Biological Resources Letter Report
for the

Healthpeak-Torreyana Project

San Diego, California, APN 340-010-30-00, PRJ-1056938

Prepared for:

City of San Diego

and

Stefanie Deal
Vice President, Principal Architect
Ferguson Pape Baldwin Architects
4499 Ruffin Road, Suite 300
San Diego, CA 92123

Prepared by:



P.O. Box 19714
San Diego, CA 92159
(619) 787-6646

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September 9, 2025

Stefanie Deal
Vice President, Principal Architect
Ferguson Pape Baldwin Architects
4499 Ruffin Road, Suite 300
San Diego, CA 92123

Subject: **Biological Resources Letter Report for the Healthpeak-Torreyana Project; San Diego, California, APN 340-010-30-00; Prepared for the City of San Diego, PRJ-1056938**

Ms. Deal:

Athena Consulting has prepared this report to address potential project-related impacts to biological resources on the Healthpeak-Torreyana site.

SUMMARY

The Healthpeak-Torreyana project (Project) proposes to demolish two existing buildings at 11085 and 11095 Torreyana Road and develop two new buildings within the previously developed portion of the property. The Project site (Site) currently includes a 2.8-acre open space (OS) easement over the southeastern area, including a previously impacted 25-foot landscape maintenance area along the northwestern edge of the existing OS. As part of the Project, there will be a new Covenant of Easement (COE) created in compliance with current standards over the 2.41-acre undeveloped OS. Select allowable site work would be added in the old 25-foot landscape maintenance area. The proposed buildings would be shifted toward the northwest so that they are set back further from the OS. The Project would also create new storm water BMPs to bring the Site into compliance with current standards.

The proposed Project would impact only developed land. Sensitive Tier I maritime chaparral habitat is present onsite within the undeveloped portion of the existing OS easement. Four sensitive species were observed in the existing OS: wart-stemmed ceanothus (*Ceanothus verrucosus*), coast barrel cactus (*Ferocactus viridescens*), Torrey pine (*Pinus torreyana*), and Nuttall's scrub oak (*Quercus dumosa*). The Project is not expected to impact any of these except for removal of nineteen planted landscape Torrey pines and four regenerated Nuttall's scrub oaks along the southern and southeastern edges of the existing developed area. Because the Project, including Brush Management Zones 1 and 2, would be limited to the existing developed area, it is not expected to cause any significant direct or indirect impacts to sensitive biological resources. No mitigation measures are proposed. The Project would implement the standard Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines avoidance measures of avoiding use of invasive species in landscaping, avoiding vegetation clearing during the bird breeding season (from as early as February 1 through as late as September 15, depending on species), and using shielded lighting. Monitoring noise levels adjacent to offsite MHPA coastal sage scrub habitat to the northeast

would be required by the City if construction or other loud activities are to be scheduled during the coastal California gnatcatcher (*Polioptila californica californica*) breeding season (March 1 – August 15).

As currently mapped, the MHPA overlaps a small portion of the Site along the northeastern boundary. This boundary line issue would be corrected as part of Project processing.

INTRODUCTION

Project Description

The Project would obtain a Coastal Development Permit, Neighborhood Development Permit, and Site Development Permit to entitle the Site up to 122,980 square feet (SF). The Project has four phasing options with variations on which existing buildings are demolished or rebuilt; this report evaluates Phasing Option 1, which is the most comprehensive. Under Phasing Option 1, the two existing buildings at 11085 and 11095 Torreyana Road would be demolished and replaced with two new warm-shell, two-story-over-basement, scientific research buildings totaling approximately 111,000 SF. Core improvements would include the building envelope, house mechanical, electrical, and plumbing systems, stairs, restrooms, and elevators. Select allowable work would be built in the 25-foot landscape maintenance area. The Project Site currently has two research and development buildings that total 81,419 SF. Demolition of these buildings would coincide with phasing. The demolition scope would be within its respective separate demolition permit.

The existing Project Site lacks any storm water treatment and retention elements. The proposed Project would introduce modular wetlands and retention chambers to reduce the runoff from the 85th percentile storm to emulate the natural condition. The Site would be reconfigured to place the existing surface parking below ground and behind the buildings substantially out of sight from the building frontage. With the Site redevelopment, the surface runoff from the post-development condition would be equal to or less than the pre-development condition in the 100-year storm. Existing sewer and water would continue to come off the end of the cul-de-sac, as well as the Site access. Walls are proposed to eliminate any grading within the adjacent undeveloped portion of the existing onsite OS easement (which is the proposed new COE area).

The exterior space is designed to frame the rich, sprawling views of the Torrey Pines State Reserve as one moves through the courtyard of the two buildings. The natural features would permeate the campus from the canyon to provide a framework for outdoor amenities that include outdoor seating, dining, and lounge spaces, fire access, mounded planter, and shade provided from shade structures and large canopy trees.

The Project would be located entirely within the existing developed footprint on the Site, including the previously impacted 25-foot landscape maintenance area. However, the new buildings would be shifted away from the southeastern limit of development. Both BMZ 1 and BMZ 2 would be included onsite and entirely within the existing developed area. BMZ 1 would range in width from 31 to 80 feet. BMZ 2 would range in width from 0 to 26 feet.

A new COE would be established over all of the existing OS except for the 25-foot landscape maintenance area, which would be excluded because it is previously impacted and permanently irrigated.

Off-site improvements would include driveway improvements at the existing Torreyana Road driveway, and offsite drainage/utility connections within the existing access road adjacent to the northwestern boundary.

Project Location

The approximately 6.15-acre Site is located on Assessor's Parcel Number (APN) 340-010-30-00 in central western San Diego County, in the City of San Diego and the University community, approximately 0.6 mile west of the Interstate 805 (I-805) and Interstate 5 (I-5) merge, and approximately 1.0 mile north of the Pacific Ocean (**Figures 1** and **2**). A Google Earth satellite image of the Site and vicinity is provided in **Figure 3**.

REGULATORY SETTING

The Project is located in the City of San Diego. Multiple federal, State, and local laws and regulations protect and conserve biological resources. Major regulations that apply to the Project are summarized below.

Federal Endangered Species Act

The U.S. Congress passed the 1973 federal Endangered Species Act (ESA) (and later amendments) to protect and recover imperiled species and the ecosystems upon which they depend. The federal ESA has four major components: 1) Section 4, which provides for listing species and designating critical habitat; 2) Section 7, which requires federal agencies, in consultation with the USFWS, to ensure that their actions are not likely to jeopardize the continued existence of species or result in the modification or destruction of critical habitat; 3) Section 9, which prohibits "taking" of listed species; and 4) Section 10, which provides for permitting incidental take of listed species. Under the ESA, to "take" is defined as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. A project that does or may support a species protected by the federal ESA may be subject to federal ESA regulation.

California Endangered Species Act

The California Endangered Species Act (CESA) of 1984 generally parallels the main provisions of the federal ESA and is administered by the California Department of Fish and Wildlife (CDFW); it prohibits take of any species that CDFW has classified as Threatened or Endangered, or that is experiencing a significant decline that could lead to such as designation, and permits take incidental to otherwise lawful development projects with approval from CDFW.

California Environmental Quality Act

The California Environmental Quality Act, or CEQA, is a statute first created in 1970 that requires State and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. Every development project that requires a discretionary governmental approval requires at least some environmental review pursuant to CEQA, unless an exemption applies. CEQA does not specifically define what constitutes an "adverse effect" on a biological resource; instead, lead agencies are charged with determining what should be considered a significant impact, according to the CEQA Guidelines. The City of San Diego is the lead agency for this Project.

