs and all lighting will be shielded from the vegetation below with intention to keep the lighting focused inward towards the bridge walkway. Although the bridge design will produce some light, it will be a very low level of lighting and not anticipated to affect nesting birds in the canyon. As such, these indirect impacts are considered insignificant and not require mitigation.

As mentioned in Section 1.2, the bridge walkway will consist of planks (separated by only 7/16 inch), which would allow some sunlight to reach vegetation under the bridge throughout the day. The width of the bridge is narrow at 10 feet wide and spans the canyon from north to south. As the sun will be moving from east to west, it is not anticipated that the bridge will create long-term shading during the day on the vegetation below. Therefore, any impact resulting from shading is considered less than significant and does not require mitigation.

Overall, potential indirect impacts from noise, lighting, or shading would be minimal and not expected to reduce these species' local or regional populations.

7.5 Direct Impacts to Open Space Easement

As described in Section 4.4.8, a portion of the limits of work for the pedestrian bridge occur within an open space easement previously recorded as part of the La Jolla Pines Technology Centre in 1992 (Figure 8). This easement was placed over this area to protect steep slopes. Attachment 6 includes an easement exhibit that shows the majority of the encroachment (3,891.57 square feet) is part of a temporary construction impact area that will be revegetated, per the project's landscape plans. The only impermeable area of the project, (the southern bridge abutment), is very small consisting of a 192.4-square-foot area. The pathway areas are dirt with decomposed granite added and total 550.94 square feet. No steep slopes will be impacted as part of this project; therefore, these impacts are considered to be less than significant.

7.6 Jurisdictional Waters/Wetlands

7.6.1 USACE, CDFW, RWQCB, and CCC Jurisdictional Waters/Wetlands

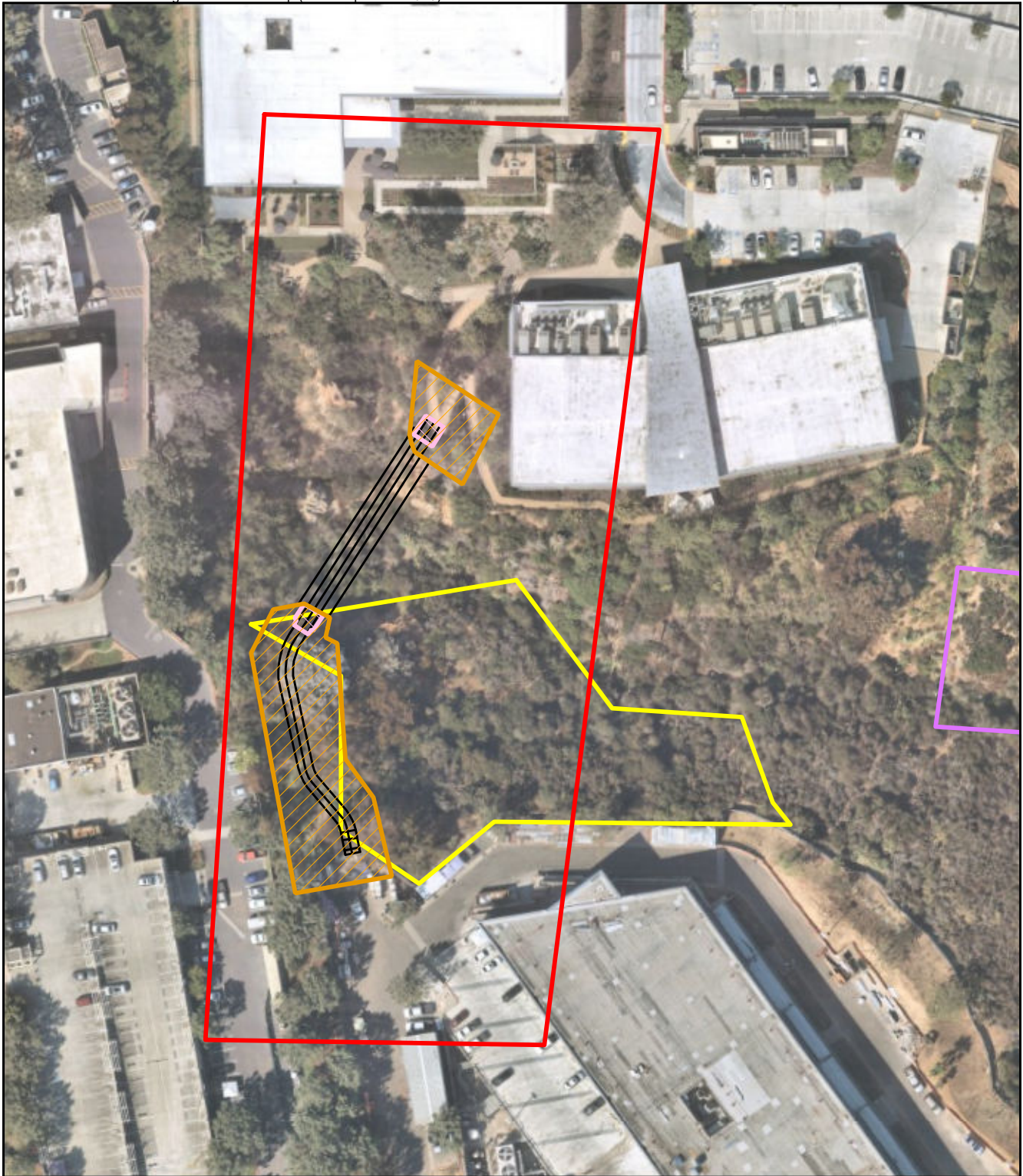
The proposed project would not impact any potential USACE, CDFW, RWQCB, or CCC jurisdictional wetlands or waters (see Figure 6). The edge of the southern work area lies approximately 10 feet west and 20 feet uphill of the drainage. The southern riparian scrub that would be considered a CDFW, RWQCB, and CCC jurisdictional wetland is 11 feet northwest from the southern work area and 15 feet from the bridge abutment and any associated grading. The wetland and non-wetland waters would not be directly impacted and no wetland permits would be required. To prevent indirect impacts during construction, silt fencing and all necessary erosion control measures would be installed within the impact footprint to prevent runoff or sedimentation into the drainage.

7.6.2 City of San Diego Wetlands

The proposed project would not impact any City wetlands (see Figure 6). The edge of the City wetlands is 15 feet northwest and 20 feet below the limits of the southern work area and 26 feet northwest from the bridge abutment and any associated grading (see Figure 7). Indirect impacts would be prevented during construction through application of silt fencing and all necessary erosion control measures installed within the impact footprint to prevent runoff or sedimentation into the drainage.

Wetland Buffer Analysis

As noted above, the City Biology Guidelines require buffers to protect the functions and values of wetlands, and within the coastal zone a 100-foot wetland buffer is required. When a lesser buffer is proposed a request for a deviation from this guideline must be approved by the City and Wildlife Agencies. Factors to be considered in the deviation request include an evaluation of wetland functions and values based on biological, hydrologic, and water quality criteria. These factors are discussed below.



- Survey Area
- Open Space Easement
Recorded By CarrAmerica in 1993
- Open Space Easement
Recorded by Jolla Pines Technology Center

- Site Plan
- Limit of Work/Impacts
- Bridge Abutment

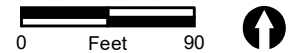


FIGURE 8
Project Location in Relation to
Existing Open Space Easements

Currently, there is a buffer of 30 feet between the City wetlands and the developed parking lot to the west. The wetland buffer extends approximately 140 feet north to the Spectrum 1 development, 92 feet northeast to the Spectrum 2 development, and 212 feet southeast to the Spectrum 5 development. There are no restrictions to the buffer to the east. Additional details on the current conditions and functions of the wetland buffers on-site are presented in Section 4.4.5.5 above.

For this bridge project, features that would encroach on or reduce the 100-foot wetland buffers where such buffers currently exist include areas that would introduce structures or other impermeable surfaces. The bridge abutments are the only permanent impermeable features proposed for this project. All remaining areas within the limits of work, including the crane laydown area, consist of non-invasive landscaping and a decomposed granite footpath. Per the City's Biology Guidelines, non-invasive landscaping is considered a functional wetland buffer. The decomposed granite footpath would be narrow and permeable and is; therefore, not included as a buffer encroachment in this discussion.

Implementation of the proposed project would not affect the current buffer distance to the west or north. To the northeast, the buffer would be reduced to 92 feet, as the northern bridge abutment would lie at the edge of an existing developed portion of the Spectrum 2 development. The southern bridge abutment will occur 26 feet southeast from the wetland. The width of the southern bridge abutment at that location is 12 feet, beyond which the remaining 160 feet would be eucalyptus woodland and southern maritime chaparral. As this southern abutment would occur within 100 feet of the southern riparian scrub, it would encroach on the wetland buffer reducing the distance between the edge of the wetland and the abutment to approximately 26 feet.

Information provided to support the deviation from the 100-foot buffer distance was presented to the City and Wildlife Agencies in a meeting held on September 17, 2021. Both the City and Wildlife Agencies concurred that the current functions and values of the wetland area would be maintained as the vertical buffer of 30 feet from the bridge to the habitat and the horizontal buffer of 26 feet from the southern bridge abutment to the habitat will restrict access to these wetlands. These topographic barriers would prohibit any pedestrians from entering into the mapped wetlands. The following discussion presents the analysis of the anticipated effects of the bridge project on the biological, hydrological, and water quality functions of the wetland buffer to the southeast provided to the City and Wildlife Agencies.

Biological Functions

The southern bridge abutment is approximately 193 square feet in area and would be located 26 feet southeast of the existing wetlands. This abutment would be located at an elevation that is topographically 30 feet above the ground level of the wetlands. It would displace 69 square feet of eucalyptus woodland and 156 square feet of southern maritime chaparral; however, following construction, most of the impacted eucalyptus woodland would be revegetated as part of the landscape plans. The bridge span would cross through the wetland buffer but would be elevated several feet above the vegetation.

As noted above, the impacted southern maritime chaparral lies in a 10-foot-wide strip of vegetation at the edge of a cliff leading down to the canyon and the wetland habitat. Beyond the southern maritime chaparral is a patch of eucalyptus woodland, beyond which is more southern maritime chaparral, extending another 160 feet to Spectrum 5. This impacted southern maritime chaparral and eucalyptus woodland likely provide habitat for several native wildlife species, including Belding's orange-throated whiptail, San Diegan tiger whiptail, red diamond rattlesnake, coastal California gnatcatcher, southern California rufous-crowned sparrow, and southern mule deer. Despite removal of vegetation, installation of the bridge and associated abutment would not greatly alter wildlife use through this segment of the canyon. The bridge is designed for pedestrians and bicycles and would introduce minimal lighting and no vehicle noise to disrupt native wildlife use of the area. Wildlife would be expected to cross underneath the bridge and around the abutments relatively unimpeded. Trash would be controlled by the maintenance staff associated with the Spectrum 2 and 5 buildings, and receptacles would be provided and regularly emptied.

Thus, while the bridge abutment would be within 100 feet of the existing wetland it is not expected to substantially alter the overall nature of the wetland habitat within the canyon and would not substantially reduce wildlife use of the area.

Hydrologic Functions

As noted in Section 4.4.5.5, the water source supporting the wetlands on-site is a storm drain releasing urban runoff and landscaping irrigation water from the parking lot to the west. Based on the topography of the site, water from the project site is expected to flow into the canyon to the east and; therefore, downstream of the wetlands. Erosion and sediment control measures such as silt fencing, straw wattles, and other erosion control measures would be installed within the impact footprint to prevent runoff or sedimentation into the drainage system during construction. Thus, the proposed reduction of the wetland buffer is not expected to substantially alter drainage, erosion, sedimentation, or salinity within the wetland habitat or the associated drainage system within the canyon.

Water Quality Functions

The only permanent impermeable surfaces included in the proposed project are within the bridge abutment footprints, of which total approximately 386 square feet would occur within the 100-foot wetland buffer. The rest of the project footprint would consist of areas that would retain permeable surfaces, such as landscaping. Thus, the proposed wetland buffer reduction is not anticipated to alter water storage, groundwater recharge, or water purification functions within the project site or canyon.

7.7 Wildlife Corridors

The canyon within the project site likely functions for local wildlife movement but lacks regional value as a wildlife corridor. All proposed impacts would occur outside the canyon itself, which would minimize impacts to wildlife movement. In addition, the project avoids the vast majority of the native vegetation in the canyon, with the small areas of impact

occurring along the edges, adjacent to development or exotic vegetation. The project is not anticipated to substantially affect overall wildlife movement and would not affect corridor function of the canyon. Thus, impacts to wildlife corridors would be less than significant.

7.8 Cumulative Impacts

The proposed project would not result in significant impacts to any sensitive vegetation communities or species. Therefore, it would not contribute to any cumulatively significant impacts to these resources.

8.0 Mitigation and Monitoring Measures

As discussed in Section 7, project impacts to sensitive vegetation communities and plant species would be less than significant and would not require mitigation. Both direct and indirect impacts to Belding's orange-throated whiptail, southern mule deer, coastal California gnatcatcher, and southern California rufous-crowned sparrow would be less than significant and would not require mitigation. The project would also not impact any wetlands or non-wetland/streambed waters, so no mitigation would be required.