Natural Communities Conservation Planning Act

The State of California's Natural Communities Conservation Planning (NCCP) Act of 1991 and 2003 is intended to conserve natural communities at the ecosystem level while accommodating compatible land use. The program seeks to anticipate and prevent the controversies and gridlock caused by species' listings by focusing on the long-term stability of wildlife and plant communities and including key interests in the process.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) of 1918 (and later amendments) was passed by Congress to provide protection to the breeding activities of migratory birds throughout the United States. The MBTA makes it illegal to take, possess, import, export, transport, sell, purchase, barter, or offer for sale, purchase, or barter, any migratory bird, or the parts (including feathers), nests, or eggs of such a bird except under the terms of a valid federal permit. All birds in California except those specifically excluded (such as non-native birds and certain "game" birds) are protected by this act. The Project would comply with the provisions of the MBTA by scheduling clearing and grading outside the raptor and general avian breeding season (February 1 – August 31), or, alternatively, these activities may occur during the breeding season if a qualified biologist conducts a survey for nests within the limits of work and within 300 feet of the limits of work, within three days prior to the work. If an active nest is identified, nest protection measures would be implemented.

Bald and Golden Eagle Protection Act

The Bald Eagle Protection Act was enacted in 1940 to prohibit the take, transport, or sale of bald eagles, their eggs, or any part except where expressly allowed by the Secretary of Interior, and was amended in 1962 to also cover golden eagles.

Clean Water Act

The 1972 Clean Water Act (CWA) establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating surface water quality standards. The CWA made it unlawful to discharge any pollutant from a point source into navigable waters of the United States unless a permit was obtained. Under Section 404 of the CWA, the U.S. Army Corps of Engineers (USACE) regulates the discharge of dredged and/or fill material into "Waters of the U.S."

California Fish and Game Code

California Fish and Game Code regulates the taking and possession of birds, mammals, fish, amphibians, and reptiles, as well as impacts to natural resources such as Waters of the State. It includes the CESA described above, Lake and Streambed Alteration (LSA) Agreement regulations (Sections 1600-1616), provisions for legal hunting and fishing, tribal agreements for activities involving take of native wildlife, protection of nests and eggs of all birds except as otherwise provided by Fish and Game Code (Section 3503), protection of all raptors and their nests and eggs except as otherwise provided (Section 3503.5), and the California Native Plant Protection Act (Section 1900-1913).

California Native Plant Protection Act

The California Native Plant Protection Act of 1977 directed CDFW to carry out the legislature's intent to "preserve, protect and enhance rare and endangered plants in this State" and gave CDFW the power to designate native plants as Endangered or Rare and to protect such designated plants from take.

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act protects State wetlands and Waters of the State. The State Water Resources Control Board (SWRCB) and the Regional Water Quality Control Boards (RWQCBs) are the principal State agencies with primary responsibility for the coordination and control of water quality. Waters of the State are defined in this act as "any surface water or groundwater, including saline waters, within the boundaries of the state." State wetlands are defined in the "State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State."

California Coastal Commission and Coastal Act

In response to 1972 federal coastal zone management legislation, which encouraged and funded states to implement responsible coastal zone management, the State of California established the California Coastal Commission in 1972 and adopted the California Coastal Act in 1976. The Coastal Commission, in partnership with coastal cities and counties, regulates the use of land and water in the coastal zone. Development in the coastal zone generally requires a permit from either the Coastal Commission or the local government. The Coastal Act includes specific policies that address, among other things, shoreline public access and recreation, terrestrial and marine habitat protection, water quality, and development design. The Project Site is within the City of San Diego Coastal Zone.

San Diego County Multiple Species Conservation Program

The San Diego County Multiple Species Conservation Program (MSCP) of 1998 was developed to preserve a network of habitat and open space, protecting biodiversity, and enhancing the region's quality of life (City of San Diego 1998). It is a combination Habitat Conservation Plan pursuant to Section 10(a)(1)(B) of the FESA and NCCP pursuant to the NCCP Act. It addresses multiple species habitat needs and preservation of native vegetation communities for a 900-square mile area in southwestern San Diego County and is one of multiple subregional habitat-planning efforts throughout the county. Local portions of the MSCP Plan are implemented by local jurisdictions and special districts through subarea plans that describe specific implementing mechanisms for the MSCP. The MSCP has obtained permits and authorizations that allow for the taking of covered species outside of designated preserve boundaries under the FESA, CESA, and NCCP Act. The MSCP includes designated preserve areas allowing limited development and that allows local subarea plans to focus on conservation efforts.

City of San Diego MSCP Subarea Plan

The City of San Diego MSCP Subarea Plan was prepared in 1997 to meet the requirements of the NCCP Act and to form the basis for the implementing agreement that serves as the contract between the City of San Diego and wildlife agencies allowing local take permits for covered species under the MSCP (City of San Diego 1997a). The Subarea Plan is consistent with the San Diego County MSCP and qualifies as a stand-alone document to implement the MSCP within the jurisdiction of the City of San Diego, which encompasses 206,124 acres of the MSCP Plan Area. The MHPA designated within the City of San Diego is approximately 56,831 acres and is a "hard line" preserve with specific boundaries. It represents 77 percent of the core biological resource areas and 77 percent of the habitat linkages within the San Diego Subarea. A narrow strip of the Site is currently within the MHPA, as shown in **Figure 4**.

City of San Diego Land Development Code Biology Guidelines

The Land Development Code Biology Guidelines were formulated by the City of San Diego Development Services Department to help implement the City's Environmentally Sensitive Lands

Regulation, Land Development Code, and Open Space Residential Zone Code, and to guide determination of impacts and mitigation under CEQA and the Coastal Act (City of San Diego 2018a). The Biology Guidelines specifically guide protection for sensitive biological resources including those lands included within the MHPA as identified in the City of San Diego's MSCP Subarea Plan (City of San Diego 1995) and the Vernal Pool Habitat Conservation Plan (VPHCP) (City of San Diego 2019), 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.

City of San Diego Environmentally Sensitive Lands Regulations

The Land Development Code contains restrictions on development within Environmentally Sensitive Lands (ESL). ESL regulations (City of San Diego 2018b) are intended to "protect, preserve and, where damaged, restore the environmentally sensitive lands of San Diego and the viability of species supported by those lands." These regulations are intended to assure that development, including, but not limited to coastal development in the Coastal Overlay Zone, occurs in a manner that protects the overall quality of the resources and the natural and topographic character of the area, encourages a sensitive form of development, retains biodiversity and interconnected habitats, maximizes physical and visual public access to and along the shoreline, and reduces hazards due to flooding in specific areas while minimizing the need for construction of flood control facilities. They are intended to protect the public health, safety, and welfare while employing regulations that are consistent with sound resource conservation principles and the rights of private property owners.

METHODS AND SURVEY LIMITATIONS

Biological resources on the Site were investigated through records review and Site surveys. Records review consisted of a search of RareFind5 California Natural Diversity Database (CNDDB) documentation of sensitive plant and animal species within the Project's Del Mar U.S. Geological Survey (USGS) 7.5-minute quadrangle, satellite imagery (Google Earth 2022), and soil maps and descriptions from the U.S. Department of Agriculture (USDA) Web Soil Survey.

A general biological survey was conducted by Athena Senior Biologist and Botanist Catherine MacGregor (resume provided in **Attachment A**) in June 2022. The general biological resources survey also served as a focused survey for summer-blooming rare plants. A second visit was conducted in July 2022 to GPS-map the planted landscape Torrey pines (*Pinus torreyana*). In September 2025, a new general biological survey was conducted to search for any changes in Site conditions. Site survey times and conditions are summarized in Table 1, below.

Table 1. Site Survey Times and Conditions

Date	Time	Temp (°F)	Sky	Wind (MPH)	Survey Type	Personnel
6/30/2022	0915 to 1155	72 to 75	Sunny, hazy	5-8, 3-6	General biological and summer plant	C. MacGregor
7/7/2022	0930 to 1010	69 to 70	Overcast	0-1 to 0-3	Tree mapping	C. MacGregor
9/5/2025	0955 to 1055	71 to 73	Partly cloudy	3-5	General biological update	C. MacGregor

In June 2025, the Project's landscape architect visited the Site to check Torrey pine locations and distances from existing buildings so that the Torrey pine impact analysis could be refined. The updated Torrey pine mapping and impact analysis are included in this report.

All onsite habitats and land cover types were mapped, and all observed plant and animal species were documented. Wildlife species were identified directly by sight or sound and indirectly by scat, tracks, burrows, nests or other sign. All observed sensitive species were documented, and suitability of habitat for sensitive species was evaluated based on factors including soil, topography, elevation, water availability, microhabitats such as boulders, vegetation, proximity to development, size of overall habitat, and presence/absence of suitable prey, as applicable. Habitats and wildlife on surrounding properties were observed from the Site or public roadways. Mapping of resources on the Site was conducted on an aerial photograph scaled at approximately 1 inch = 40 feet.

Site survey limitations include under-representation of nocturnal wildlife due to time of day, under-representation of mammals and herpetofauna that are difficult to detect without trapping, and reduced survey coverage of the steepest areas and very densely vegetated areas within the existing OS. The inaccessible areas were surveyed with binoculars from other areas. The surveys could have missed spring-blooming annuals and deciduous perennials due to time of year, but none are expected in the Project impact area because it is already developed. In addition, the remaining on-site habitat is already preserved with an existing OS and would continue to be preserved in accordance with current City Municipal Code Section 143.0152 standard covenant of easement requirements. Considering this, no spring survey is needed.

Vegetation communities and land cover classification in this report follow Holland (1986) as updated by Oberbauer et al. (2008), as well as City-specific guidelines. Plant taxonomy and nomenclature in this report follow the Jepson eFlora (Jepson 2021) for taxonomy and scientific names, and Checklist of the Vascular Plants of San Diego County, 5th Edition (Rebman and Simpson 2014) for common names, with some rare plant common names from the California Native Plant Society (CNPS) Rare Plant Inventory (CNPS 2018). Wildlife taxonomy and nomenclature in this report follow *San Diego County Mammal Atlas* (Tremor et al. 2017) for mammals, Avibase (Lepage 2015) for birds, California Herps (Nafis 2015) for reptiles and amphibians, Butterflies of America (Warren et al. 2015) for butterflies, Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species (CDWF 2023a), BugGuide (ISUDE 2015) for other insects and arachnids, and the Integrated Taxonomic Information System (ITIS 2015) for other invertebrates, as well as the San Diego Natural History Museum spider, butterfly, bird, reptile, and amphibian checklists for localized subspecies information (SDNHM 2002, 2005, and undated).

SURVEY RESULTS

Physical Characteristics

Existing Land Use

The western side of the Site is developed with two existing buildings, parking, and landscaping. The southeastern portion of the Site is undeveloped except for the 25-foot landscape maintenance area and preserved with an existing OS easement. Adjacent land use consists of an existing road along the northwestern edge and a small park at the north end of the parcel; undeveloped land and Torrey Pines

State Reserve to the west, north, east, and southeast; and Torreyana Road and biotech research park development to the south and southwest (**Figure 3**).

Topography, Geology, and Soils

The Site is located on the northern edge of a marine terrace south of Los Peñasquitos Creek lagoon. The developed area is generally flat. In the undeveloped southeastern area the land drops steeply downward. The OS contains slopes with north-, south-, west-, and east-facing aspects. Onsite elevation ranges from approximately 335 feet (102 meters) above mean sea level (AMSL) near the southwestern corner, to approximately 125 feet (38 meters) AMSL in the southeastern corner.

According to the USDA Web Soil Survey (USDA 2021), three soil types occur onsite: small area of Chesterton fine sandy loam, 5-9% slopes (CfC); Loamy alluvial land-Huerhuero complex, 9-50% slopes, severely eroded (LvF3); and Terrace escarpments (TeF) (USDA 2022).

The Chesterton series consists of moderately well drained fine sandy loams that have a sandy clay subsoil. The surface layer is fine sandy loam, over a sandy clay subsoil. A hardpan occurs at a depth of about 34 inches. Chesterton soils formed in material weathered in place from soft ferruginous sandstone. CfC occurs on coastal ridges. On the Project Site, it is mapped in the northwestern area. (USDA 1973)

Loamy alluvial land-Huerhuero complex occurs on old coastal ridges. The landscape is one of strongly sloping to steep, severely eroded soils and alluvial fill along drainageways. On the Project Site, it is mapped in the southwestern area. (USDA 1973)

Terrace escarpment consists of steep to very steep escarpments and escarpment-like landscapes. The terrace escarpments occur on the nearly even fronts of terraces or alluvial fans. The escarpment-like landscapes occur between narrow flood plains and adjoining uplands and the very steep sides of drainageways that are entrenching into fairly level uplands. In most places there is four to ten inches of loam or gravelly soil over soft marine sandstone, shale, or gravelly sediments. On the Project Site, it is mapped on the eastern part of the OS. (USDA 1973)

During the Site surveys, two habitats or land cover categories were observed onsite: maritime chaparral and urban/developed, as shown in **Figure 5**. These habitats categories are described in the Biological Resources – Flora section below.

Wetlands and Water Resources

No jurisdictional drainages or wetlands were observed during the surveys.

Sensitive Lands and Critical Habitats

Sensitive lands include those lands within the MHPA as identified in the City of San Diego's MSCP Subarea Plan and the VPHCP, 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 (City of San Diego 2018a).

A 0.19-acre sliver of the MHPA overlaps the northeastern edge of the Site, as shown in **Figure 4**. The area where the MHPA overlaps the Site includes land that was developed prior to adoption of the MSCP Subarea Plan, suggesting that the MHPA boundary was intended to follow the northeastern parcel boundary. To correct the accidental inclusion of the previously developed area in the MHPA, a Boundary Line Correction is proposed in this report; see the "MHPA Boundary Line Correction" section below.

The Site is located within the North Planning Unit of the VPHCP but no vernal pools are mapped on or adjacent to the Site, and the Site does not have a VPHCP conservation level.

The Site does not support wetlands.

The Site contains one sensitive habitat: Tier I maritime chaparral, as shown in **Figure 5**. The other category onsite, developed land, is not sensitive. These categories are described in the Biological Resources – Flora section below. The Site contains steep hillside with areas of 25% or more slope that may be subject to the City's Environmentally Sensitive Lands regulations; however, they are outside the Project impact area.

The Site supports rare, Endangered or Threatened species, and Narrow Endemic species. These species are described in the Rare, Threatened, Endangered, Endemic and/or Vernal Pool Sensitive Species or MSCP-covered Species section below. However, except for the planted landscape Torrey pines (*Pinus torreyana*), they are mostly outside the Project impact area.

No U.S. Fish and Wildlife Service (USFWS) Critical Habitat for Threatened and Endangered species occurs onsite (USFWS 2021). The closest Critical Habitat is approximately 1.58 miles northeast.

Biological Resources

All plant and animal species observed onsite are listed in **Attachments B** and **C**, respectively. Representative photographs are provided in **Attachment D**.

Botanical Resources - Flora

Approximately 80 plant taxa (34 native to California including several only present as landscaping, and 46 non-native) were found onsite in the two habitat/land cover categories. Dominant or characteristic species of each category are included in habitat descriptions below.

Maritime Chaparral (Habitat Code 37C30, Tier I), 2.41 Acres

Southern maritime chaparral is a category of chaparral associated with coastal fog influence, certain soil types, and specific indicator plant species. The 1986 vegetation community description by Holland in "Preliminary Descriptions of the Terrestrial Natural Communities of California" has been recognized to be incomplete. In 1996 an updated and detailed description based on quantitative data analysis was published by Hogan et al. (Hogan et al. 1996) and incorporated into the Manual of California Vegetation, second edition (Sawyer et al. 2009). The City of San Diego provides its own guidelines, reflecting these updated descriptions, for identifying southern maritime chaparral in its Land Development Code Biology Guidelines (City of San Diego 2018a).