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ATTACHMENTS

ATTACHMENT 1
Plant Species Observed

Attachment 1 Plant Species Observed			
Scientific Name	Common Name	Habitat	Origin
GYMNOSPERMS			
PINACEAE	PINE FAMILY		
<i>Pinus torreyana</i> ssp. <i>torreyana</i>	Torrey pine	DEV	N/(I)
ANGIOSPERMS: MONOCOTS			
CYPERACEAE	SEDGE FAMILY		
<i>Cyperus</i> sp.	tall flatsedge	DEV	I
<i>Schoenoplectus</i> sp.	bulrush	DEV	I
POACEAE (GRAMINEAE)	GRASS FAMILY		
<i>Bromus diandrus</i>	ripgut grass	DL	I
<i>Bromus hordeaceus</i>	soft chess	DCSS, ORN	I
<i>Bromus madritensis</i> ssp. <i>rubens</i>	red brome	DCSS, DL	I
<i>Cortaderia selloana</i>	pampas grass	DCSS, DEV	I
<i>Cynodon dactylon</i>	Bermuda grass	DEV	I
<i>Festuca [=Vulpia] myuros</i>	rattail sixweeks grass	SMC	I
<i>Muhlenbergia rigens</i>	deer grass	DCSS, SMC	N
<i>Polypogon monspeliensis</i>	annual beard grass	SMC, DEV	I
<i>Stipa</i> sp.	needle grass	DCSS	N
THEMIDACEAE	BRODIAEA FAMILY		
<i>Dichelostemma capitatum</i>	blue dicks	DCSS	N
ANGIOSPERMS: DICOTS			
AIZOACEAE	FIG-MARIGOLD FAMILY		
<i>Carpobrotus edulis</i>	freeway iceplant	DCSS, DEV	I
ANACARDIACEAE	SUMAC OR CASHEW FAMILY		
<i>Malosma laurina</i>	laurel sumac	DCSS	N
<i>Rhus integrifolia</i>	lemonade berry	DCSS, SMC, EW	N
<i>Schinus terebinthifolius</i>	Brazilian pepper tree	DEV	I
APOCYNACEAE	DOGBANE FAMILY		
<i>Vinca major</i>	greater periwinkle	DEV	I
ASTERACEAE	SUNFLOWER FAMILY		
<i>Artemisia californica</i> Less.	California sagebrush	DCSS	N
<i>Baccharis pilularis</i>	coyote brush	DCSS, DEV	
<i>Centaurea melitensis</i>	tocalote	DCSS, DEV	I
<i>Chaenactis glabriuscula</i>	yellow pincushion	DCSS	N
<i>Encelia californica</i>	California encelia	DEV	N
<i>Erigeron bonariensis</i>	flax-leaved horseweed	DEV	I
<i>Eriophyllum confertiflorum</i> var. <i>confertiflorum</i>	long-stem golden-yarrow	DCSS	N
<i>Hedypnois cretica</i>	Crete weed	DCSS	I
<i>Helianthus gracilentus</i>	slender sunflower	DEV	N
<i>Isocoma menziesii</i>	coastal goldenbush	DCSS	N
<i>Lasthenia gracilis</i>	common goldfields	DCSS	N
<i>Pseudognaphalium bioletti</i>	bicolor cudweed	DCSS	N
<i>Pseudognaphalium californicum</i>	California everlasting	DCSS	N
<i>Pseudognaphalium luteoalbum</i>	everlasting cudweed	DCSS, SMC	I
<i>Sonchus asper</i> ssp. <i>asper</i>	prickly sow thistle	SMAC, DEV	I

Attachment 1 Plant Species Observed			
Scientific Name	Common Name	Habitat	Origin
<i>Sonchus oleraceus</i>	common sow thistle	DEV	I
<i>Stephanomeria</i> sp.	wreath-plant	DCSS	N
BORAGINACEAE	BORAGE FAMILY		
<i>Cryptantha</i> sp.	cryptantha	DCSS	N
BRASSICACEAE (CRUCIFERAE)	MUSTARD FAMILY		
<i>Lepidium nitidum</i>	shining peppergrass	DCSS	N
CACTACEAE	CACTUS FAMILY		
<i>Opuntia ficus-indica</i>	mission prickly-pear	DCSS	I
<i>Opuntia littoralis</i>	coast prickly-pear	DCSS	N
CHENOPODIACEAE	GOOSEFOOT FAMILY		
<i>Atriplex canescens</i>	four-wing saltbush	DCSS	N
CRASSULACEAE	STONECROP FAMILY		
<i>Dudleya lanceolata</i>	lance-leaved dudleya	DCSS	N
CUCURBITACEAE	GOURD FAMILY		
<i>Marah macrocarpa</i>	wild cucumber	DCSS	N
ERICACEAE	HEATH FAMILY		
<i>Xylococcus bicolor</i>	mission manzanita	DCSS, SMC	N
FABACEAE (LEGUMINOSAE)	LEGUME FAMILY		
<i>Acacia cyclops</i>	western coastal wattle	DCSS, DEV	I
<i>Acacia redolens</i>	vanilla-scented wattle	DEV, EW	I
<i>Acmispon glaber</i>	deerweed	DCSS	N
<i>Lupinus bicolor</i>	miniature lupine	DCSS	N
<i>Medicago polymorpha</i>	California burclover	DEV	I
<i>Melilotus indicus</i>	sourclover	DCSS	I
FAGACEAE	OAK FAMILY		
<i>Quercus dumosa</i>	Nuttall's scrub oak	SMC	N
LAMIACEAE	MINT FAMILY		
<i>Salvia mellifera</i>	black sage	DCSS, SMC	N
MONTIACEAE	MONTIA FAMILY		
<i>Claytonia perfoliata</i>	miner's lettuce	DCSS, SMC	N
MYRICACEAE	WAX MYRTLE FAMILY		
<i>Eucalyptus</i> sp.	gum tree	EW	I
<i>Eucalyptus sideroxylon</i>	red iron bark	EW	I
MYRSINACEAE	MYRSINE FAMILY		
<i>Lysimachia [=Anagallis] arvensis</i>	scarlet pimpernel	SMC, DEV	I
PHRYMACEAE [=SCROPHULARIACEAE]	HOPSEED FAMILY		
<i>Diplacus [=Mimulus] aurantiacus</i>	bush monkey-flower	DCSS, SMC	N
POLYGONACEAE	BUCKWHEAT FAMILY		
<i>Eriogonum fasciculatum</i>	California buckwheat	DCSS	N
RHAMNACEAE	BUCKTHORN FAMILY		
<i>Ceanothus tomentosus</i>	Ramona lilac	SMC	N
<i>Ceanothus verrucosus</i>	wart-stemmed ceanothus	SMC	N

**Attachment 1
Plant Species Observed**

Scientific Name	Common Name	Habitat	Origin
ROSACEAE	ROSE FAMILY		
<i>Adenostoma fasciculatum</i>	chamise, greasewood	DCSS, SMC, EW	N
<i>Heteromeles arbutifolia</i>	toyon	DCSS, SMC	N
SALICACEAE	WILLOW FAMILY		
<i>Salix lasiolepis</i>	arroyo willow	SRS	N
SOLANACEAE	NIGHTSHADE FAMILY		
<i>Solanum parishii</i>	Parish's nightshade	DCSS	N
<i>Solanum xanti</i>	chaparral nightshade	DEV	N
HABITATS			
<p>SRS = southern riparian scrub SMC = southern maritime chaparral DCSS = Diegan coastal sage scrub DL = disturbed land EW = eucalyptus woodland DEV = urban/developed land</p>			
ORIGIN			
<p>N = Native to locality I = Introduced species from outside locality (I) = Introduced species to the ecoregion in which the survey occurred; however, native to other ecoregions within San Diego County.</p>			

ATTACHMENT 2
Wildlife Species Observed

**Attachment 2
Wildlife Species Observed**

Scientific Name	Common Name	Occupied Habitat	Evidence of Occurrence
REPTILES			
PHRYNOSOMATIDAE	SPINY LIZARDS		
<i>Uta stansburiana</i>	common side-blotched lizard	DCSS	O
BIRDS			
ACCIPITRIDAE	HAWKS, KITES, & EAGLES		
<i>Buteo jamaicensis</i>	red-tailed hawk	SMC	O
COLUMBIDAE	PIGEONS & DOVES		
<i>Zenaida macroura marginella</i>	mourning dove	DEV	V
TROCHILIDAE	HUMMINGBIRDS		
<i>Calypte anna</i>	Anna's hummingbird	DCSS, SMC	O, V
TYRANNIDAE	TYRANT FLYCATCHERS		
<i>Sayornis nigricans semiatra</i>	black phoebe	DEV	O, V
CORVIDAE	CROWS, JAYS, & MAGPIES		
<i>Aphelocoma californica</i>	California scrub-jay	DCSS, SMC	O, V
<i>Corvus brachyrhynchos hesperis</i>	American crow	DEV	O, V
<i>Corvus corax clarionensis</i>	common raven	OH	O
TROGLODYTIDAE	WRENS		
<i>Thryomanes bewickii</i>	Bewick's wren	SMC	V
SYLVIIDAE	BABLERS		
<i>Chamaea fasciata henshawi</i>	wrentit	DCSS, SMC	V
MIMIDAE	MOCKINGBIRDS & THRASHERS		
<i>Mimus polyglottos polyglottos</i>	northern mockingbird	SMC	O, V
STURNIDAE	STARLINGS & MYNAS		
<i>Sturnus vulgaris</i>	European starling (I)	DEV	V
PASSERELLIDAE	NEW WORLD PASSERINES		
<i>Melospiza melodia</i>	song sparrow	SMC	V
<i>Pipilo maculatus</i>	spotted towhee	DCSS,	O, V
FRINGILLIDAE	FINCHES		
<i>Haemorhous mexicanus frontalis</i>	house finch	SMC	V
MAMMALS			
LEPORIDAE	RABBITS & HARES		
<i>Sylvilagus audubonii</i>	desert cottontail	DCSS	S
SCIURIDAE	SQUIRRELS & CHIPMUNKS		
<i>Otopermophilus beecheyi</i>	California ground squirrel	SMC	B
(I) = Introduced species		EVIDENCE OF OCCURRENCE	
HABITATS		B = Burrow	
DCSS = Diegan coastal sage scrub		O = Observed	
DEV = Urban/developed		S = Scat	
SMC = Southern maritime chaparral		V = Vocalization	
OH = Flying overhead			

ATTACHMENT 3

Sensitive Plant Species Observed or with the Potential to Occur

Attachment 3
Sensitive Plant Species
Observed or with the Potential for Occurrence

Species' <i>Scientific Name</i> Common Name	State/Federal Status	CNPS Rank	City of San Diego	Habitat/ Preference/Requirements/ Blooming Period	Observed?	Basis for Determination of Occurrence Potential
LYCOPODS						
SELAGINELLACEAE SPIKE-MOSS FAMILY						
<i>Selaginella cinerascens</i> ashy spike-moss	--	4.1	-	Perennial rhizomatous herb; chaparral, coastal scrub; elevation 65–2,100 feet.	No	This species was not observed on-site, but was detected during previous RECON surveys in the vicinity. The Diegan coastal sage scrub and maritime chaparral are suitable to support this species. Additionally, this species has been known to occur within one mile of the survey area (CDFW 2020b).
GYMNOSPERMS						
PINACEAE PINE FAMILY						
<i>Pinus torreyana</i> ssp. <i>torreyana</i> Torrey pine (native pop.)	--	1B.2	MSCP	Evergreen tree; closed-cone coniferous forest, chaparral; sandstone; elevation 250–525 feet. San Diego County endemic. There are approximately 7,000 native trees, most in Torrey Pines State Reserve, others on private property. This species is widely planted as an ornamental in the region.	Yes	Several individuals were observed in landscaped areas associated with the existing developments. As these trees were originally from planted individuals, they are not considered sensitive.

Attachment 3
Sensitive Plant Species
Observed or with the Potential for Occurrence

Species' <i>Scientific Name</i> Common Name	State/Federal Status	CNPS Rank	City of San Diego	Habitat/ Preference/Requirements/ Blooming Period	Observed?	Basis for Determination of Occurrence Potential
ANGIOSPERMS: DICOTS						
CHENOPODIACEAE GOOSEFOOT FAMILY						
<i>Aphanisma blitoides</i> aphanisma	--	1B.2	NE, MSCP	Annual herb; coastal bluff scrub, coastal sage scrub; sandy soils; blooms March–June; elevation less than 1,000 feet.	No	This species was not observed within the survey area and is not expected to occur due to the lack of sandy soils. Aphanisma has been known to occur within a one-mile buffer of the survey area (CDFW 2020b).
APIACEAE CARROT FAMILY						
<i>Eryngium aristulatum</i> var. <i>parishii</i> San Diego button-celery	CE/FE	1B.1	VPS, MSCP	Biennial/perennial herb; vernal pools, mesic areas of coastal sage scrub and grasslands, blooms April–June; elevation less than 2,000 feet. Known from San Diego and Riverside counties. Additional populations occur in Baja California, Mexico.	No	This species was not observed within the survey area and is not expected to occur due to the lack of vernal pool habitat or mesic areas of coastal sage scrub/ grasslands.

Attachment 3
Sensitive Plant Species
Observed or with the Potential for Occurrence

Species' <i>Scientific Name</i> Common Name	State/Federal Status	CNPS Rank	City of San Diego	Habitat/ Preference/Requirements/ Blooming Period	Observed?	Basis for Determination of Occurrence Potential
ASTERACEAE SUNFLOWER FAMILY						
<i>Ambrosia pumila</i> San Diego ambrosia	-/FE	1B.1	NE, MSCP	Perennial herb (rhizomatous); found primarily on the upper terraces of rivers and drainages, particularly in association with grasslands , open coastal sage scrub, vernal pools, amnd disturbed areas; blooms May–September; elevation less than 1,400 feet. Many occurrences extirpated in San Diego County.	No	This species has low potential to occur. Habitat in the survey area is only marginally suitable, due to the high density of vegetation and lack of openings or stream terraces. The nearest known population is in Mission Trails Regional Park, approximately 13 miles east of the project site (USFWS 2010).
<i>Baccharis vanessae</i> Encinitas baccharis [=Encinitas coyote brush]	CE/FT	1B.1	NE, MSCP	Perennial deciduous shrub; chaparral; maritime; sandstone; blooms August–November; elevation less than 2,500 feet. San Diego County endemic. Known from fewer than 20 occurrences. Extirpated from Encinitas area.	No	This species is not expected to occur as the project site is out of its known range.
<i>Bahiopsis laciniata</i> San Diego viguiera]	--	4.3	–	Perennial shrub; chaparral, coastal sage scrub; blooms February–June; elevation less than 2,500 feet.	No	This species has been observed throughout the Diegan coastal sage scrub east of the survey area, but not on-site. It is a conspicuous shrub and would have been detected if present.

Attachment 3
Sensitive Plant Species
Observed or with the Potential for Occurrence

Species' Scientific Name Common Name	State/Federal Status	CNPS Rank	City of San Diego	Habitat/ Preference/Requirements/ Blooming Period	Observed?	Basis for Determination of Occurrence Potential
<i>Chaenactis glabriuscula</i> var. <i>orcuttiana</i> Orcutt's pincushion	–/–	1B.1	–	Annual herb; coastal bluff scrub, sandy, coastal dunes; blooms January–August; elevation less than 350 feet.	No	This species is not expected to occur due to the lack of sandy soils. There are no records of this species within one mile of the survey area (CDFW 2020b).
<i>Corethrogyne filaginifolia</i> var. <i>incana</i> San Diego sand aster	–/–	1B.1	–	Perennial herb; chaparral, coastal bluff scrub, coastal sage scrub; blooms June–September; elevation less than 400 feet. Known in California from fewer than 10 occurrences all of which are in San Diego County. Additional populations in Baja California, Mexico.	No	This species has moderate potential to occur due to the presence of coastal sage scrub habitat. The nearest record of this species is a 1992 observation on a now-developed site approximately 0.6 mile south of the survey area (CDFW 2020b).
<i>Corethrogyne filaginifolia</i> var. <i>linifolia</i> Del Mar Mesa sand aster	–/–	1B.1	MSCP	Perennial herb; coastal bluff scrub, openings in southern maritime chaparral and coastal sage scrub; sandy soil; blooms May–September; elevation less than 500 feet. San Diego County endemic.	No	This species has low potential to occur due to the lack of sandy soils and low number of openings in the coastal sage scrub and southern maritime chaparral. The nearest record of this species is a 1992 observation within chamise chaparral just east of Torrey Pines Road 0.9 mile north of the project site (CDFW 2020b).
<i>Deinandra conjugens</i> Otay tarplant	CE/FT	1B.1	NE, MSCP	Annual herb; clayey soils of coastal scrub openings, valley and foothill grassland; blooms April–June, elevation less than 1,000 feet.	No	This species is not expected to occur as the project site is out of its known range.

Attachment 3
Sensitive Plant Species
Observed or with the Potential for Occurrence

Species' <i>Scientific Name</i> Common Name	State/Federal Status	CNPS Rank	City of San Diego	Habitat/ Preference/Requirements/ Blooming Period	Observed?	Basis for Determination of Occurrence Potential
<i>Heterotheca sessiliflora</i> ssp. <i>sessiliflora</i> beach goldenaster	--	1B.1	-	Perennial herb; chaparral (coastal), coastal dunes, coastal scrub; blooms March–December; elevation less than 4,000 feet. Known in California from 12 occurrences presumed to be extant in San Diego County. Additional populations occur in Baja California, Mexico.	No	Although there is maritime chaparral habitat present, the survey area lacks sandy soils; therefore the potential for occurrence is low. The nearest record of this species is a 1950 collection that lacks precise locational data (CDFW 2020b).
<i>Isocoma menziesii</i> var. <i>decumbens</i> decumbent goldenbush	--	1B.2	-	Perennial shrub; chaparral, coastal sage scrub; sandy soils, often in disturbed areas; blooms April–November; elevation less than 500 feet.	No	This perennial species was not observed and would have been apparent at the time of the survey, if present. Therefore, it is not expected to occur within the survey area. The nearest record of this species is from the coastal bluffs approximately 1.1 mile southwest of the project site (CDFW 2020b).
<i>Iva hayesiana</i> San Diego marsh-elder	--	2B.2	-	Perennial herb; marshes and swamps, playas, riparian areas; blooms April–September; elevation below 1,700 feet.	No	This is a conspicuous perennial species and would have been detected if present.