> "Southern Maritime Chaparral is a rare vegetation community associated with the fog belt along the coastal areas and could extend inland to areas such as, but not limited to. [sic] The following characteristics and plant species are considered indicators of Southern Maritime Chaparral within the City of San Diego: occurrence on sandstone soils; occurrence within the coastal fog belt; Del Mar manzanita (*Arctostaphylos glandulosa* ssp. *crassifolia*), wart-stemmed Ceanothus/coast white lilac (*Ceanothus verrucosus*), Orcutt's spineflower (*Chorizanthe orcuttiana*), sea-dahlia (*Coreopsis maritima*), California aster (*Corethrogyne filaginifolia*), summer-holly (*Comarostaphylis diversifolia*), short-leaved dudleya (*Dudleya blochmaniae* ssp. *brevifolia*), Torrey pine (*Pinus torreyana*), Nuttall's scrub oak (*Quercus dumosa*), and Encinitas baccharis (*Baccharis vanessae*). The above plant species do not need to be dominant, only present, to be considered as an indicator of Southern Maritime Chaparral."

The Manual of California Vegetation second edition also includes California adolphia/spineshrub (*Adolphia californica*), coast barrel cactus (*Ferocactus viridescens*), and, in a limited area of north San Diego County, Rainbow manzanita (*Arctostaphylos rainbowensis*). (Sawyer et al. 2009)

The native vegetation onsite is chaparral dominated by chamise (*Adenostoma fasciculatum*), laurel sumac (*Malosma laurina*), and California buckwheat (*Eriogonum fasciculatum*). It also contains wart-stemmed ceanothus, Nuttall's scrub oak, coast barrel cactus, and other succulents, and is within the fog belt and occurs on sandstone soils (Chesterton and Terrace Escarpments), so it is southern maritime chaparral. In this report it is called just maritime chaparral to avoid confusion with southern mixed chaparral, which is often abbreviated with the same letters. This vegetation occurs in the OS. Other observed shrubs and subshrubs in the maritime chaparral included deerweed (*Acmispon glaber*), spicebush (*Cneoridium dumosum*), bush monkey flower (*Diplacus longiflorus*), California encelia (*Encelia californica*), toyon (*Heteromeles arbutifolia*), lemonadeberry (*Rhus integrifolia*), bladderpod (*Peritoma arborea*), black sage (*Salvia mellifera*), jojoba (*Simmondsia chinensis*), and mission manzanita (*Xylococcus bicolor*). Coastal sagebrush (*Artemisia californica*) was present but not dominant. Sparse native forbs included ocean loco weed (*Astragalus trichopodus* var. *lonchus*), dodder (*Cuscuta* sp.), wild cucumber (*Marah macrocarpa*), cudweed (*Pseudognaphalium* sp.), and needle grass (*Stipa* sp.). Succulents included coast barrel cactus, ladies' fingers (*Dudleya edulis*) and lance-leaf dudleya (*D. lanceolata*). Two small Torrey pines were observed growing within the maritime chaparral, away from the landscaped areas. However, one still had an old tree support stake and strap attached, so they may have both been planted.

Developed Land (Habitat Code 12000, no Tier), 3.74 Acre

This land cover category consists of areas "that have been constructed upon or otherwise physically altered to an extent that native vegetation is no longer supported. Developed land is characterized by permanent or semi-permanent structures, pavement or hardscape, and landscaped areas that require irrigation. Areas where no natural lands is evident due to a large amount of debris or other materials being placed upon it may also be considered urban/developed (e.g. car recycling plant, quarry)." Developed land is typically unvegetated, or landscaped with a variety of ornamental (usually non-native) plants. (Oberbauer et al. 2008)

Developed land onsite consists of the areas already developed with the two buildings, parking, and landscaping. The planted vegetation is characterized by ornamental non-natives but includes planted landscape Torrey pines and several other California natives used in the landscaping. Developed land

onsite also includes the previously impacted 25-foot landscape maintenance area. This 0.35-acre area contains some of the same shrubs as the adjacent maritime chaparral, such as laurel sumac, lemonadeberry, Nuttall's scrub oak, and mission manzanita, but many of the shrubs have been pruned or thinned. Planted Torrey pines are also present in this area, as well as some planted ornamentals such as pride of Madeira (*Echium candicans*), African fountain grass (*Pennisetum setaceum*), Mexican feather grass (*Stipa tenuissima*), and invasive weedy species such as hollow-stem asphodel (*Asphodelus fistulosus*), pampas grass (*Cortaderia selloana*), and prickly sow thistle (*Sonchus asper*). This area was classified as developed based on review of documentation provided by City staff, showing past grading, replanting, and irrigation.

Zoological Resources - Fauna

Approximately 22 wildlife taxa were detected onsite in the two habitat/land cover categories. This included three invertebrates, one reptile, 14 birds, and four mammals. Common or characteristic wildlife observed in each habitat is listed below.

Maritime Chaparral Wildlife

Wildlife detected in maritime chaparral included white (*Pieris* sp.) and Behr's metalmark (*Apodemia virgulti*) butterflies. Birds consisted of Anna's hummingbird (*Calypte anna*), wrentit (*Chamaea fasciata*), house finch (*Haemorhous mexicanus*), scaly-breasted munia (*Lonchura punctata*) (non-native), California towhee (*Melozone crissalis*), northern mockingbird (*Mimus polyglottos*), unidentified *Selasphorus* hummingbird (*Selasphorus* sp.), lesser goldfinch (*Spinus psaltria*), Bewick's wren (*Thryomanes bewickii*), and Cassin's kingbird (*Tyrannus vociferans*).

Developed Land Wildlife

Wildlife detected in the developed land, including within the 25-foot landscape maintenance area, included immature red-shouldered hawk (*Buteo lineatus*), Anna's hummingbird, Nuttall's woodpecker (*Dryobates nuttallii*), spotted towhee (*Pipilo maculatus*), and Townsend's warbler (*Setophaga townsendi*).

Wildlife Corridors

The Site is a peninsula of development with undeveloped land to the west, north, and east. It does not serve as a wildlife corridor.

Wildlife Nursery Sites

Native wildlife nursery sites are sites where wildlife concentrates for hatching and/or raising young, such as rookeries, spawning areas, and bat colonies. Mature Torrey pines can support rookeries, but no evidence of concentrated wildlife breeding was observed onsite during the survey.

Rare, Threatened, Endangered, Endemic and/or Vernal Pool Sensitive Species or MSCP-covered Species

For the purposes of this report, a sensitive plant or animal is any species, subspecies, or variety (taxon) that is officially listed by the State of California or the federal government as Endangered, Threatened,

or Rare, or a candidate for one of those listings; classified as Fully Protected, Species of Special Concern, or Watch List by CDFW; included in California Rare Plant Ranks (CRPR) 1 through 4; covered by the MSCP; or included in the City of San Diego Narrow Endemics or VPHCP lists.

Observed Sensitive Species

Four sensitive plant species were observed onsite and are discussed below (alphabetical by scientific name). Locations are shown in **Figure 5**.

Sensitive Plants Observed

Wart-stemmed ceanothus (*Ceanothus verrucosus*, Rhamnaceae) is a medium-size to tall evergreen shrub with small, round, thick leaves; small white early spring flowers, and distinctive wart-like stipules at the leaf nodes. This species is characteristic of southern coastal chaparral below 380 meters in elevation, and has been severely impacted by loss of coastal habitat to development. Wart-stemmed ceanothus has no State or federal listing, but has a CRPR of 2B.2, indicating it is considered moderately threatened in California, but more common elsewhere, with 20 to 80% of occurrences threatened and/or a moderate degree and immediacy of threat. This species is considered covered by the MSCP, with certain conditions of coverage. Wart-stemmed ceanothus appeared to be an occasional component of the maritime chaparral in the OS, although not all could be counted due to inaccessible terrain and dense vegetation. Four GPS-mapped individuals are shown in **Figure 5**. It is assumed that additional individuals are present within the OS but could not be accessed due to the steep terrain and dense vegetation.

Coast barrel cactus (*Ferocactus viridescens*, Cactaceae) is a MSCP-covered and CRPR 2B.1 species. This stem succulent blooms between May and June and grows in chaparral, coastal scrub, valley and foothill grassland, and near vernal pools, often in exposed areas on level ground or near the crest of south-facing slopes between three and 490 meters. Approximately 141 individuals were observed onsite in the south-facing and southwest-facing maritime chaparral in OS in the locations shown in **Figure 5**. The southern group of 22 was observed through binoculars only and that location probably contains more. It is assumed that additional barrel cactuses are present onsite in areas that were not accessed during the survey due to steep terrain.

Torrey pine (*Pinus torreyana*, Pinaceae) is a MSCP-covered, CRPR 1B.2 species. On the Project Site, 29 Torrey pines are present; 26 large ones are growing on developed land including the 25-foot landscape maintenance area, and three are growing in the OS beyond the 25-foot landscape maintenance area. The 26 large Torrey pines in the developed area are planted landscape specimens. The easternmost of the Torrey pines in the OS maritime chaparral had a tree stake and strap attached, so it's possible that trees in the OS maritime chaparral were also planted. In addition to the 29 trees observed onsite, other Torrey pines are present on nearby property and along the road.

Nuttall's scrub oak (*Quercus dumosa*, Fagaceae) is a rare, densely branched, and spiny-leafed coastal shrub oak that is almost entirely limited to maritime chaparral on sandstone-derived soil, although it also occurs in coastal sage scrub on sandstone soils in proximity to coastal chaparral. This oak has no state or federal listing, but has a CRPR of 1B.1, indicating that this plant is rare, threatened, or endangered in California and elsewhere, and is seriously threatened in California, with over 80% of occurrences threatened and/or a high degree and immediacy of threat. Nuttall's scrub oak is not a MSCP-covered species. Nuttall's scrub oak appeared to be an occasional component of the maritime

chaparral in the OS. Not all individuals could be counted due to steep terrain and dense vegetation. Eight GPS-mapped individuals, including four pruned regenerating ones within the previously impacted 25-foot landscape maintenance area, are shown in **Figure 5**. It is likely that more are present in the dense north-facing chaparral along the southern property boundary.

In September 2025 another rare plant species was observed, showy island snapdragon (*Gambelia speciosa*). This red-flowered perennial has a very limited natural range in the Channel Islands, and a CRPR of 1B.2. It is also a popular species for native plant gardening. Because the individuals seen at the Site in September 2025 are well outside their natural range and were clearly recent additions to the landscaping, they are not treated as sensitive in this report and are not mapped in the Project figures.

Sensitive Species with Potential to Occur Onsite

Lists of sensitive plants and animals with the potential to occur on the Site were generated from the CNDDB RareFind5 database. The resulting lists include any sensitive species documented within the USGS 7.5-minute Del Mar quadrangle and within an applicable elevation range. **Attachment E** provides information on these sensitive plant species, as well as an evaluation of potential for each species to occur onsite, based on CNDDB, the CNPS Inventory of Rare and Endangered Plants (online version), Reiser's *Rare Plants of San Diego County* (2001), SDNHM's Herbarium Collection Map (SDNHM 2012), California Consortium of Herbaria records in the Jepson eFlora (Jepson Flora Project 2021), and field observations. **Attachment F** provides information on these animal species, and an evaluation of the potential for each species to occur onsite, based on species requirements, CNDDB search results, *San Diego County Mammal Atlas* (Tremor et al. 2017), *San Diego County Bird Atlas* (Unitt 2004) and Google Earth Bird Atlas (SDNHM 2018), Amphibian and Reptile Atlas of Peninsular California (SDNHM 2021), and field observations.

Sensitive Plants with High Potential to Occur Onsite

One other sensitive plant species is considered to have high potential to occur onsite and is discussed below. Sensitive plant species with moderate potential are included in **Attachment E**.

Ashy spike-moss (*Selaginella cinerascens*) is a CRPR 4.1 species. This perennial rhizomatous herb grows on undisturbed soil in chaparral and coastal scrub between 20-640 meters AMSL. It was not observed onsite during the survey, but it was observed in the offsite coastal sage scrub to the northeast. It has high potential to occur in the OS onsite in undisturbed habitat that could not be reached during the survey. However, it is not expected to occur within the Project impact area.

Sensitive Animals with High Potential to Occur Onsite

No other sensitive animal species were judged to have high potential to occur onsite. Sensitive animal species with moderate potential are included in **Attachment F**.

Other Sensitive Species Considerations

Two sensitive plant species that could occur in the OS maritime chaparral habitat but would not have been detectable during the biological surveys because of the time of year are short-leaf dudleya (*Dudleya brevifolia*) and variegated dudleya (*D. variegata*). No spring focused plant surveys were conducted because the native habitat in OS would be preserved in its current condition and protected

from indirect impacts. However, because no spring survey was conducted, these two species are treated as assumed present for the purposes of this analysis. More information on these species is provided in **Attachment E**.

As part of the analysis for sensitive animal species potential to occur onsite, the Site was assessed for its potential to support Crotch's bumble bee (*Bombus crotchii*). This bumble bee was recently designated as a candidate for listing under the California Endangered Species Act. The assessment included review of occurrence records and suitability of the Site and nearby land as foraging, nesting, and/or overwintering habitat. Field work for this report did not include a focused survey for Crotch's bumble bee, and this assessment is based on observations during the two general Site surveys.

Crotch's bumble bee inhabits open grasslands and scrub habitats in California (Xerces Society 2018). This species feeds on nectar and pollen from many species of flowers, but because it has a short tongue it is best suited for foraging at open flowers with short corollas (Xerces Society 2018). Plant families most frequently associated with Crotch's bumble bee include Fabaceae, Apocynaceae, Asteraceae, Lamiaceae, and Boraginaceae (Xerces Society 2018). In addition to native flowers, non-native flowers including *Medicago* spp., *Centaurea melitensis*, *Hirschfeldia incana*, and *Malva* spp. are used (CDFW 2023b). Crotch's bumble bee, like most other species of bumble bees, nests primarily underground (CDFW 2023a) in squirrel and rodent burrows, but also in native bunch grasses, brush piles, dead trees, hollow logs, and human-made cavities such as in gate posts (Xerces Society 2018 and CDFW 2023b). Little is known about overwintering sites used by this species, but generally, bumble bees overwinter in soft, disturbed soil or under leaf litter or other debris (Xerces Society 2018).

CNDDB records include an imprecise 1983 Crotch's bumble bee record at Torrey Pines State Reserve, near the Project Site. In iNaturalist, the closest record is a 2023 record at Kate Sessions Park approximately six miles south of the Site. Scrub habitat (maritime chaparral and coastal sage scrub) occurs in the onsite OS and offsite to the west, north, and east. Therefore, foraging, nesting, and possibly overwintering could occur in the onsite OS and nearby scrub habitat. However, the Project development area is already developed and lacks suitable habitat for nesting and overwintering. The Project development area is also unsuitable for foraging because, as a maintained landscaped area, it has few or no suitable food plants. In addition, there is adequate adjacent natural habitat for foraging and the loss of the onsite landscaped area would not affect this species' ability to sustain foraging and persist in the area if present. For these reasons, the Project development area has low potential to support Crotch's bumble bee, while the onsite OS maritime chaparral and surrounding natural habitat have moderate to high potential.

City of San Diego Narrow Endemic and Vernal Pool Species

Eleven plant species are considered Narrow Endemic species because of their limited distribution within the region, and are considered sensitive biological resources of special importance to the City. Information about whether each species was observed and why it would or would not be expected to occur onsite is provided in Table 2, below. All of the Narrow Endemics are also included in **Attachment E**.