Attachment 3
Sensitive Plant Species
Observed or with the Potential for Occurrence

Species' <i>Scientific Name</i> Common Name	State/Federal Status	CNPS Rank	City of San Diego	Habitat/ Preference/Requirements/ Blooming Period	Observed?	Basis for Determination of Occurrence Potential
<i>Leptosyne</i> [= <i>Coreopsis</i>] <i>maritima</i> sea-dahlia	--	2B.2	-	Perennial herb; coastal bluff scrub, coastal sage scrub; blooms March–May; elevation less than 500 feet.	No	This species has moderate potential to occur in the coastal sage scrub on-site. In the vicinity of the project, all known observations are found in openings along the coastal bluffs, with the nearest record occurring 0.9 mile southwest of the survey area (CDFW 2020b).
BORAGINACEAE BORAGE FAMILY						
<i>Phacelia stellaris</i> Brand's star phacelia	--	1B.1	-	Annual herb; coastal scrub coastal dunes; blooms March–June; elevation less than 1,300 feet. Known from approximately 10 occurrences in San Diego, Riverside, San Bernardino, Los Angeles (presumed extirpated), and Orange counties. Additional populations occur in Baja California, Mexico.	No	This species is not expected to occur within the survey area due to the lack of coastal dune habitat and sandy soils. The only record of this species in the project vicinity is an undated reference in the CNDDDB, which notes this species occurs at Torrey Pines State Natural Reserve (CDFW 2020b).
CACTACEAE CACTUS FAMILY						
<i>Bergerocactus emoryi</i> golden-spined cereus	--	2B.2	-	Perennial stem succulent; closed-cone coniferous forest, chaparral, coastal sage scrub; sandy soils; blooms May–June; elevation less than 1,300 feet.	No	This perennial species is not expected to occur. It is a conspicuous perennial and would have been apparent at the time of the survey.

Attachment 3
Sensitive Plant Species
Observed or with the Potential for Occurrence

Species' <i>Scientific Name</i> Common Name	State/Federal Status	CNPS Rank	City of San Diego	Habitat/ Preference/Requirements/ Blooming Period	Observed?	Basis for Determination of Occurrence Potential
<i>Cylindropuntia californica</i> var. <i>californica</i> snake cholla	—/—	1B.1	NE, MSCP	Perennial stem succulent; chaparral, coastal sage scrub; blooms April–May; elevation 100–500 feet.	No	This perennial species is not expected to occur. It is a conspicuous perennial and would have been apparent at the time of the survey.
<i>Ferocactus viridescens</i> San Diego barrel cactus	—/—	2B.1	MSCP	Perennial stem succulent; chaparral, coastal sage scrub, valley and foothill grasslands, vernal pools; blooms May– June; elevation less than 1,500 feet.	No	This species has been observed in the coastal sage scrub several hundred feet to the east of the survey area, but would have been detected if present on-site.
CRASSULACEAE STONECROP FAMILY						
<i>Dudleya brevifolia</i> short-leaved dudleya	CE/—	1B.1	NE, MSCP	Perennial herb; southern maritime chaparral, coastal sage scrub on Torrey sandstone; blooms in April; elevation less than 1,000 feet. San Diego County endemic. Known from fewer than five occurrences in the Del Mar and La Jolla areas.	No	This species has moderate potential to occur due to the presence of southern maritime chaparral. There are no database records of this species within two miles of the project site (CDFW 2020b).
<i>Dudleya variegata</i> variegated dudleya	—/—	1B.2	NE, MSCP	Perennial herb; openings in chaparral, coastal sage scrub, grasslands, vernal pools; blooms May–June; elevation less than 1,900 feet.	No	This species has low potential to occur. The southern maritime chaparral and coastal sage are marginally suitable as there are few openings. The only record of this species within two miles is a 1922 collection “south of Torrey Pines,” which has not been supported by more recent surveys (CDFW 2020b).

Attachment 3
Sensitive Plant Species
Observed or with the Potential for Occurrence

Species' <i>Scientific Name</i> Common Name	State/Federal Status	CNPS Rank	City of San Diego	Habitat/ Preference/Requirements/ Blooming Period	Observed?	Basis for Determination of Occurrence Potential
<i>Dudleya viscida</i> sticky dudleya	--	1B.2	MSCP	Coastal sage scrub, mesic, north-facing slopes in shade; gabbroic rock; blooms May–June; elevation less than 1,800 feet. California endemic. Known from San Diego, Riverside, and Orange counties.	No	This species has low potential to occur. The southern maritime chaparral and coastal sage are marginally suitable but lack gabbro soils. The only record of this species within two miles is a 1987 collection that lacks clear locational data (CDFW 2020b).
ERICACEAE HEATH FAMILY						
<i>Arctostaphylos glandulosa</i> ssp. <i>crassifolia</i> Del Mar manzanita	-/FE	1B.1	MSCP	Perennial evergreen shrub; southern maritime chaparral; sandy soil; blooms December–April; elevation less than 1,200 feet.	No	This species has moderate potential to occur due to the presence of suitable maritime chaparral. This species is known from records in remnant habitat areas in the vicinity of Science Park (CDFW 2020b).

Attachment 3
Sensitive Plant Species
Observed or with the Potential for Occurrence

Species' <i>Scientific Name</i> Common Name	State/Federal Status	CNPS Rank	City of San Diego	Habitat/ Preference/Requirements/ Blooming Period	Observed?	Basis for Determination of Occurrence Potential
EUPHORBIACEAE SPURGE FAMILY						
<i>Euphorbia misera</i> cliff spurge	--	2B.2	-	Shrub; coastal sage scrub, maritime succulent scrub, coastal bluff scrub; blooms December–August; elevation less than 2,000 feet.	No	This species is has low potential to occur within the survey area. Although there is coastal sage scrub present, suitable cliff habitat does not occur. This is a shrub species that would have been apparent in the coastal sage scrub habitat if present. The nearest record of this specie is from the costal cliffs one mile northwest of the project site (CDFW 2020b).
FABACEAE LEGUME FAMILY						
<i>Astragalus tener</i> var. <i>titi</i> coastal dunes milkvetch	CE/FE	1B.1	NE, MSCP	Annual herb; coastal bluff scrub, coastal dunes, sandy soils, mesic coastal prairie; blooms March–May; elevation less than 200 feet. California endemic. Known from fewer than 10 occurrences in San Diego (presumed extirpated), Los Angeles (presumed extirpated), and Monterey counties.	No	This species is not expected to occur due to the lack of coastal bluff scrub, coastal dunes habitats, mesic areas of coastal prairie, and sandy soils.
FAGACEAE OAK FAMILY						
<i>Quercus dumosa</i> Nuttall's scrub oak	--	1B.1	-	Perennial evergreen shrub; closed-cone coniferous forest, coastal chaparral, coastal sage scrub; sandy and clay loam soils; blooms February–March; elevation less than 1,300 feet.	Yes	One individual was found in the eastern portion of the survey area. It also occurs as a co-dominant in the maritime chaparral to the east of the survey area.

Attachment 3
Sensitive Plant Species
Observed or with the Potential for Occurrence

Species' <i>Scientific Name</i> Common Name	State/Federal Status	CNPS Rank	City of San Diego	Habitat/ Preference/Requirements/ Blooming Period	Observed?	Basis for Determination of Occurrence Potential
LAMIACEAE MINT FAMILY						
<i>Acanthomintha ilicifolia</i> San Diego thornmint	CE/FT	1B.1	NE, MSCP	Annual herb; chaparral, coastal sage scrub, and grasslands; friable or broken clay soils; blooms April–June; elevation less than 3,200 feet.	No	This species has low potential to occur within the survey area due to the lack of friable or broken clay soils onsite. There are no records of this species within two miles of the project site.
<i>Pogogyne abramsii</i> San Diego mesa mint	CE/FE	1B.1	VPS, MSCP	Annual herb; vernal pools; blooms April–July; elevation 300–700 feet. San Diego County endemic.	No	This species is not expected to occur within the survey area due to a lack of vernal pools. There are no records of this species within two miles of the project site.
<i>Pogogyne nudiuscula</i> Otay mesa mint	CE/FE	1B.1	VPS, MSCP	Annual herb; vernal pools; blooms May–July; elevation 300–820 feet. In California, known from approximately 10 occurrences in Otay Mesa in San Diego County. Additional populations occur in Baja California, Mexico.	No	This species was not observed is not expected to occur within the survey area due to a lack of vernal pools. There are no records of this species within two miles of the project site.
POLEMONIACEAE PHLOX FAMILY						
<i>Navarretia fossalis</i> spreading navarretia [=prostrate navarretia]	–/FT	1B.1	VPS, MSCP	Annual herb; vernal pools, marshes and swamps, chenopod scrub; blooms April–June; elevation 100–4,300 feet.	No	This species was not observed is not expected to occur within the survey area due to a lack of vernal pools. There are no records of this species within two miles of the project site.

Attachment 3
Sensitive Plant Species
Observed or with the Potential for Occurrence

Species' <i>Scientific Name</i> Common Name	State/Federal Status	CNPS Rank	City of San Diego	Habitat/ Preference/Requirements/ Blooming Period	Observed?	Basis for Determination of Occurrence Potential
RHAMNACEAE BUCKTHORN FAMILY						
<i>Adolphia californica</i> California adolphia	--	2B.1	-	Perennial deciduous shrub; Diegan coastal sage scrub and chaparral; clay soils; blooms December–May; elevation 100–2,500 feet.	No	This species has low potential to occur. Despite the presence of suitable coastal sage scrub, this is a perennial shrub species that would have been apparent if present. The nearest records of this specie date to 1936 or earlier, with no more recent supporting observations (CDFW 2020b).
<i>Ceanothus verrucosus</i> wart-stemmed ceanothus	--	2B.2	MSCP	Perennial evergreen shrub; chaparral; blooms December–April; elevation less than 1,300 feet.	Yes	One individual was mapped in the southern maritime scrub on-site. In addition, other individuals have been found on a south-facing slope approximately 500 feet southeast of the project site (RECON 2016).
ANGIOSPERMS: MONOCOTS						
AGAVACEAE AGAVE FAMILY						
<i>Agave shawii</i> var. <i>shawii</i> Shaw's agave	--	2B.1	NE, MSCP	Perennial leaf succulent; coastal bluff scrub, coastal sage scrub, maritime succulent scrub; blooms September–May; elevation less than 400 feet.	No	This species is not expected to occur as the project site is out of its known range.

Attachment 3
Sensitive Plant Species
Observed or with the Potential for Occurrence

Species' <i>Scientific Name</i> Common Name	State/Federal Status	CNPS Rank	City of San Diego	Habitat/ Preference/Requirements/ Blooming Period	Observed?	Basis for Determination of Occurrence Potential
JUNCACEAE RUSH FAMILY						
<i>Juncus acutus</i> ssp. <i>leopoldii</i> southwestern spiny rush	--	4.2	-	Perennial herb (rhizomatous); coastal dunes, meadows and seeps, coastal salt marsh, riparian; blooms May–June; elevation less than 3,000 feet.	No	This species has been planted within a detention basin south of the Spectrum 2 building, approximately 200 feet east of the survey area. These planted individuals are not considered sensitive.
POACEAE GRASS FAMILY						
<i>Orcuttia californica</i> California Orcutt grass	CE/FE	1B.1	VPS, MSCP	Annual herb; vernal pools; blooms April–August; elevation 50–2,200 feet.	No	This species was not observed is not expected to occur within the survey area due to a lack of vernal pools.
THEMIDACEAE BRODIAEA FAMILY						
<i>Brodiaea filifolia</i> thread-leaved brodiaea [=thread-leaf brodiaea]	CE/FT	1B.1	NE, MSCP	Perennial herb (bulbiferous); cismontane woodland, coastal sage scrub, playas, valley and foothill grassland, vernal pools; often clay soils; blooms March–June; elevation less than 2,850 feet. California endemic. Known from San Diego, Riverside, Orange, Los Angeles, and San Bernardino counties.	No	Low potential to occur. The coastal sage scrub and southern maritime chaparral are lack suitable openings for this species. There are no database records of this species within two miles of the project site (CDFW 2020b).
<i>Brodiaea orcuttii</i> Orcutt's brodiaea	--	1B.1	MSCP	Perennial herb (bulbiferous); closed cone coniferous forest, chaparral, meadows and seeps, valley and foothill grassland, vernal pools; mesic, clay soil; blooms May–July; elevation less than 5,600 feet.	No	Low potential to occur due to the lack of suitable habitat. There are no database records of this species within two miles of the project site (CDFW 2020b).

Attachment 3
Sensitive Plant Species
Observed or with the Potential for Occurrence

Species' <i>Scientific Name</i> Common Name	State/Federal Status	CNPS Rank	City of San Diego	Habitat/ Preference/Requirements/ Blooming Period	Observed?	Basis for Determination of Occurrence Potential
FEDERAL CANDIDATES AND LISTED PLANTS				STATE LISTED PLANTS		
FE	=	Federally listed endangered		CE	=	State listed endangered
FT	=	Federally listed threatened		CR	=	State listed rare
FC	=	Federal candidate for listing as endangered or threatened		CT	=	State listed threatened
CALIFORNIA NATIVE PLANT SOCIETY (CNPS): CALIFORNIA RARE PLANT RANKS (CRPR)						
1A	=	Species presumed extinct.				
1B	=	Species rare, threatened, or endangered in California and elsewhere. These species are eligible for state listing.				
2A	=	Plants presumed extirpated in California, but more common elsewhere.				
2B	=	Species rare, threatened, or endangered in California but more common elsewhere. These species are eligible for state listing.				
3	=	Species for which more information is needed. Distribution, endangerment, and/or taxonomic information is needed.				
4	=	A watch list of species of limited distribution. These species need to be monitored for changes in the status of their populations.				
.1	=	Species seriously threatened in California (over 80% of occurrences threatened; high degree and immediacy of threat).				
.2	=	Species fairly threatened in California (20-80% occurrences threatened; moderate degree and immediacy of threat).				
.3	=	Species not very threatened in California (<20% of occurrences threatened; low degree and immediacy of threat or no current threats known).				
CBR	=	Considered but rejected				
CITY OF SAN DIEGO						
NE	=	Narrow endemic				
VPS	=	Vernal Pool Habitat Conservation Plan vernal pool species				
MSCP	=	Multiple Species Conservation Program covered species				

ATTACHMENT 4

Sensitive Wildlife Species Occurring or with the Potential to Occur

Attachment 4
Sensitive Wildlife Species Occurring or with the Potential to Occur

Species' Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site?	Basis for Determination of Occurrence Potential
REPTILES (Nomenclature from Crother et al. 2008)					
IGUANIDAE IGUANID LIZARDS					
Coast horned lizard <i>Phrynosoma blainvillii</i> [= <i>P. coronatum</i> coastal population]	CSC, MSCP, *	Chaparral, coastal sage scrub with fine, loose soil. Partially dependent on harvester ants for forage.	No	Low	Despite the presence of coastal sage scrub and chaparral, the site lacks fine, loose soils. This species has been known to occur within a one-mile buffer of the survey area (CDFW 2019).
SCINCIDAE SKINKS					
Coronado skink <i>Plestiodon</i> [= <i>Eumeces</i>] <i>skiltonianus</i> <i>interparietalis</i>	CSC	Grasslands, open woodlands and forest, broken chaparral. Rocky habitats near streams.	No	Not Expected	The maritime chaparral on- site is very dense and lacks broken openings. No grasslands are present on site. There are no records of this species within 2 miles of the project site (CDFW 2019).
TEIIDAE WHIPTAIL LIZARDS					
Belding's orange-throated whiptail <i>Aspidoscelis hyperythra beldingi</i>	CSC, MSCP	Chaparral, coastal sage scrub with coarse sandy soils and scattered brush.	No	Moderate	Although there are no database records of this species within two miles (CDFW 2019), the project site supports suitable coastal sage scrub and chaparral habitats.

Attachment 4
Sensitive Wildlife Species Occurring or with the Potential to Occur

Species' Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site?	Basis for Determination of Occurrence Potential
San Diegan tiger whiptail <i>Aspidoscelis tigris stejnegeri</i>	CSC	Coastal sage scrub, chaparral, woodlands, and streamsides where plants are sparsely distributed.	No	Moderate	The coastal sage scrub and chaparral habitats on site are suitable for this species. The nearest record of this species is from similar habitat approximately 0.5 mile southeast of the site (CDFW 2019).
ANNIELLIDAE LEGLESS LIZARDS					
San Diegan legless lizard <i>Anniella stebbinsi</i> [<i>A. pulchra pulchra</i>]	CSC	Herbaceous layers with loose soil in coastal scrub, chaparral, and open riparian. Prefers dunes and sandy washes near moist soil.	No	Low	The coastal sage scrub and chaparral on site lack loose sandy soil. The nearest record of this species is a museum specimen collected in 1975 in the vicinity of the project site (CDFW 2020a). Project area has been substantially developed since that time, fragmenting the habitat.
CROTALIDAE RATTLESNAKES					
Red diamond rattlesnake <i>Crotalus ruber</i>	CSC	Desert scrub and riparian, coastal sage scrub, open chaparral, grassland, and agricultural fields.	No	Moderate	The coastal sage scrub on site is moderately suitable to support this species. There are no database records of this species within 2 miles of the project site (CDFW 2019).

Attachment 4
Sensitive Wildlife Species Occurring or with the Potential to Occur

Species' Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site?	Basis for Determination of Occurrence Potential
BIRDS (Nomenclature from Chesser et al. 2019 and Unitt 2004)					
ACCIPITRIDAE HAWKS, KITES, & EAGLES					
Cooper's hawk (nesting) <i>Accipiter cooperii</i>	WL, MSCP	Mature forest, open woodlands, wood edges, river groves. Parks and residential areas.	No	Low	The Torrey pines in project site are too small to provide suitable nesting habitat for this species. There are gum trees in the developed and ornamental areas of the site, but these are only marginally suitable for this species. There are several Torrey pine trees in the landscaped area between the Spectrum 5 building and the adjacent building to the west, but this area is largely too close to busy developments to provide suitable nesting habitat for this species. There are no database records of this species within 2 miles of the project site (CDFW 2019).

Attachment 4
Sensitive Wildlife Species Occurring or with the Potential to Occur

Species' Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site?	Basis for Determination of Occurrence Potential
FALCONIDAE FALCONS & CARACARAS					
Peregrine falcon <i>Falco peregrinus anatum</i>	(State Delisted), CFP, MSCP	Open coastal areas, mud flats. Rare inland. Rare fall and winter resident, casual in late spring and early summer. Local breeding populations extirpated.	No	Not Expected	No suitable open area or mud flats are present on the project site. The nearest record of this species is a 2000 observation reported along Los Peñasquitos Creek approximately 0.7 mile northeast of the project site (CDFW 2019).
RALLIDAE RAILS, GALLINULES, & COOTS					
California black rail <i>Laterallus jamaicensis cotuniculus</i>	CT, CFP	Tidal marshes, grassy marshes. Resident populations extirpated.	No	Not Expected	No salt marsh occurs in the survey area. This species has been reported in Los Peñasquitos Lagoon, which extends from the coast to approximately 0.7 mile northeast of the project site (CDFW 2019).
Light-footed Ridgway's rail <i>Rallus obsoletus [=longirostris] levipes</i>	FE, CE, CFP, MSCP	Salt marshes supporting <i>Spartina foliosa</i> . Localized resident.	No	Not Expected	No salt marsh occurs in the survey area. This species has been reported in Los Peñasquitos Lagoon, which extends from the coast to approximately 0.7 mile northeast of the project site (CDFW 2019).

Attachment 4
Sensitive Wildlife Species Occurring or with the Potential to Occur

Species' Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site?	Basis for Determination of Occurrence Potential
CHARADRIIDAE LAPWINGS & PLOVERS					
Western snowy plover (coastal population) <i>Charadrius alexandrinus nivosus</i>	FT, CSC, MSCP	Sandy beaches, lagoon margins, tidal mud flats. Migrant and winter resident. Localized breeding.	No	Not Expected	No sandy beaches, lagoons, or mud flats. are present in the survey area. This species has been reported at Torrey Pines State Natural Reserve but nesting at this site is uncertain (CDFW 2019).
LARIDAE GULLS, TERNS, & SKIMMERS					
California least tern (nesting colony) <i>Sternula antillarum browni</i>	FE, CE, CFP, MSCP	Bays, estuaries, lagoons, shoreline. Resident. Localized breeding.	No	Not Expected	No suitable estuarine or lagoon habitat is present. This species historically nested at Torrey Pines State Natural Reserve, but is reportedly extirpated, with the most recent successful breeding reported in 1976 (CDFW 2019).
VIREONIDAE VIREOS					
Least Bell's vireo (nesting) <i>Vireo bellii pusillus</i>	FE, CE, MSCP	Willow riparian woodlands. Summer resident.	No	Not Expected	The southern riparian scrub on-site is very limited and occurs immediately adjacent to the parking lot for the adjacent development. This area is isolated and largely unsuitable to support this species. This species has reported along Los Peñasquitos Creek approximately 0.7 mile northeast of the project site (CDFW 2019).

Attachment 4
Sensitive Wildlife Species Occurring or with the Potential to Occur

Species' Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site?	Basis for Determination of Occurrence Potential
TROGLODYTIDAE WRENS					
Coastal cactus wren <i>Campylorhynchus brunneicapillus sandiegensis</i>	CSC, MSCP, *	Maritime succulent scrub, coastal sage scrub with <i>Opuntia</i> thickets. Rare localized resident.	No	Low	Although cactus is present, there are no suitable large cactus thickets on site. The nearest record of this species is from approximately 0.6 mile north of the project site (CDFW 2019).
POLIOPTILIDAE GNATCATCHERS					
Coastal California gnatcatcher <i>Polioptila californica californica</i>	FT, CSC, MSCP	Coastal sage scrub, maritime succulent scrub. Resident.	No	Moderate	The coastal sage scrub on site (outside the MHPA) is moderately suitable for this species but the southern maritime chaparral is not suitable. There are numerous records of this species within 1 mile of the site (CDFW 2019). RECON detected this species by vocalizations within the Diegan coastal sage scrub approximately 300 feet west of the project site, also outside the MHPA (RECON 2018).

Attachment 4
Sensitive Wildlife Species Occurring or with the Potential to Occur

Species' Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site?	Basis for Determination of Occurrence Potential
PASSERELLIDAE NEW WORLD PASSERINES					
Southern California rufous-crowned sparrow <i>Aimophila ruficeps canescens</i>	WL, MSCP	Coastal sage scrub, chaparral, grassland. Resident.	No	Moderate	The coastal sage scrub and southern maritime chaparral on site are suitable for this species. The nearest records of this species are from approximately 1 mile northeast of the site in very similar habitat to that found on site (CDFW 2019).
Belding's savannah sparrow <i>Passerculus sandwichensis beldingi</i>	CE, MSCP	Salt marshes, lagoons dominated by <i>Salicornia</i> . Resident.	No	Not Expected	No salt marshes or lagoons are present in the survey area. This species has been reported in Los Peñasquitos Lagoon, which extends from the coast to approximately 0.7 mile northeast of the project site (CDFW 2019).
MAMMALS (Nomenclature from Baker et al. 2003)					
CERVIDAE DEER					
Southern mule deer <i>Odocoileus hemionus fuliginata</i>	MSCP	Many habitats.	No	High	This species was not observed on site, but was detected during previous RECON surveys in the vicinity. The habitat is highly suitable and has connections to larger areas of off-site habitat.

Attachment 4
Sensitive Wildlife Species Occurring or with the Potential to Occur

Species' Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site?	Basis for Determination of Occurrence Potential
<p>(I) = Introduced species</p> <p>STATUS CODES</p> <p><u>Listed/Proposed</u></p> <p>FE = Listed as endangered by the federal government FPE = Federally proposed endangered FPT = Federally proposed threatened FT = Listed as threatened by the federal government CE = Listed as endangered by the state of California CT = Listed as threatened by the state of California</p> <p><u>Other</u></p> <p>BEPA = Bald and Golden Eagle Protection Act CFP = California fully protected species CSC = California Department of Fish and Wildlife species of special concern FC = Federal candidate for listing (taxa for which the U.S. Fish and Wildlife Service has on file sufficient information on biological vulnerability and threat(s) to support proposals to list as endangered or threatened; development and publication of proposed rules for these taxa are anticipated) WL = California Department of Fish and Wildlife watch list species MSCP = City and County of San Diego Multiple Species Conservation Program covered species PSE = Proposed as endangered by the state of California * = Taxa listed with an asterisk fall into one or more of the following categories:</p> <ul style="list-style-type: none"> • Taxa considered endangered or rare under Section 15380(d) of CEQA guidelines • Taxa that are biologically rare, very restricted in distribution, or declining throughout their range • Population(s) in California that may be peripheral to the major portion of a taxon's range but which are threatened with extirpation within California • Taxa closely associated with a habitat that is declining in California at an alarming rate (e.g., wetlands, riparian, old growth forests, desert aquatic systems, native grasslands) 					

ATTACHMENT 5

Jurisdictional Waters Delineation Report for the Spectrum Pedestrian Bridge Project, San Diego, California



Jurisdictional Waters
Delineation Report for the
Spectrum Pedestrian Bridge Project,
San Diego, California

Prepared for

Alexandria Real Estate Equities, Inc.
10996 Torreyana Road, Suite 250
San Diego, CA 92121

Prepared by

RECON Environmental, Inc.
3111 Camino del Rio North, Suite 600
San Diego, CA 92108
P 619.308.9333

RECON Number 9160
August 9, 2021

A handwritten signature in black ink that reads "E. Procsal".

Beth Procsal, Senior Biologist

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ATTACHMENT

1: Wetland Delineation Data Sheets

Acronyms

USACE	U.S. Army Corps of Engineers
CCC	California Coastal Commission
CDFW	California Department of Fish and Wildlife
CWA	Clean Water Act
OHWM	Ordinary High Water Mark
RECON	RECON Environmental, Inc.
RWQCB	Regional Water Quality Control Board
USDA	U.S. Department of Agriculture
USGS	U.S. Geological Survey

1.0 Summary of Findings

RECON Environmental, Inc. (RECON) performed a routine wetland delineation for the Spectrum Pedestrian Bridge Project (proposed conceptual project) located within in the city of San Diego, California. Methods for delineating wetlands followed guidelines set forth by the U.S. Army Corps of Engineers (USACE; 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (USACE 2008).

USACE federal waters of the U.S., California Department of Fish and Wildlife (CDFW), California Regional Water Quality Control Board (RWQCB) waters of the state, and California Coastal Commission (CCC) wetlands were all delineated for the proposed conceptual project. Waters of the U.S. mapped for the Spectrum Pedestrian Bridge properties include 0.058 acre of non-wetland waters. Waters of the state mapped for the project include 0.098 acre of wetlands and 0.133 acre of streambed. A total of 0.098 acre of CCC wetlands were mapped during the survey effort.

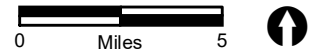
2.0 Introduction

This report describes the results of a wetland delineation conducted for the proposed conceptual project. The survey area consisted of the Spectrum 2 and 5 properties (Assessor's Parcel Numbers 340-010-4300 and 340-190-0900, respectively), located in the city of San Diego, California (Figure 1). The Applicant is proposing the installation of a free-spanning bridge that will connect the two properties. As the project bridge site design has not been finalized, the delineation was conducted within the canyon between the two properties in order to map any jurisdictional waters present that could be potentially impacted by the proposed conceptual project. The project site is found on Pueblo Lands of San Diego Land Grant, of the U.S. Geological Survey (USGS) 7.5-minute topographic map, Del Mar quadrangle (USGS 1994; Figure 2) and located to the east of Interstate 5, just east of Torrey Pines Road, and south of Science Park Road (Figure 3).

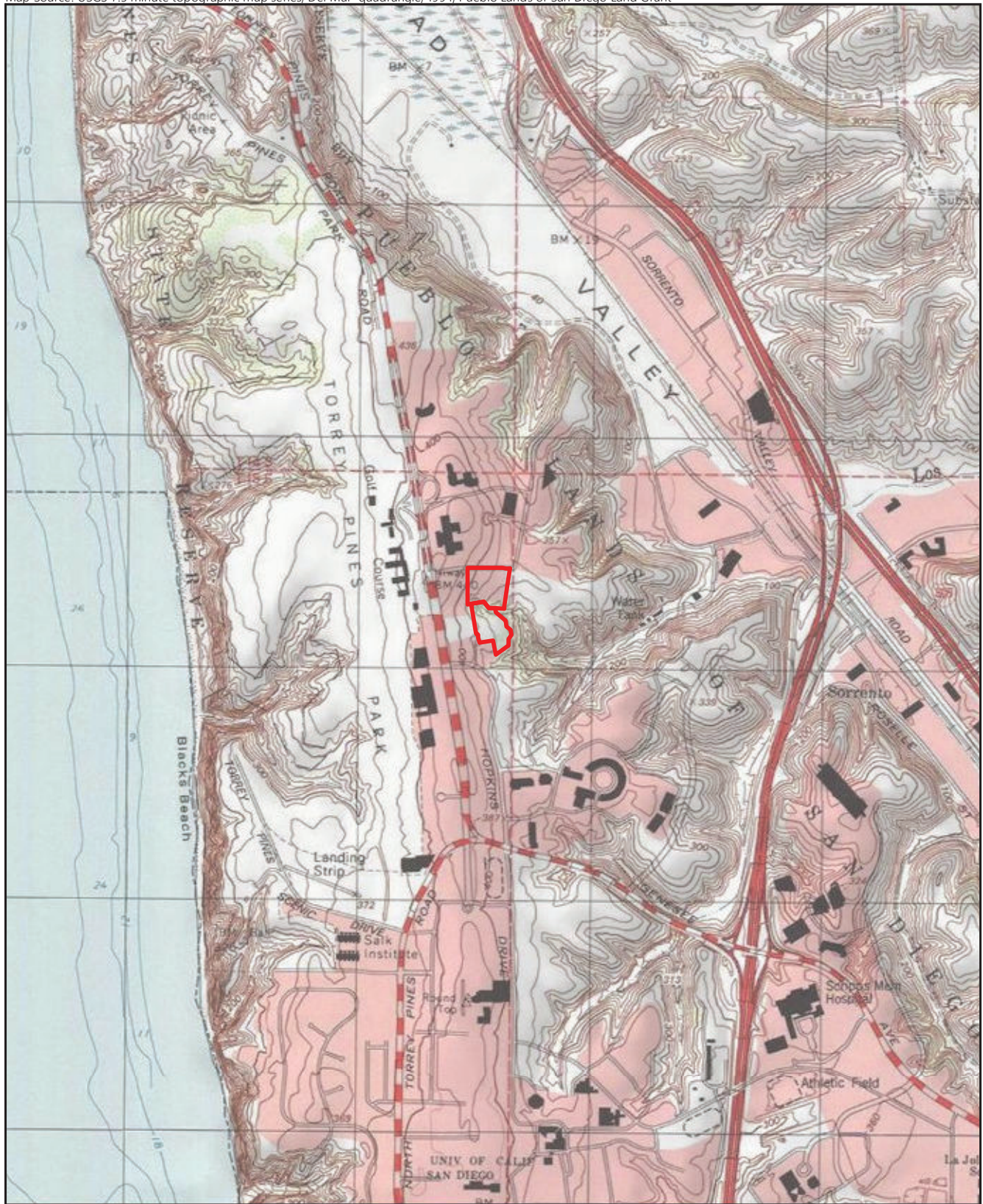
3.0 Methods

A RECON biologist performed a routine wetland delineation within the canyon between the Spectrum 2 and 5 properties on August 14, 2018, and July 30, 2021 according to the guidelines set forth by USACE (1987, 2008). A jurisdictional waters delineation is used to identify and map the extent of the wetlands and waters of the U.S. and provide information regarding jurisdictional issues.