Table 2. Narrow Endemics and Potential to Occur on the Project Site

Scientific Name	Common Name	Observed Onsite	Rationale to Expect or Not Expect Onsite
Acanthomintha ilicifolia	San Diego thornmint	No	Not expected; no suitable habitat patches observed.
Agave shawii var. *shawii*	Shaw's agave	No	Not expected; would have been detectable and was not observed.
Ambrosia pumila	San Diego ambrosia	No	Not expected; would probably have been detectable, no suitable habitat observed.
Aphanisma blitoides	Aphanisma	No	Moderate potential to occur in maritime chaparral in the Open Space; not observed but known to occur in the area and may have been undetectable at this time of year.
Astragalus tener var. *titi*	Coastal dune milkvetch	No	Not expected; the only *Astragalus* found was *A. trichopodus*.
Baccharis vanessae	Encinitas baccharis	No	Not expected; would have been detectable and was not observed.
Brodiaea filifolia	Thread-leaf brodiaea	No	Not expected; no suitable soils or habitat observed.
Cylindropuntia californica var. *californica*	Snake cholla	**Yes**	Occurs onsite – approximately 141 observed in the Open Space and additional individuals expected.
Deinandra conjugens	Otay tarplant	No	Not expected; not observed, no suitable soils observed.
Dudleya brevifolia	Short-leaf dudleya	No	Not expected in the development area; potential within the Open Space is unclear without spring survey but a spring survey of the Open Space is not needed because it is assumed to be present and the Open Space would be protected from negative impacts.
Dudleya variegata	Variegated dudleya	No	Not expected in the development area; potential within the Open Space is unclear without spring survey but a spring survey of the Open Space is not needed because it is assumed to be present and the Open Space would be protected from negative impacts.
Eryngium aristulatum	San Diego button-celery	No	Not expected; no suitable vernal pools or similar observed onsite.
Navarretia fossalis	Spreading navarretia	No	Not expected; no suitable vernal pools or similar observed onsite.
Orcuttia californica	California Orcutt's grass	No	Not expected; no suitable vernal pools or similar observed onsite.
Pogogyne abramsii	San Diego mesa mint	No	Not expected; no suitable vernal pools or similar observed onsite.
Pogogyne nudiuscula	Otay mesa mint	No	Not expected; no suitable vernal pools or similar observed onsite.

Five plant and two animal species have been identified as vernal pool sensitive biological resources in the City of San Diego Vernal Pool Habitat Conservation Plan (VPHCP). Information about whether each species was observed and why it would or would not be expected to occur onsite is provided in Table 3, below. All of the species in Table 3 are also addressed in **Attachments E** and **F**.

Table 3. Vernal Pool Species Potential to Occur on the Project Site

Scientific Name	Common Name	Observed Onsite	Rationale to Expect or Not Expect Onsite
Eryngium aristulatum	San Diego button-celery	No	Not expected; no vernal pools or similar observed onsite.
Navarretia fossalis	Spreading navarretia	No	Not expected; no vernal pools or similar observed onsite.

Scientific Name	Common Name	Observed Onsite	Rationale to Expect or Not Expect Onsite
Orcuttia californica	California Orcutt's grass	No	Not expected; no vernal pools or similar observed onsite.
Pogogyne abramsii	San Diego mesa mint	No	Not expected; no vernal pools or similar observed onsite.
Pogogyne nudiuscula	Otay mesa mint	No	Not expected; no vernal pools or similar observed onsite.
Branchinecta sandiegonensis	San Diego fairy shrimp	No	Not expected; no vernal pools or similar observed onsite.
Streptocephalus woottoni	Riverside fairy shrimp	No	Not expected; no vernal pools or similar observed onsite.

MHPA BOUNDARY LINE CORRECTION

A 0.19-acre sliver of the MHPA overlaps the northeastern edge of the Site. The area where the MHPA overlaps the Site includes land that was developed prior to adoption of the MSCP Subarea Plan. To correct the mapping error that included the developed portion of the Site in the MHPA, this Project includes processing a Boundary Line Correction (BLC). An MHPA correction will typically be considered by the City when it can be shown that there is a discrepancy between the adopted MHPA boundary and other mapping information (e.g., aerial photography, vegetation maps, topographic maps), which results in inclusion of existing developed areas in the MHPA due to the regional scale of the MHPA mapping (City of San Diego 2023).

The BLC as proposed in this report would remove the northern 0.13 acre of onsite portion of the MHPA from the MHPA. This 0.13-acre area is developed land containing concrete landscape/retaining walls, patio, parking lot, landscaping, and irrigation, including within the 25-foot landscape maintenance area. The portion of the MHPA that overlaps the existing OS easement outside the old 25-foot landscape maintenance area onsite would not be changed, and would be fully preserved with the new COE.

BLC Criteria

MHPA corrections typically involve removing existing, pre-MSCP development from the mapped MHPA. MHPA boundary corrections are allowed under the City's MSCP to rectify minor mapping inaccuracies at the project level and can processed with the project's discretionary or ministerial review. For a MHPA correction to be supported by City staff, it must be clearly demonstrated that 1) the proposed area to be corrected out was legally permitted prior to the adoption of the MSCP in March 1997, or 2) no habitat, including wetlands, would be removed; 3) no buffer area (e.g., wetland buffer, wildlife corridor) would be impacted; and 4) removing the area from the MHPA would not avert the applicant from having to otherwise comply with the City's MSCP Land Use Adjacency Guidelines. (City of San Diego 2022)

Criterion 1 or 2

The MSCP Subarea Plan was adopted in March 1997, but the Site was developed well before that. According to the Project architects, the existing buildings were built in 1981. Review of aerial photography supports this date, as shown in the 1980 and 1981 images in **Figure 6** (NETR 2023). In the 1980 photograph of the area, the current developed footprint had been cleared and the footprint or foundation of the building at 11095 is visible. In the 1981 photograph, Torreyana Road and both

buildings had been built. Additional evidence of legal development is provided in the form of a scan of approved plans, provided in **Attachment G**. The scan of the old plans is difficult to read, but the City approvals stamps are visible. The area to be removed from the MHPA with this BLC consists of the northeastern edge of the Site that was developed in 1980-1981 and currently contains concrete landscape/retaining walls, patio, parking lot, landscaping, and irrigation, including a small piece within the 25-foot landscape maintenance area. The 25-foot landscape maintenance area was previously impacted and fitted with permanent irrigation. A copy of the 1981 agreement that established the 25-foot landscape maintenance area is provided in **Attachment G**. The 1981 agreement refers to an obligation to replant it with flora, and repair and replace irrigation lines.

Criterion 3

No buffer area for wetlands or wildlife corridor would be impacted by this BLC because no wetlands were found onsite and no wildlife corridor is known to occur adjacent to the Site or the BLC area. Removal of 0.13 acre of developed land within the development would not negatively impact nearby preserved land.

Criterion 4

Removing the 0.13-acre area of developed land from the MHPA would not avert the applicant from having to otherwise comply with the City's MSCP Land Use Adjacency Guidelines. The Project would still fully comply, as described in the Land Use Adjacency Guidelines section below.

The Project complies with all BLC criteria.

BLC Acreages

Through the BLC, 0.13 acre of developed land would be removed from the MHPA. A map of what would be removed with the BLC and what would remain in the MHPA is provided in **Figure 7**. The acreages of non-MHPA habitat and MHPA habitat before and after the BLC are summarized in the table below.

Table 4. MHPA Boundary Line Correction Habitat/Land Cover Changes

Habitat / Land Cover Category	Existing Onsite (AC)	Pre-BLC (AC)		Post-BLC (AC)		Post-BLC
		Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Description of Change
Maritime Chaparral (Tier I)	2.41	2.34	0.07	2.34	0.07	No change
Developed Land (no Tier)	3.74	3.61	0.13	3.74	0.00	Decrease of 0.13
TOTAL	**6.15**	**5.95**	**0.20**	**6.08**	**0.07**	Decrease of 0.13 acre of Developed

The proposed BLC would satisfy City BLC criteria while removing 0.13 acre of developed land from the onsite MHPA.