Prior to conducting the delineation, an aerial photograph and the USGS Del Mar quadrangle were examined to aid in the location of potential waters of the U.S. on-site. Once on-site, the parcel of land was examined to determine the presence of any indicators of wetlands, including wetland vegetation, hydric soils, and hydrology. Soil test pits were located (1) within potential wetland areas and (2) in or adjacent to the spot where the boundary between wetland and upland was inferred (based on changes in the topography, hydrology, and composition of the vegetation). While in the field, the area was also examined for potential USACE non-wetland waters of the U.S. and waters of the state.

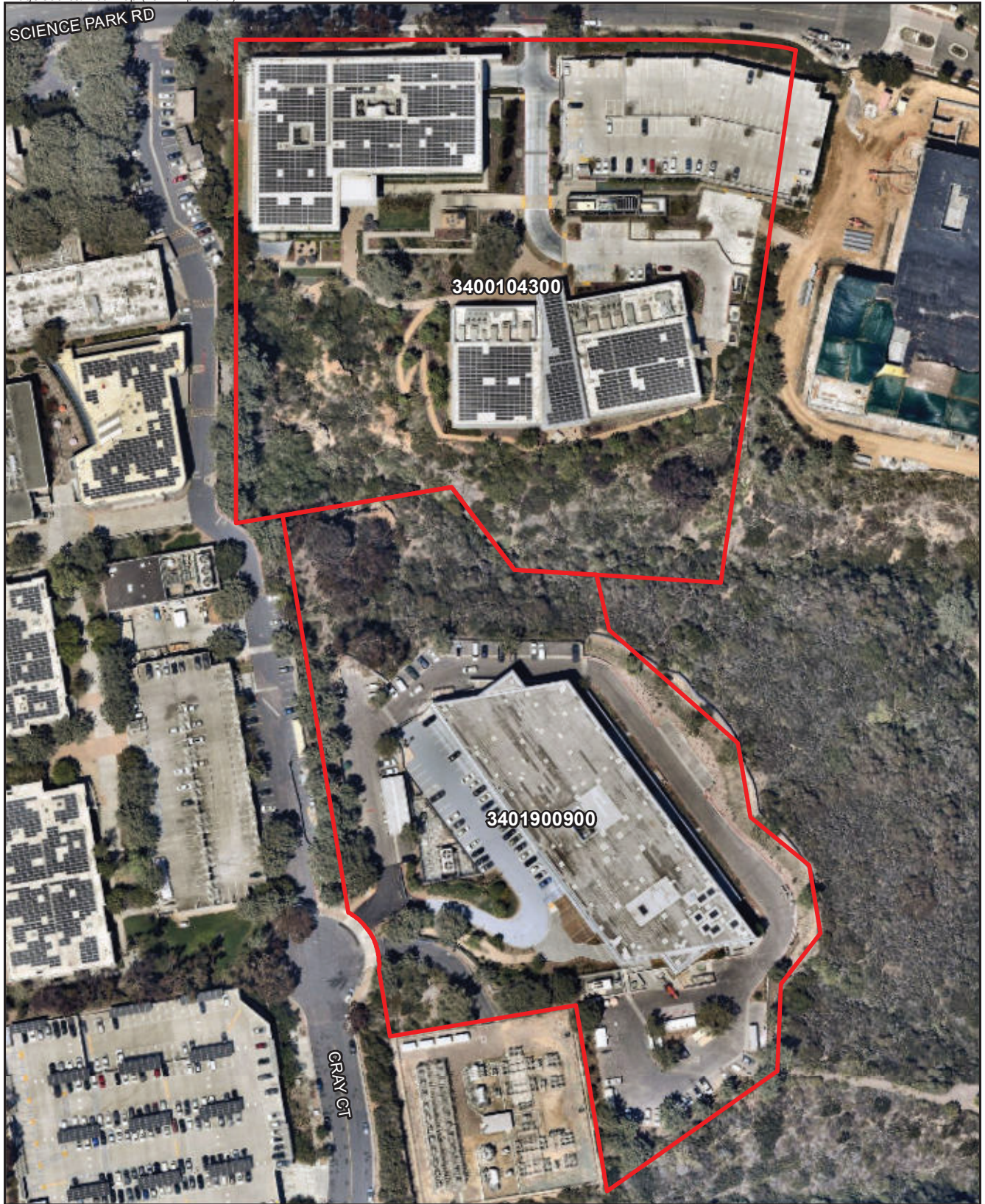


 Project Location



 Project Parcels

FIGURE 2
Project Location on USGS Map



 Project Parcels

FIGURE 3
Project Location on Aerial Photograph

3.1 USACE Wetland Water of the U.S.

According to the USACE manual (USACE 1987), wetlands are defined as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances, do support a prevalence of vegetation typically adapted for life in saturated soil conditions.”

Wetlands are delineated using three parameters: hydrophytic vegetation, wetland hydrology, and hydric soils. According to USACE, indicators for all three parameters must be present to qualify a wetland. The definition of a wetland includes the phrase “under normal circumstances,” because there are situations in which the vegetation of a wetland has been removed or altered as a result of a recent natural event or human activities (USACE 1987).

Atypical situations and problem areas may lack one or more of the three criteria and still be considered wetlands. Background information on the previous condition of the area and/or field observations may indicate that the site meets the wetland criteria prior to disturbance. Additional delineation procedures would be employed if normal circumstances did not occur on a site. For the project survey area, atypical situations or problem areas do not occur; normal circumstances are present.

3.1.1 Regulatory Definition

In accordance with Section 404 of the Clean Water Act (CWA), USACE regulates the discharge of dredged or fill material into waters of the United States. The term “waters of the United States” is defined as the following:

- All waters currently used, or used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters subject to the ebb and flow of the tide;
- All interstate waters including interstate wetlands;
- 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 foreign commerce including any such waters, (1) which could be used by interstate or foreign travelers for recreational or other purposes; or (2) from which fish or shellfish are, or could be, taken and sold in interstate or foreign commerce; or (3) which are used or could be used for industries in interstate commerce.
- All other impoundments of waters otherwise defined as waters of the United States under the definition;
- Tributaries of waters identified above;

- The territorial seas; and
- Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in the paragraphs above [33 Code of Federal Regulations Part 328.3(a)].

3.1.2 Wetland Parameters

Wetlands are delineated using three parameters: hydrophytic vegetation, wetland hydrology, and hydric soils. According to USACE guidelines, indicators for all three parameters must be present to qualify as a wetland.

3.1.2.1 Hydrophytic Vegetation

Hydrophytic vegetation is defined as “the sum total of macrophytic plant life growing in water or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content” (USACE 1987). The potential wetland areas within the canyon were surveyed by walking through the project site and making observations of those areas exhibiting characteristics of jurisdictional waters or wetlands. Vegetation units with potential wetland areas were examined, and data for each vegetation stratum (i.e., tree, shrub, herb, and vine) were recorded on the datasheet provided in the 2008 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (hereafter referred to as *Arid Supplement*) (USACE 2008). The percent absolute cover of each species present was visually estimated and recorded.

The wetland indicator status of each species recorded was determined by using the list of wetland plants for the arid southwest provided by the USACE (2013). An obligate (OBL) indicator status refers to plants that have a 99 percent probability of occurring in wetlands under natural conditions. A facultative wet (FACW) indicator status refers to plants that occur in wetlands (67 to 99 percent probability), but are occasionally found in non-wetlands. A facultative (FAC) indicator status refers to plants that are equally likely to occur in wetlands or non-wetlands (estimated probability 34 to 66 percent). Facultative upland (FACU) species are more often found in upland sites. Upland (UPL) species have a high probability to occur in upland sites. A not indicated status refers to species that have insufficient data available to determine an indicator status at this time, for the local region.

Floral nomenclature for common plants follows the Jepson Online Interchange (University of California 2018). Dominant species with an indicator status of not indicated or not listed in the USACE 2013 list were evaluated as either wetland or upland indicator species based on local professional knowledge of where the species are most often observed in habitats characteristic of southern California.

There are three indicators or tests to determine hydrophytic vegetation on a site: the dominance test, prevalence index, and morphological adaptations. The 50/20 rule is a repeatable and objective procedure for selecting a dominant plant species and is recommended when data are available for all species in the community (USACE 2008). Dominant species are those plants that individually or collectively contribute more than 50 percent of the total vegetative cover plus those species that, by themselves, comprise 20 percent or more of the total cover.

If the vegetation at a particular site passes the dominance test (using the 50/20 rule), the hydrophytic vegetation criterion is considered fulfilled. If it fails the dominance test and positive indicators of hydric soils and/or wetland hydrology are present, it is necessary to apply the prevalence index. The prevalence index is a weighted-average wetland indicator status of all plant species at a test site, where each indicator status category is given a numeric code and weighted by percent cover (USACE 2008). If a prevalence index is 3.0 or less, the hydrophytic vegetation criterion is considered fulfilled.

If a site fails the prevalence index and positive indicators of hydric soils and/or wetland hydrology are present, it is necessary to assess the presence or absence of morphological adaptations. To apply this indicator, morphological features must be observed on more than 50 percent of the individuals of a FACU species living in an area where indicators of hydric soil and wetland hydrology are present (USACE 2008). Once this indicator is applied, the dominance test and/or the prevalence index are/is recalculated using a FAC indicator status of this species (USACE 2008).

3.1.2.2 Hydric Soils

A hydric soil is a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions that favor the growth and regeneration of hydrophytic vegetation (USACE 1987). Hydric soil indicators are formed predominantly by the accumulation or loss of iron, manganese, sulfur, or carbon compounds (USACE 2008). The hydric soil criterion is considered fulfilled at a location if soils in the area can be inferred to have a high groundwater table, evidence of prolonged soil saturation exists, or any indicators suggesting a long-term reducing environment in the upper 18 inches of the soil profile are present.

A sample point was selected within a potential wetland area where the apparent boundary between wetland and upland was inferred based on changes in the composition of the vegetation and topography. The soil pit was dug to a depth of at least 18 inches or to a depth necessary to determine soil color, evidence of soil saturation, depth to groundwater, and indicators of a reducing soil environment (e.g., mottling, gleying, and sulfidic odor).

Hydric soil indicators are presented in three groups in the *Arid Supplement* (USACE 2008): "all soils, sandy soils, and loamy and clayey soils." Indicators applicable to all soil textures are indicated as A1 through A10 on the datasheet and include histosols, histic epipedon, stratified layers, and muck, among others. Indicators of sandy soils are noted as S1 through S6 and include sandy gleyed matrix, sandy redox, and stripped matrix. F1 (loamy mucky mineral) through F9 (vernal pools) are indicators of hydric conditions within loamy and clayey soils. A complete description of each of the hydric soil indicators is provided in the 2008 *Arid Supplement* and should be referenced during each delineation.

3.1.2.3 Wetland Hydrology

The presence of wetland hydrology indicators confirm that inundation or saturation has occurred on a site, but may not provide information about the timing, duration, or frequency of the event. Hydrology features are generally the most ephemeral of the three wetland parameters (USACE 2008).

In the 2008 *Arid Supplement*, wetland hydrology indicators are divided into four groups. Those that are determined based on direct observation are in Group A. These include the presence of surface

water, a high-water table, and saturation. Water marks, drift deposits, surface soil cracks, and other indicators of flooding or ponding fall within Group B. Group C consists of indicators that provide indirect evidence that a site was saturated recently, such as the presence of sulfidic odors or oxidized rhizospheres along living roots. Group D consists of vegetation and soil features that indicate recent wet conditions, such as the FAC-neutral test or a shallow aquitard (USACE 2008). These indicators are further classified as primary or secondary indicators.

Hydrologic information for the site was obtained by reviewing USGS topographic maps and by directly observing hydrology indicators in the field. The wetland hydrology criterion is considered fulfilled at a location if, based upon the conclusions inferred from the field observations, an area has a high probability of being periodically inundated or has soils saturated to the surface at some time during the growing season to develop anaerobic conditions in the surface soil environment, especially the root zone (USACE 1987). If at least one primary indicator or at least two secondary indicators are found at a sample point, the wetland hydrology criterion is considered fulfilled.

3.2 USACE Non-wetland Jurisdictional Waters

The USACE also requires the delineation of non-wetland jurisdictional waters of the U.S. These waters must have strong hydrology indicators such as the presence of seasonal flows and an ordinary high water mark (OHWM). An OHWM is defined 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 Code of Federal Regulations Part 328.3).

Areas delineated as non-wetland jurisdictional waters may lack wetland vegetation or hydric-soil characteristics. Hydric-soil indicators may be missing because topographic position precludes ponding and subsequent development of hydric soils. Absence of wetland vegetation can result from frequent scouring due to rapid water flow. These types of jurisdictional waters are delineated by the lateral and upstream/downstream extent of the OHWM of the particular drainage or depression.

3.3 CDFW Waters of the State

Under Sections 1600–1607 of the Fish and Game Code, CDFW regulates activities that would divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake that supports fish or wildlife. CDFW has jurisdiction over riparian habitats (e.g., southern willow scrub) associated with watercourses. Jurisdictional waters are delineated by the outer edge of riparian vegetation or at the top of the bank of streams or lakes, whichever is wider.

3.4 RWQCB Waters of the State

RWQCB is the regional agency responsible for protecting water quality in California. The jurisdiction of this agency includes waters of the state as mandated by both the federal CWA Section 401 and the California Porter-Cologne Water Quality Control Act.

3.5 CCC Coastal Wetlands

CCC is the regional agency responsible for protecting the natural resources of the defined Coastal Zone in California. The jurisdiction of this agency includes wetlands within the Coastal Zone which meet a one-parameter definition that only requires evidence of a single parameter to establish wetland conditions as follows:

Wetland shall be defined as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate (14 California Code Regulations Section 13577).