MSCP CONSISTENCY

Compatible Land Uses

The Project must comply with MSCP Subarea Plan section 1.4.1, Compatible Land Uses, which states:

> *The following land uses are considered conditionally compatible with the biological objectives of the MSCP and thus will be allowed within the City's MHPA:*
>
> - *Passive recreation*
> - *Utility lines and roads in compliance with policies in 1.4.2 below*
> - *Limited water facilities and other essential public facilities*
> - *Limited low density residential uses*
> - *Brush Management (Zone 2)*
> - *Limited agriculture*
>
> *Under the proposed revised environmental land use regulations described in Section 1.6, development on private property in the MHPA will not exceed 25 percent of the parcel, with 75 percent remaining as open space. When combined with the 100 percent preservation in negotiated areas on private lands, the approximately 94 percent preservation on publicly owned lands in the MHPA, and strategic acquisitions, the overall 90 percent preservation goal within the City's MHPA can be met.*
>
> *Some disturbed lands within the MHPA may be targeted for enhancement and restoration in order to more fully contribute to the functioning of the MHPA. Existing development within the MHPA such as single-family residences on A-1-10 lots are considered conditionally compatible. Expansion of existing permitted uses within the MHPA would need to be in compliance with applicable land use regulations and should provide measures to minimize impacts on the MHPA including lighting, noise, or uncontrolled access. Expansion of uses should be generally restricted to the existing approved development areas. Other existing uses within the MHPA which are not listed above may be managed for compatibility as noted above in Section 1.2 or phased out in the long term.*

The Project would comply with these compatible land use guidelines because the very small 0.07-acre area of MHPA that overlaps the parcel after to the BLC presented in this report would be within the existing OS. The Project would include no land within the corrected onsite MHPA.

General Planning Policies and Design Guidelines

The Project must comply with MSCP Subarea Plan section 1.4.2, General Planning Policies and Design Guidelines, which states:

> *The following general planning policies and design guidelines should be applied in the review and approval of development projects within or adjacent to the MHPA. More specific policies and guidelines which are unique to individual MHPA areas*

are identified under Sections 1.2.2 - 1.2.5, and management policies and directives are in Section 1.5.

Roads and Utilities - Construction and Maintenance Policies

1. *All proposed utility lines (e.g., sewer, water, etc.) should be designed to avoid or minimize intrusion into the MHPA. These facilities should be routed through developed or developing areas rather than the MHPA, where possible. If no other routing is feasible, then the lines should follow previously existing roads, easements, rights-of-way and disturbed areas, minimizing habitat fragmentation.*
2. *All new development for utilities and facilities within or crossing the MHPA shall be planned, designed, located and constructed to minimize environmental impacts. All such activities must avoid disturbing the habitat of MSCP covered species, and wetlands. If avoidance is infeasible, mitigation will be required.*
3. *Temporary construction areas and roads, staging areas, or permanent access roads must not disturb existing habitat unless determined to be unavoidable. All such activities must occur on existing agricultural lands or in other disturbed areas rather than in habitat. If temporary habitat disturbance is unavoidable, then restoration of, and/or mitigation for, the disturbed area after project completion will be required.*
4. *Construction and maintenance activities in wildlife corridors must avoid significant disruption of corridor usage. Environmental documents and mitigation monitoring and reporting programs covering such development must clearly specify how this will be achieved, and construction plans must contain all the pertinent information and be readily available to crews in the field. Training of construction crews and field workers must be conducted to ensure that all conditions are met. A responsible party must be specified.*
5. *Roads in the MHPA will be limited to those identified in Community Plan Circulation Elements, collector streets essential for area circulation, and necessary maintenance/emergency access roads. Local streets should not cross the MHPA except where needed to access isolated development areas.*
6. *Development of roads in canyon bottoms should be avoided whenever feasible. If an alternative location outside the MHPA is not feasible, then the road must be designed to cross the shortest length possible of the MHPA in order to minimize impacts and fragmentation of sensitive species and habitat. If roads cross the MHPA, they should provide for fully-functional wildlife movement capability. Bridges are the preferred method of providing for movement, although culverts in selected locations may be acceptable. Fencing, grading and plant cover should be provided where needed to protect and shield animals, and guide them away from roads to appropriate crossings.*
7. *Where possible, roads within the MHPA should be narrowed from existing design standards to minimize habitat fragmentation and disruption of wildlife movement and breeding areas. Roads must be located in lower quality habitat or disturbed areas to the extent possible.*
8. *For the most part, existing roads and utility lines are considered a compatible use within the MHPA and therefore will be maintained. Exceptions may occur where underutilized or duplicative road systems are determined not to be necessary as identified in the Framework Management Section 1.5.*

The Project would comply with these roads and utilities construction maintenance policies because no new roads or utility lines are proposed, and the existing access road is not within the MHPA; temporary construction staging and access would not be within or cross the MHPA; and no wildlife corridor is present onsite.

Fencing, Lighting, and Signage

1. *Fencing or other barriers will be used where it is determined to be the best method to achieve conservation goals and adjacent to land uses incompatible with the MHPA. For example, use chain link or cattle wire to direct wildlife to appropriate corridor crossings, natural rocks/boulders or split rail fencing to direct public access to appropriate locations, and chain link to provide added protection of certain sensitive species or habitats (e.g., vernal pools).*
2. *Lighting shall be designed to avoid intrusion into the MHPA and effects on wildlife. Lighting in areas of wildlife crossings should be of low-sodium or similar lighting. Signage will be limited to access and litter control and educational purposes.*

The Project would comply with the fencing, lighting, and signage guidelines. Fencing between the development area and the adjacent MHPA or onsite OS is not proposed because (a) the Site is located at the end of a cul-de-sac with minimal public traffic, (b) the MHPA to the northeast is protected by a steep slope leading up to natural ground elevation, (c) the MHPA to the east/southeast is protected by the steep terrain and dense vegetation of the onsite OS, and (d) the onsite OS is protected by steep terrain dropping down toward the southeast.

The Project would comply with the requirement to avoid night lighting spillover into the MHPA and onsite OS by using directed, shielded lighting. If signage at the edge of the MHPA and OS were proposed, it would be limited to access and litter-control signs and/or educational signs.

Materials Storage

Prohibit storage of materials (e.g., hazardous or toxic, chemicals, equipment, etc.) within the MHPA and ensure appropriate storage per applicable regulations in any areas that may impact the MHPA, especially due to potential leakage.

The Project would comply with the materials storage guideline by not allowing storage of materials within the MHPA.

Mining, Extraction, and Processing Facilities

1. *Mining operations include mineral extraction, processing and other related mining activities (e.g., asphaltic processing). Currently permitted mining operations that have approved restoration plans may continue operating in the MHPA. New or expanded mining operations on lands conserved as part of the MHPA are incompatible with MSCP preserve goals for covered species and their habitats unless otherwise agreed to by the wildlife agencies at the time the parcel is conserved. New operations are permitted in the MHPA if: 1) impacts have been*

assessed and conditions incorporated to mitigate biological impacts and restore mined areas; 2) adverse impacts to covered species in the MHPA have been mitigated consistent with the Subarea Plan; and 3) requirements of other City land policies and regulations (e.g., Adjacency Guidelines, Conditional Use Permit) have been satisfied. Existing and any newly permitted operations adjacent to or within the MHPA shall meet noise, air quality and water quality regulation requirements, as identified in the conditions of any existing or new permit, in order to adequately protect adjacent preserved areas and covered species. Such facilities shall also be appropriately restored upon cessation of mining activities.

2. *All mining and other related activities must be consistent with the objectives, guidelines, and recommendations in the MSCP plan, the City of San Diego's Environmentally Sensitive Lands Ordinance, all relevant long-range plans, as well as with the State Surface Mining and Reclamation Act (SMARA) of 1975.*
3. *Any sand removal activities should be monitored for noise impacts to surrounding sensitive habitats, and all new sediment removal or mining operations proposed in proximity to the MHPA, or changes in existing operations, must include noise reduction methods that take into consideration the breeding and nesting seasons of sensitive bird species.*
4. *All existing and future mined lands adjacent to or within the MHPA shall be reclaimed pursuant to SMARA. Ponds are considered compatible uses where they provide native wildlife and wetland habitats and do not conflict with conservation goals of the MSCP and Subarea Plan.*
5. *Any permitted mining activity including reclamation of sand must consider changes and impacts to water quality, water table level, fluvial hydrology, flooding, and wetlands and habitats upstream and downstream, and provide adequate mitigation.*

The Project would comply with the mining, extraction and processing facilities guidelines because no such activities are proposed.