4.0 Results of Field Data

One ephemeral drainage and wetland area were mapped during the survey effort (Photographs 1-3). A description of the hydrophytic vegetation units observed, soil types encountered, and a discussion of the local hydrology in the survey area are presented below. Copies of the field data forms summarizing information on vegetation, soils, and hydrology observed at each sample site are provided in Attachment 1.

4.1 Vegetation

One area with hydrophytic vegetation (i.e., dominated by OBL, FACW, and/or FAC hydrophytic indicator plant species) was observed in the survey area. This area consists of southern riparian scrub vegetation strongly dominated by arroyo willow (*Salix lasiolepis*; a FACW species) with 100 percent canopy cover. The understory contained a small number of pampas grass (*Cortaderia selloana*; a FACU species), with a total cover of one percent. As this area is dominated by a FACW species, it meets the hydrophytic vegetation criterion. The remaining portions of the ephemeral drainage are vegetated with maritime chaparral, coastal sage scrub, and disturbed land vegetation communities/land cover types that are dominated by upland plant species and do not satisfy the hydrophytic vegetation criterion.



PHOTOGRAPH 1
View of Ephemeral Drainage Surrounded by
Maritime Chaparral, Facing Northwest.
Photo Date August 14, 2018.



PHOTOGRAPH 2
View of Ephemeral Drainage Surrounded by
Maritime Chaparral, Facing East.
Photo Date August 14, 2018.



PHOTOGRAPH 3

View of Wetland Area Located in the Southwest
Corner of Parcel, Facing Northwest.

Photo Date: July 30, 2021

4.2 Soils

One soil type, Altamont clay, 30 to 50 percent slopes, is mapped within the drainage area (U.S. Department of Agriculture [USDA] 1973). Characteristics of this soil type is summarized from the USDA Soil Survey of San Diego Area, California (USDA 1973), and the local hydric soil list (USDA 1992).

Altamont clay, 30 to 50 percent slopes, is steep and is 20 to 32 inches deep over shale. Runoff is rapid and the erosion hazard is high. The available water-holding capacity is 3.5 to 5 inches. Included in the mapping are small areas of Linne clay loam and areas where the soils are only 10 inches deep over shale (USDA 1973). The topsoil ranges from a dark brown (10YR 4/3, moist) to pale brown (10YR 6/3) in color and texture is strong and course with very fine roots. No hydric soil indicators were observed during the survey effort.

4.3 Hydrology

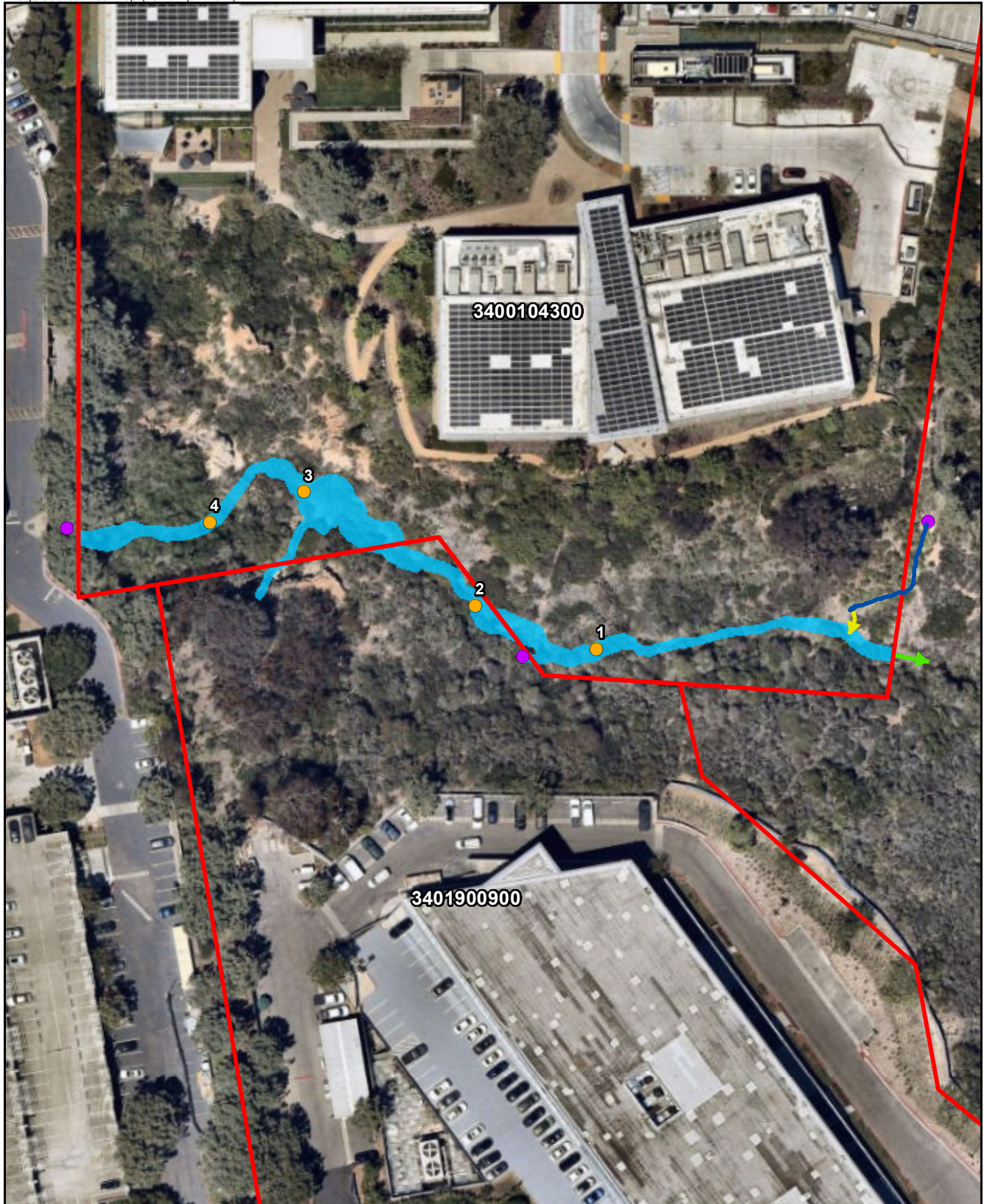
One drainage runs through the canyon bottom and is fed by a culvert leading from the adjacent developments to the west, just outside and to the west of the Spectrum 2 parcel. The channel varies in width and depth depending on the amount of vegetation and meander.

The majority of the water that enters the site comes as runoff during the wet season. Smaller dry season flows may enter the site due to irrigation and other urban runoff sources. The flows drain to the east where the drainage then meets up with additional flows from another culvert just outside of the east side of the parcel where it continues off-site to the south through the canyon system. Once it reaches Tower Road, the drainage enters a storm drain system where it flows into Carrol Canyon Creek, which eventually reaches the Los Peñasquitos Lagoon and then flows into the Pacific Ocean.

One secondary wetland hydrology indicator, drift deposits, was observed within the drainage near soil pits 1, 2, and 4. No primary wetland indicators were observed during the survey effort.

5.0 Wetland Delineation

The location of federal waters of the U.S. and waters of the state are shown on Figures 4 and 5, respectively. A summary of the acreages of potentially jurisdictional waters delineated according to federal (USACE) and state (CDFW, RWQCB, and CCC) jurisdiction are provided in Table 1 (see Figures 4 and 5).



- Project Parcels
- Culvert
- Soil Sampling Points
- USACE Non-wetland Waters
- Estimated Channel
- Estimated Channel Connection
- Concrete-lined Brow Ditch

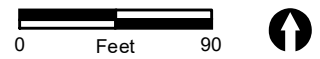


FIGURE 4
Potential Waters of the U.S.



- Project Parcels
- Culvert
- Concrete-lined Brow Ditch
- CDFW/RWQCB Streambed
- CDFW/RWQCB/CCC/City Wetland
- Estimated Channel
- Estimated Channel Connection

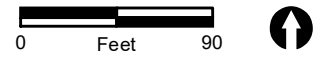


FIGURE 5
Potential Waters of the State

Agency	Jurisdictional Wetlands/Waters	Acres
USACE	Wetland	0.000
	Non-wetland waters of the U.S.	0.158
	Total Waters of the U.S.	0.158
CDFW*/RWQCB	Riparian wetland	0.098
	Streambed	0.158
	Total Waters of the State	0.256
CCC	Coastal Zone Wetlands	0.098
*CDFW area of jurisdiction includes all USACE jurisdictional waters.		

5.1 Waters of the U.S. (USACE Jurisdiction)

The potential USACE jurisdictional areas considered to be non-wetland waters consist of an ephemeral drainage channel that flows into the properties from a small culvert from the adjacent developments to the west (see Figure 4). The limit of the non-wetland waters was estimated by observations and measurements of the OHWM, including low flow channels and active floodplain.

Potential USACE jurisdiction area on-site totals 0.158 acre of non-wetland waters of the U.S. No wetland waters of the U.S. were mapped along the drainage.

5.2 Waters of the State (CDFW Jurisdiction)

Potential waters of the State under the jurisdiction of CDFW include the ephemeral streambed and the riparian scrub just east of the storm drain outlet. The limits of the CDFW streambed are delineated from the top of the bank of the top of the bank and riparian wetland by the outer extent of the drip line of the riparian vegetation (see Figure 5). A total of 0.256 acre of CDFW jurisdictional areas occur within the canyon between the properties.

5.3 Waters of the State (RWQCB Jurisdiction)

The RWQCB takes jurisdiction over all waters of the state and all waters of the U.S. as mandated by both the federal CWA and the California Porter-Cologne Water Quality Control Act. The potential extent of RWQCB jurisdiction in this case is 0.256 acre, the same as the limits of the CDFW jurisdictional waters of the state.

5.4 Coastal Zone Wetlands (CCC Jurisdiction)

The CCC takes jurisdiction over wetlands within the Coastal Zone (see Figure 5) as per the California Coastal Act. The CCC definition for wetlands includes all features that meet one wetland parameter from the 1987 USACE Wetlands Delineation Manual. The potential extent of CCC jurisdiction in this case is 0.098 acre, the same as the limits of the CDFW riparian wetland.

6.0 Regulatory Issues

USACE, CDFW, RWQCB, and CCC jurisdictional waters are regulated by federal and state governments under a no-net-loss policy, and all impacts are considered significant and should be avoided to the greatest extent possible. Unavoidable and authorized impacts would require mitigation through habitat creation, enhancement, or preservation as determined by a qualified restoration biologist in consultation with the regulatory agencies during the permitting process. Any impacts to USACE, CDFW, RWQCB, and/or CCC jurisdictional waters would require a Section 404 permit authorization from USACE, a 1600 Streambed Alteration Agreement from CDFW, a 401 State Water Quality Certification from RWQCB, and approval from the CCC along with compensatory mitigation.

7.0 References Cited

U.S. Army Corps of Engineers (USACE)

- 1987 Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1, Department of the Army. January.
- 2008 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region.
- 2013 National Wetland Plant List

U.S. Department of Agriculture (USDA)

- 1973 Soil Survey, San Diego Area, California. Soil Conservation Service and Forest Service. Roy H. Bowman, ed. San Diego. December.
- 1992 Hydric Soil List. Natural Resources Conservation Service. Escondido, CA Field Office. Field Office Technical Guide. March.

U.S. Geological Survey (USGS)

- 1994 Del Mar Quadrangle 7.5-Minute Topographic Map.

University of California

- 2018 Jepson eFlora. University and Jepson Herbaria, University of California, Berkeley. March. <http://ucjeps.berkeley.edu/eflora/>.

ATTACHMENT 1

Wetland Delineation Data Sheets

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Spectrum Pedestrian Bridge City/County: San Diego, San Diego Sampling Date: 8.14.18
 Applicant/Owner: Alexandria Real Estate Equities, Inc. State: CA Sampling Point: 1
 Investigator(s): B. Procsal Section, Township, Range: Del Mar quadrangle, Pueblo Lands of SD landgrant
 Landform (hillslope, terrace, etc.): drainage Local relief (concave, convex, none): concave Slope (%): 0-2
 Subregion (LRR): LRR-C Lat: 32.900315 Long: -117.239875 Datum: NAD 83
 Soil Map Unit Name: Altamont clay, 30 to 50 percent slopes NWI classification: Riverine

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? No Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? No (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: The drainage is predominantly unvegetated and rocky. It is located at the bottom of the urban canyon and adjacent to maritime chaparral.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>4</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>25%</u> (A/B)
4. _____	_____	_____	_____	
= Total Cover				
Sapling/Shrub Stratum (Plot size: _____)				
1. <u>Cortaderia selloana</u>	<u>2</u>	<u>Y</u>	<u>FACU</u>	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>1</u> x 3 = <u>3</u> FACU species <u>1</u> x 4 = <u>4</u> UPL species <u>2</u> x 5 = <u>10</u> Column Totals: <u>4</u> (A) <u>17</u> (B) Prevalence Index = B/A = <u>4.25</u>
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
= Total Cover				
Herb Stratum (Plot size: _____)				
1. <u>Pseudognaphalium bioletti</u>	<u><1</u>	<u>Y</u>	<u>UPL</u>	Hydrophytic Vegetation Indicators: _____ Dominance Test is >50% _____ Prevalence Index is ≤3.0 ¹ _____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u>Pseudognaphalium microcephalum</u>	<u><1</u>	<u>Y</u>	<u>UPL</u>	
3. <u>Sonchus asper</u>	<u><1</u>	<u>Y</u>	<u>FAC</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
= Total Cover				
Woody Vine Stratum (Plot size: _____)				
1. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
2. _____	_____	_____	_____	
= Total Cover				
% Bare Ground in Herb Stratum <u>97</u> % Cover of Biotic Crust _____				

Remarks: The channel is at the bottom of an urban canyon and surrounded by upland vegetation and is generally unvegetated.

SOIL

Sampling Point: 1 _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-10"	10YR4/3	100					Sand	sand is cool/moist
refusal at 10"								

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5) (**LRR C**)
- 1 cm Muck (A9) (**LRR D**)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)

- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Vernal Pools (F9)

Indicators for Problematic Hydric Soils³:

- 1 cm Muck (A9) (**LRR C**)
- 2 cm Muck (A10) (**LRR B**)
- Reduced Vertic (F18)
- Red Parent Material (TF2)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks: No hydric soil indicators were observed. The soil pit was dug within a channel which has a defined bed and bank. The soil type for the survey area is mapped as Almamont Clay. However, courser sandy particles (mapped as Carlsbad gravelly sandy loam) could have been transported from when development occurred west of the properties and/or may be unmapped inclusions in the soil at this location.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1) (**Nonriverine**)
- Sediment Deposits (B2) (**Nonriverine**)
- Drift Deposits (B3) (**Nonriverine**)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Water-Stained Leaves (B9)
- Salt Crust (B11)
- Biotic Crust (B12)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Thin Muck Surface (C7)
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water Marks (B1) (**Riverine**)
- Sediment Deposits (B2) (**Riverine**)
- Drift Deposits (B3) (**Riverine**)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Thin Muck Surface (C7)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____
 Water Table Present? Yes _____ No X Depth (inches): _____
 Saturation Present? Yes _____ No X Depth (inches): _____
 (includes capillary fringe)

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Spectrum Pedestrian Bridge City/County: San Diego, San Diego Sampling Date: 8.14.18
 Applicant/Owner: Alexandria Real Estate Equities, Inc. State: CA Sampling Point: 2
 Investigator(s): B. Procsal Section, Township, Range: Del Mar quadrangle, Pueblo Lands of SD landgrant
 Landform (hillslope, terrace, etc.): drainage Local relief (concave, convex, none): concave Slope (%): 0-2
 Subregion (LRR): LRR-C Lat: 32.900388 Long: -117.240127 Datum: NAD 83
 Soil Map Unit Name: Altamont clay, 30 to 50 percent slopes NWI classification: Riverine

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? No Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? No (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: The drainage is dominantly by non-native pampus grass and its litter. Upland vegetation occurs on the slopes surrounding the drainage.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
= Total Cover				
Sapling/Shrub Stratum (Plot size: _____)				
1. <u>Cortaderia selloana</u>	100	N	FACU	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species <u>100</u> x 4 = <u>400</u> UPL species _____ x 5 = _____ Column Totals: <u>100</u> (A) <u>400</u> (B) Prevalence Index = B/A = <u>4.0</u>
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
= Total Cover				
Herb Stratum (Plot size: _____)				
1. _____	_____	_____	_____	Hydrophytic Vegetation Indicators: <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
= Total Cover				
Woody Vine Stratum (Plot size: _____)				
1. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
2. _____	_____	_____	_____	
= Total Cover				
% Bare Ground in Herb Stratum <u>0</u> % Cover of Biotic Crust _____				

Remarks: Vegetation is not hydrophytic.

SOIL

Sampling Point: 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-15"	10YR4/2	100						
refusal at 15"								

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> 1 cm Muck (A9) (LRR C)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> 2 cm Muck (A10) (LRR B)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Reduced Vertic (F18)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Stratified Layers (A5) (LRR C)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> 1 cm Muck (A9) (LRR D)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	
<input type="checkbox"/> Vernal Pools (F9)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes _____ No <u>X</u>
--	--

Remarks: No hydric soil indicators were observed. The soil pit was dug within a channel which has a defined bed and bank. The soil type for the survey area is mapped as Almamont Clay. However, courser sandy particles (mapped as Carlsbad gravelly sandy loam) could have been transported from when development occurred west of the properties and/or may be unmapped inclusions in the soil at this location. .

HYDROLOGY

Wetland Hydrology Indicators:	Secondary Indicators (2 or more required)
Primary Indicators (minimum of one required; check all that apply)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water Marks (B1) (Riverine)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Sediment Deposits (B2) (Riverine)
<input type="checkbox"/> Saturation (A3)	<input checked="" type="checkbox"/> Drift Deposits (B3) (Riverine)
<input type="checkbox"/> Water Marks (B1) (Nonriverine)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Drift Deposits (B3) (Nonriverine)	<input type="checkbox"/> Thin Muck Surface (C7)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Biotic Crust (B12)	
<input type="checkbox"/> Aquatic Invertebrates (B13)	
<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	
<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	
<input type="checkbox"/> Presence of Reduced Iron (C4)	
<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	
<input type="checkbox"/> Thin Muck Surface (C7)	
<input type="checkbox"/> Other (Explain in Remarks)	

Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <u>X</u>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: No primary wetland hydrology indicators observed.

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Spectrum Pedestrian Bridge City/County: San Diego, San Diego Sampling Date: 8.14.18
 Applicant/Owner: Alexandria Real Estate Equities, Inc. State: CA Sampling Point: 3
 Investigator(s): B. Procsal Section, Township, Range: Del Mar quadrangle, Pueblo Lands of SD landgrant
 Landform (hillslope, terrace, etc.): drainage Local relief (concave, convex, none): concave Slope (%): 0-2
 Subregion (LRR): LRR-C Lat: 32.900585 Long: -117.240484 Datum: NAD 83
 Soil Map Unit Name: Altamont clay, 30 to 50 percent slopes NWI classification: Riverine

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? No Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? No (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Where vegetated, the drainage is dominated by non-native pampas grass and its leaf litter.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
= Total Cover				
Sapling/Shrub Stratum (Plot size: _____)				
1. <u>Cortaderia selloana</u>	50	N	FACU	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species <u>50</u> x 4 = <u>200</u> UPL species _____ x 5 = _____ Column Totals: <u>50</u> (A) <u>200</u> (B) Prevalence Index = B/A = <u>4.0</u>
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
= Total Cover				
Herb Stratum (Plot size: _____)				
1. _____	_____	_____	_____	Hydrophytic Vegetation Indicators: <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
= Total Cover				
Woody Vine Stratum (Plot size: _____)				
1. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
2. _____	_____	_____	_____	
= Total Cover				
% Bare Ground in Herb Stratum <u>50</u> % Cover of Biotic Crust _____				

Remarks: Vegetation is not hydrophytic.

SOIL

Sampling Point: 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-11"	10YR5/3	100					sand	compacted and dry
refusal at 11"								

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

<p>Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)</p> <p><input type="checkbox"/> Histosol (A1)</p> <p><input type="checkbox"/> Histic Epipedon (A2)</p> <p><input type="checkbox"/> Black Histic (A3)</p> <p><input type="checkbox"/> Hydrogen Sulfide (A4)</p> <p><input type="checkbox"/> Stratified Layers (A5) (LRR C)</p> <p><input type="checkbox"/> 1 cm Muck (A9) (LRR D)</p> <p><input type="checkbox"/> Depleted Below Dark Surface (A11)</p> <p><input type="checkbox"/> Thick Dark Surface (A12)</p> <p><input type="checkbox"/> Sandy Mucky Mineral (S1)</p> <p><input type="checkbox"/> Sandy Gleyed Matrix (S4)</p>	<p><input type="checkbox"/> Sandy Redox (S5)</p> <p><input type="checkbox"/> Stripped Matrix (S6)</p> <p><input type="checkbox"/> Loamy Mucky Mineral (F1)</p> <p><input type="checkbox"/> Loamy Gleyed Matrix (F2)</p> <p><input type="checkbox"/> Depleted Matrix (F3)</p> <p><input type="checkbox"/> Redox Dark Surface (F6)</p> <p><input type="checkbox"/> Depleted Dark Surface (F7)</p> <p><input type="checkbox"/> Redox Depressions (F8)</p> <p><input type="checkbox"/> Vernal Pools (F9)</p>	<p>Indicators for Problematic Hydric Soils³:</p> <p><input type="checkbox"/> 1 cm Muck (A9) (LRR C)</p> <p><input type="checkbox"/> 2 cm Muck (A10) (LRR B)</p> <p><input type="checkbox"/> Reduced Vertic (F18)</p> <p><input type="checkbox"/> Red Parent Material (TF2)</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p> <p>³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.</p>
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<p>Restrictive Layer (if present):</p> <p>Type: _____</p> <p>Depth (inches): _____</p>	<p>Hydric Soil Present? Yes _____ No <u>X</u></p>
---	---

Remarks: No hydric soil indicators were observed. The soil pit was dug within a channel which has a defined bed and bank. The soil type for the survey area is mapped as Almamont Clay. However, courser sandy particles (mapped as Carlsbad gravelly sandy loam) could have been transported from when development occurred west of the properties and/or may be unmapped inclusions in the soil at this location. .

HYDROLOGY

<p>Wetland Hydrology Indicators:</p> <p>Primary Indicators (minimum of one required; check all that apply)</p> <p><input type="checkbox"/> Surface Water (A1)</p> <p><input type="checkbox"/> High Water Table (A2)</p> <p><input type="checkbox"/> Saturation (A3)</p> <p><input type="checkbox"/> Water Marks (B1) (Nonriverine)</p> <p><input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)</p> <p><input type="checkbox"/> Drift Deposits (B3) (Nonriverine)</p> <p><input type="checkbox"/> Surface Soil Cracks (B6)</p> <p><input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)</p> <p><input type="checkbox"/> Water-Stained Leaves (B9)</p> <p><input type="checkbox"/> Salt Crust (B11)</p> <p><input type="checkbox"/> Biotic Crust (B12)</p> <p><input type="checkbox"/> Aquatic Invertebrates (B13)</p> <p><input type="checkbox"/> Hydrogen Sulfide Odor (C1)</p> <p><input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)</p> <p><input type="checkbox"/> Presence of Reduced Iron (C4)</p> <p><input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)</p> <p><input type="checkbox"/> Thin Muck Surface (C7)</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p>	<p>Secondary Indicators (2 or more required)</p> <p><input type="checkbox"/> Water Marks (B1) (Riverine)</p> <p><input type="checkbox"/> Sediment Deposits (B2) (Riverine)</p> <p><input type="checkbox"/> Drift Deposits (B3) (Riverine)</p> <p><input type="checkbox"/> Drainage Patterns (B10)</p> <p><input type="checkbox"/> Dry-Season Water Table (C2)</p> <p><input type="checkbox"/> Thin Muck Surface (C7)</p> <p><input type="checkbox"/> Crayfish Burrows (C8)</p> <p><input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)</p> <p><input type="checkbox"/> Shallow Aquitard (D3)</p> <p><input type="checkbox"/> FAC-Neutral Test (D5)</p>
--	--

<p>Field Observations:</p> <p>Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____</p> <p>Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____</p> <p>Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)</p>	<p>Wetland Hydrology Present? Yes _____ No <u>X</u></p>
--	--

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: No hydrology indicators observed.

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Spectrum Pedestrian Bridge City/County: San Diego, San Diego Sampling Date: 7.30.21
 Applicant/Owner: Alexandria Real Estate Equities, Inc. State: CA Sampling Point: 4
 Investigator(s): B. Procsal Section, Township, Range: Del Mar quadrangle, Pueblo Lands of SD landgrant
 Landform (hillslope, terrace, etc.): drainage Local relief (concave, convex, none): concave Slope (%): 0-2
 Subregion (LRR): LRR-C Lat: 32.90053 Long: -117.240678 Datum: NAD 83
 Soil Map Unit Name: Altamont clay, 30 to 50 percent slopes NWI classification: Riverine

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? No Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? No (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Sample point in southern riparian scrub. Where vegetated, the understory is dominated by non-native pampas grass and it's leaf litter.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <u>Salix lasiolepis</u>	100	Yes	FACW	Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>2</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50%</u> (A/B)
4. _____	_____	_____	_____	
= Total Cover				
Sapling/Shrub Stratum (Plot size: _____)				Prevalence Index worksheet:
1. <u>Cortaderia selloana</u>	5	N	FACU	Total % Cover of: _____ Multiply by: _____
2. _____	_____	_____	_____	OBL species _____ x 1 = _____
3. _____	_____	_____	_____	FACW species <u>100</u> x 2 = <u>200</u>
4. _____	_____	_____	_____	FAC species _____ x 3 = _____
5. _____	_____	_____	_____	FACU species <u>5</u> x 4 = <u>20</u>
= Total Cover				UPL species _____ x 5 = _____
				Column Totals: <u>105</u> (A) <u>220</u> (B)
				Prevalence Index = B/A = <u>2.10</u>
Herb Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:
1. _____	_____	_____	_____	_____ Dominance Test is >50%
2. _____	_____	_____	_____	<input checked="" type="checkbox"/> Prevalence Index is ≤3.0 ¹
3. _____	_____	_____	_____	_____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
4. _____	_____	_____	_____	_____ Problematic Hydrophytic Vegetation ¹ (Explain)
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
= Total Cover				
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present?
1. _____	_____	_____	_____	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2. _____	_____	_____	_____	
= Total Cover				
% Bare Ground in Herb Stratum <u>50</u> % Cover of Biotic Crust _____				

Remarks: Arroyo willow dominated vegetation in area in immediate vicinity of storm drain outflow. This area is well defined by very steep canyon slopes and is somewhat bowl-shaped. The area is dominated by hydrophytic vegetation.

SOIL

Sampling Point: 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-2"	10YR 2/2	100					sand	
2-18"	10YR 3/1	100					sand	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils³:
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 1 cm Muck (A9) (LRR C)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 2 cm Muck (A10) (LRR B)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Reduced Vertic (F18)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Stratified Layers (A5) (LRR C)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> 1 cm Muck (A9) (LRR D)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Depressions (F8)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Vernal Pools (F9)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)		

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):	
Type: _____	
Depth (inches): _____	
	Hydric Soil Present? Yes _____ No <u>X</u>

Remarks: No hydric soil indicators were observed. The soil pit was dug within willow canopy near channel originating from a storm drain outflow. The soil type for the survey area is mapped as Almamont Clay. However, courser sandy particles (mapped as Carlsbad gravelly sandy loam) could have been transported from when development occurred west of the properties and/or may be unmapped inclusions in the soil at this location.

HYDROLOGY

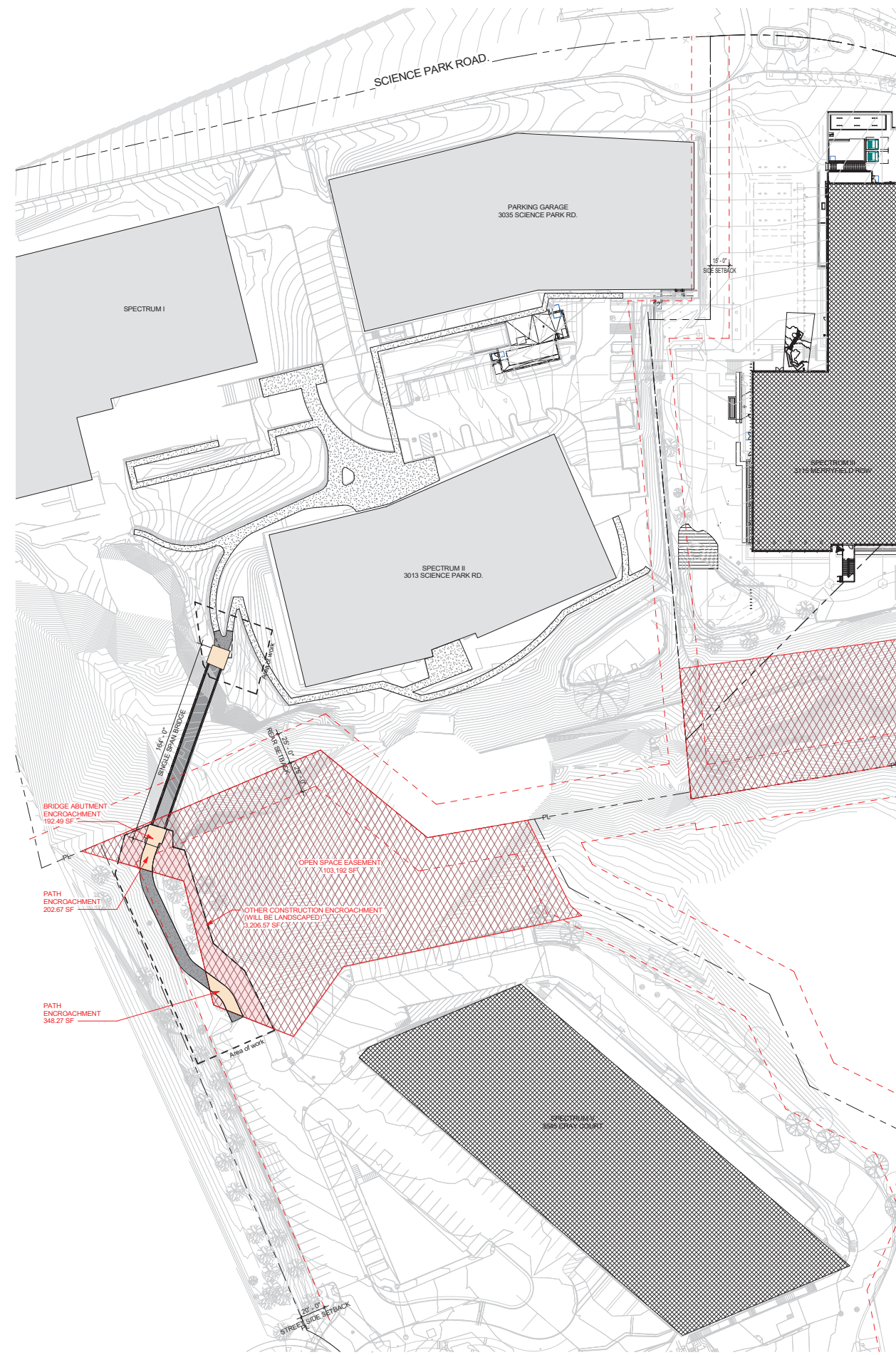
Wetland Hydrology Indicators:	Secondary Indicators (2 or more required)
Primary Indicators (minimum of one required; check all that apply)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water Marks (B1) (Riverine)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Sediment Deposits (B2) (Riverine)
<input type="checkbox"/> Saturation (A3)	<input checked="" type="checkbox"/> Drift Deposits (B3) (Riverine)
<input type="checkbox"/> Water Marks (B1) (Nonriverine)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Drift Deposits (B3) (Nonriverine)	<input type="checkbox"/> Thin Muck Surface (C7)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Biotic Crust (B12)	
<input type="checkbox"/> Aquatic Invertebrates (B13)	
<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	
<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	
<input type="checkbox"/> Presence of Reduced Iron (C4)	
<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	
<input type="checkbox"/> Thin Muck Surface (C7)	
<input type="checkbox"/> Other (Explain in Remarks)	

Field Observations:	
Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____	
Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____	
Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <u>X</u>

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Only one secondary hydrology indicator observed after searching.

ATTACHMENT 6
Easement Exhibit



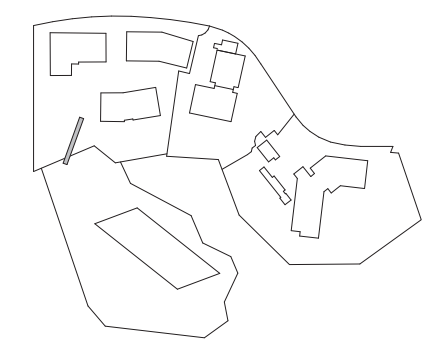
GENERAL NOTES

EASEMENT ENCROACHMENT:
 THE PROPOSED AREA OF WORK (INCLUDING TEMPORARY CONSTRUCTION AREA) ALONG THE NORTHERN PORTION OF PARCEL ADDRESSED 3545 CRAY COURT ENCLOSED INTO THE OPEN SPACE EASEMENT BY **0.08 ACRES**
 AS PART OF THE ENCROACHMENT STATED ABOVE, THE PROPOSED BRIDGE AND PATH ENCROACH BY **0.01 ACRES**

LEGEND

- PROPERTY LINE
- SETBACK LINE
- AREA OF DISTURBANCE - LIMIT OF WORK
- ACCESSIBILITY ROUTE
- DRAINAGE
- SPOT ELEVATION
- (E) FIRE HYDRANT
- (E) TRANSIT STOP
- EXISTING BUILDINGS
- NEW BUILDINGS UNDER CONSTRUCTION/RENOVATION
- OPEN SPACE EASEMENT
- EXISTING PATH
- NEW PATH TO BRIDGE
- AREA ENCROACHING INTO EASEMENT

KEY PLAN



FLOOR PLAN - EASEMENT EXHIBIT 1" = 40'-0" 1



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 LANDSCAPE ARCHITECTURE PLANNING
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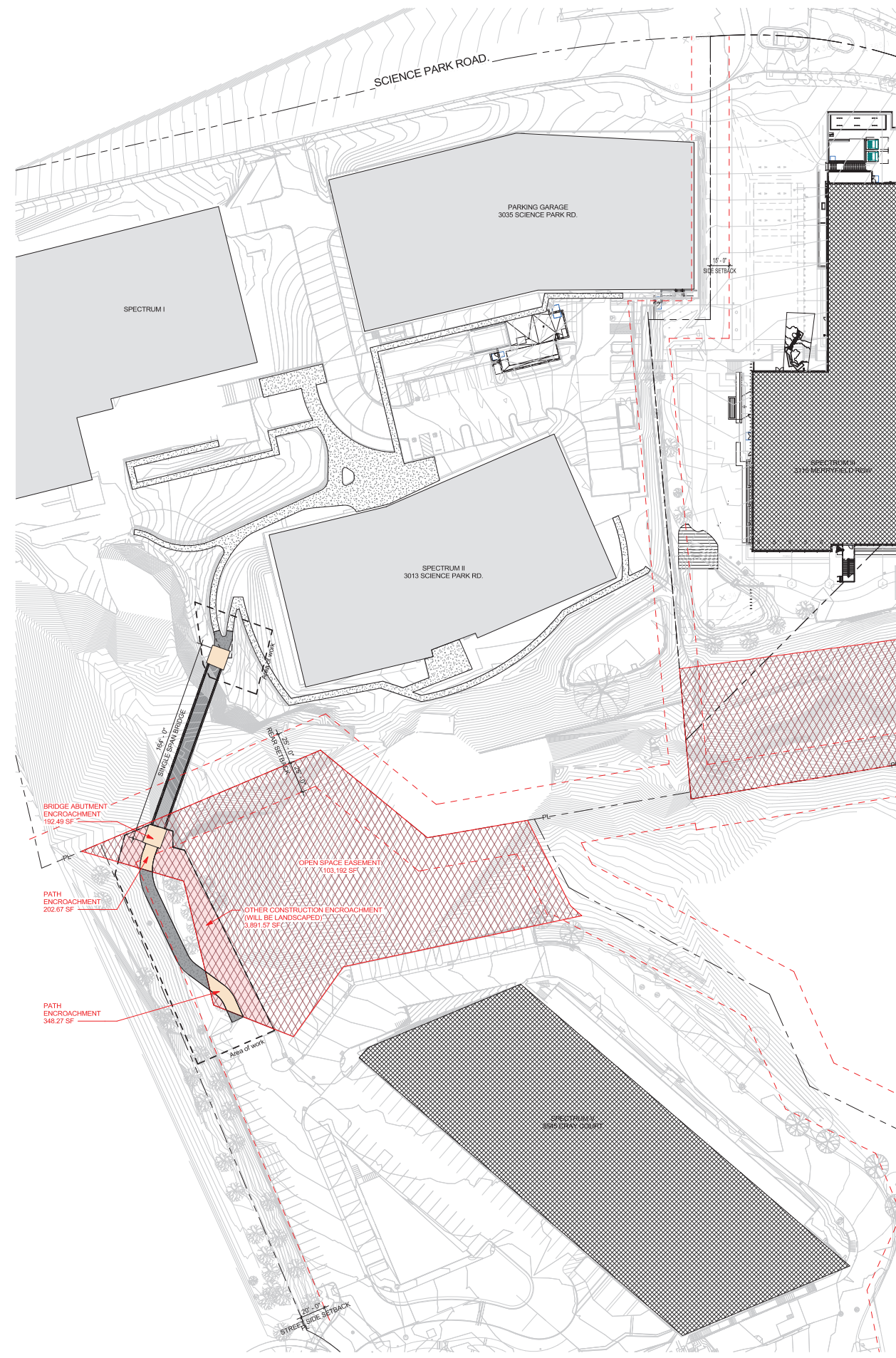
Developed for

 ALEXANDRIA

Submittal	Date
SDP - PDP - 1st CITY SUBMITTAL	04/10/2020
SDP - PDP - 2nd CITY SUBMITTAL	07/10/2020
SDP - PDP - 3rd CITY SUBMITTAL	01/19/2021
SDP - PDP - 4th CITY SUBMITTAL	03/26/2021
SDP - PDP - 5th CITY SUBMITTAL	08/09/2021

Job Number	180910
Date Published	2021.01.19
Checked By	Checker
Scale	As indicated

EASEMENT EXHIBIT



GENERAL NOTES

EASEMENT ENCROACHMENT:
 THE PROPOSED AREA OF WORK (INCLUDING TEMPORARY CONSTRUCTION AREA) ALONG THE NORTHERN PORTION OF PARCEL ADDRESSED 3545 CRAY COURT ENCLOSED INTO THE OPEN SPACE EASEMENT BY **0.08 ACRES**
 AS PART OF THE ENCROACHMENT STATED ABOVE, THE PROPOSED BRIDGE AND PATH ENCROACH BY **0.01 ACRES**

LEGEND

- PROPERTY LINE
- SETBACK LINE
- AREA OF DISTURBANCE - LIMIT OF WORK
- ACCESSIBILITY ROUTE
- DRAINAGE
- SPOT ELEVATION
- (E) FIRE HYDRANT
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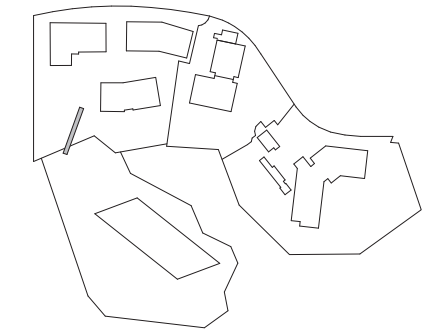
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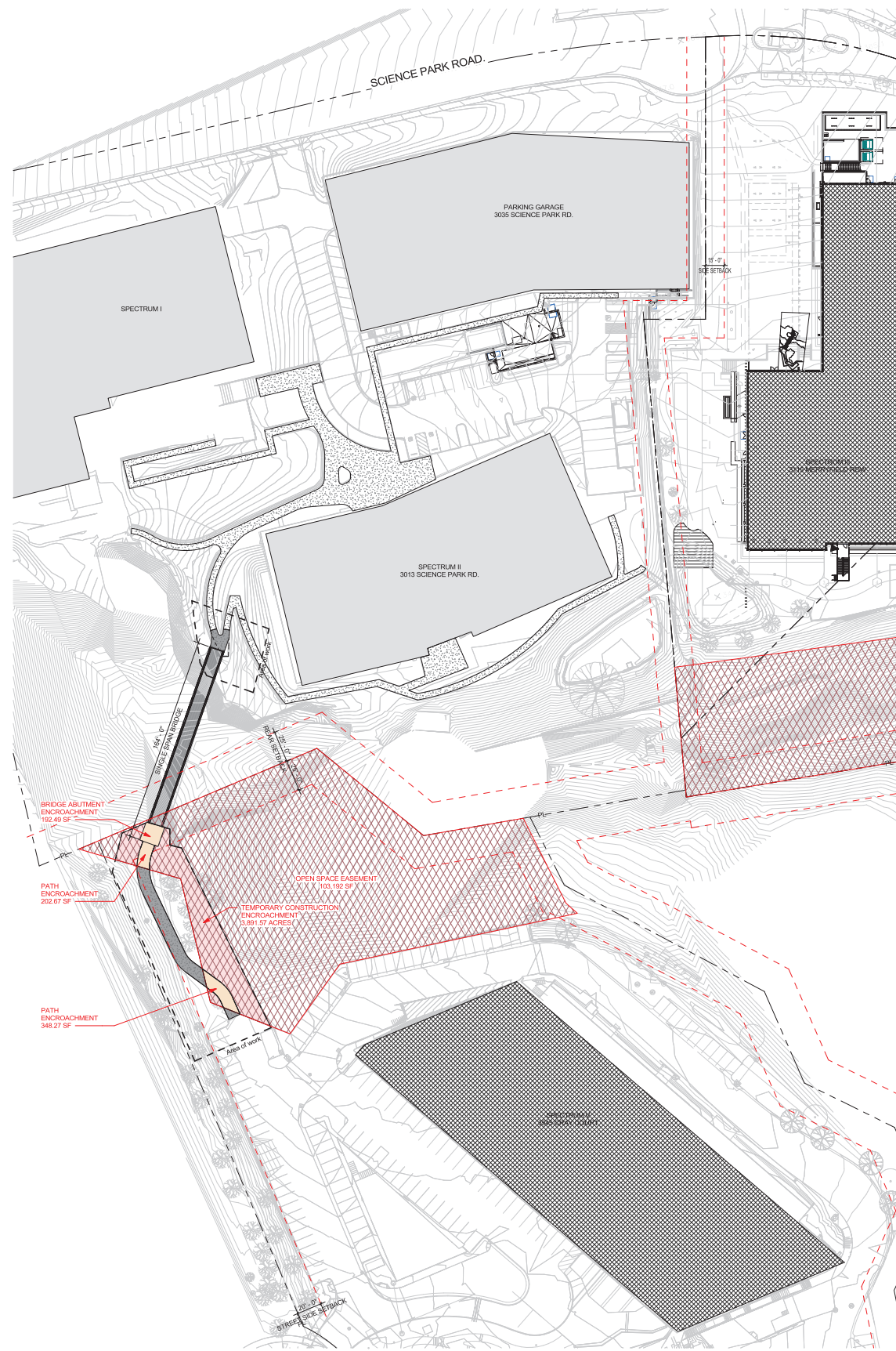
KEY PLAN



Submittal	Date
SEP PDP - 1st CITY SUBMITTAL	04/16/2020
SEP PDP - 2nd CITY SUBMITTAL	07/10/2020
SEP PDP - 3rd CITY SUBMITTAL	07/19/2021
SEP PDP - 4th CITY SUBMITTAL	03/26/2021
SEP PDP - 5th CITY SUBMITTAL	08/05/2021

Job Number	1808910
Date Published	2021.01.19
Checked By	Checker
Scale	As indicated

EASEMENT EXHIBIT



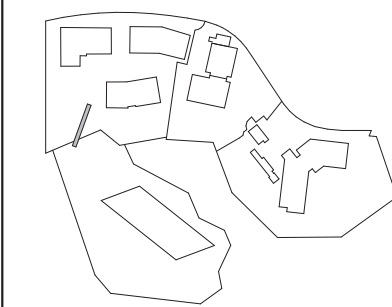
GENERAL NOTES

EASEMENT ENCROACHMENT:
 THE PROPOSED AREA OF WORK (INCLUDING TEMPORARY CONSTRUCTION AREA) ALONG THE NORTHERN PORTION OF PARCEL ADDRESSED 3045 GRAY COURT ENCROACHES INTO THE OPEN SPACE EASEMENT BY **0.08 ACRES**.
 AS PART OF THE ENCROACHMENT STATED ABOVE, THE PROPOSED BRIDGE AND PATH ENCROACH BY **0.01 ACRES**.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- AREA OF DISTURBANCE - LIMIT OF WORK
- ACCESSIBILITY ROUTE
- DRAINAGE
- SPOT ELEVATION
- (E) FIRE HYDRANT
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- AREA ENCROACHING INTO EASEMENT

KEY PLAN



FLOOR PLAN - EASEMENT EXHIBIT 1" = 40'-0" 1

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 Developed for **ALEXANDRIA**

Submital	Date
1. PRELIMINARY SUBMITTAL	04/11/2020
2. PRELIMINARY SUBMITTAL	07/11/2020
3. PRELIMINARY SUBMITTAL	09/29/2021
4. PRELIMINARY SUBMITTAL	09/29/2021
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49. PRELIMINARY SUBMITTAL	09/29/2021
50. PRELIMINARY SUBMITTAL	09/29/2021

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