Flood Control

1. *Flood control should generally be limited to existing agreements with resource agencies unless demonstrated to be needed based on a cost benefit analysis and pursuant to a restoration plan. Floodplains within the MHPA, and upstream from the MHPA if feasible, should remain in a natural condition and configuration in order to allow for the ecological, geological, hydrological, and other natural processes to remain or be restored.*
2. *No berming, channelization, or man-made constraints or barriers to creek, tributary, or river flows should be allowed in any floodplain within the MHPA unless reviewed by all appropriate agencies, and adequately mitigated. Review must include impacts to upstream and downstream habitats, flood flow volumes, velocities and configurations, water availability, and changes to the water table level.*
3. *No riprap, concrete, or other unnatural material shall be used to stabilize river, creek, tributary, and channel banks within the MHPA. River, stream, and channel banks shall be natural, and stabilized where necessary with willows and other*

appropriate native plantings. Rock gabions may be used where necessary to dissipate flows and should incorporate design features to ensure wildlife movement.

The Project would comply with the flood control guidelines because no such activities are proposed.

Land Use Adjacency Guidelines

The Project must comply with the MSCP Subarea Plan section 1.4.3 Land Use Adjacency Guidelines (LUAG), which would also be a condition of the permit. Section 1.4.3 states:

Land uses planned or existing adjacent to the MHPA include single and multiple family residential, active recreation, commercial, industrial, agricultural, landfills, and extractive uses. Land uses adjacent to the MHPA will be managed to ensure minimal impacts to the MHPA. Consideration will be given to good planning principles in relation to adjacent land uses as described below. The following are adjacency guidelines that will be addressed, on a project-by-project basis, during either the planning (new development) or management (new and existing development) stages to minimize impacts and maintain the function of the MHPA. Implementation of these guidelines is addressed further in Section 1.5, Framework Management Plan. Many of these issues will be identified and addressed through the CEQA Process.

Drainage

1. *All new and proposed parking lots and developed areas in and adjacent to the preserve must not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials and other elements that might degrade or harm the natural environment or ecosystem processes within the MHPA. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. These systems should be maintained approximately once a year, or as often as needed, to ensure proper functioning. Maintenance should include dredging out sediments if needed, removing exotic plant materials, and adding chemical-neutralizing compounds (e.g., clay compounds) when necessary and appropriate.*

The Project would comply with the drainage LUAG. Project drainage would not flow directly into the MHPA. Runoff from the developed area would be collected in onsite water quality BMP features (modular wetlands and retention chambers) that are a required part of the Project. After treatment in the BMP features, the water would discharge to the existing storm drain within the access driveway adjacent to the northwestern boundary. That existing storm drain drains into non-MHPA State Land to the northwest (**see Figure 8**).

Toxics

2. *Land uses, such as recreation and agriculture, that use chemicals or generate by-products such as manure, that are potentially toxic or impactive to wildlife,*

sensitive species, habitat, or water quality need to incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. Such measures should include drainage/detention basins, swales, or holding areas with non-invasive grasses or wetland-type native vegetation to filter out the toxic materials. Regular maintenance should be provided. Where applicable, this requirement should be incorporated into leases on publicly owned property as leases come up for renewal.

The Project would comply with the toxics LUAG because the Project does not include a land use that would use outdoor chemicals or generate potentially toxic by-products that could enter the MHPA. Furthermore, runoff from the developed area would be directed to the onsite BMP features and not directly into the MHPA. After treatment in the BMP features, the water would discharge to the existing storm drain within the access driveway adjacent to the northwestern boundary. That existing storm drain drains into non-MHPA State Land to the northwest (see **Figure 8**).

Lighting

3. *Lighting of all developed areas adjacent to the MHPA should be directed away from the MHPA. Where necessary, development should provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the MHPA and sensitive species from night lighting.*

The Project would comply with the lighting LUAG because of Project design features such as light fixtures directed away from the MHPA and/or barriers to minimize light intrusion into the MHPA.

Noise

4. *Uses in or adjacent to the MHPA should be designed to minimize noise impacts. Berms or walls should be constructed adjacent to commercial areas, recreational areas, and any other use that may introduce noises that could impact or interfere with wildlife utilization of the MHPA. Excessively noisy uses or activities adjacent to breeding areas must incorporate noise reduction measures and be curtailed during the breeding season of sensitive species. Adequate noise reduction measures should also be incorporated for the remainder of the year.*

The Project would comply with the noise LUAG because it is not expected to generate excessive noise levels. If noise studies indicate that the increase in noise levels during construction would be significant, the Project would incorporate noise attenuation features between the development area and the MHPA. In particular, the Project must minimize the potential for noise impacts to coastal California gnatcatcher (*Polioptila californica californica*) that may occupy the coastal sage scrub vegetation in the MHPA offsite to the east/northeast of the Site. California gnatcatcher has at least moderate potential to occur in that adjacent offsite area, based on suitability of habitat, a CNDDB gnatcatcher record approximately 0.6 mile to the northwest, and USFWS records approximately 0.1 mile east of the Site. Therefore, the Project must ensure that construction and operation noise levels would not exceed 60 dB(A) (or exceed the existing ambient noise level if already above 60 dB(A)) in the adjacent MHPA

coastal sage scrub during the breeding season (March 1 – August 15 inside MHPA only). (There are no noise restrictions at any time of year for the gnatcatcher outside the MHPA, such as in the coastal sage scrub vegetation to the northwest.) The Project may be conditioned to conduct a noise study in the offsite MHPA coastal sage scrub, or a protocol coastal California gnatcatcher survey in the offsite MHPA coastal sage scrub.

Barriers

5. *New development adjacent to the MHPA may be required to provide barriers (e.g., non-invasive vegetation, rocks/boulders, fences, walls, and/or signage) along the MHPA boundaries to direct public access to appropriate locations and reduce domestic animal predation.*

The Project would comply with the barriers LUAG. The Project Site is already developed. It is at the end of a cul-de-sac away from the public and would not include public access to the MHPA, so barriers would not be needed.

Invasives

6. *No invasive non-native plant species shall be introduced into areas adjacent to the MHPA.*

The Project would comply with the invasives LUAG by avoiding use of invasive non-native plant species in the Project landscape plan or adjacent to the MHPA.

Brush Management

7. *New residential development located adjacent to and topographically above the MHPA (e.g., along canyon edges) must be set back from slope edges to incorporate Zone 1 brush management areas on the development pad and outside of the MHPA. Zones 2 and 3 will be combined into one zone (Zone 2) and may be located in the MHPA upon granting of an easement to the City (or other acceptable agency) except where narrow wildlife corridors require it to be located outside of the MHPA. Zone 2 will be increased by 30 feet, except in areas with a low fire hazard severity rating where no Zone 2 would be required. Brush management zones will not be greater in size that is currently required by the City's regulations. The amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a homeowners association or other private party. For existing project and approved projects, the brush management zones, standards and locations, and clearing techniques will not change from those required under existing regulations.*

The Project would comply with the brush management LUAG because neither BMZ 1 nor 2 would extend into the corrected MHPA. Both BMZ 1 and BMZ 2 would be included onsite. BMZ 1 ranges in width from 31 to 80 feet. BMZ 2 ranges in width from 0 to 26 feet. According

to the landscape architect, additional fire protection is provided by existing concrete walls on the northeastern side, and no other alternative compliance is required.

Grading/Land Development

8. *Manufactured slopes associated with site development shall be included within the development footprint for projects within or adjacent to the MHPA.*

The Project would comply with the grading/land development LUAG because all grading associated with the Project is included in the development footprint.

General Management Directives

The Project must comply with MSCP Subarea Plan section 1.5.2, General Management Directives, which states:

The following general management directives apply to all areas of the City of San Diego's MSCP Subarea Plan, as appropriate.

Mitigation

Mitigation, when required as part of project approvals, shall be performed in accordance with the City of San Diego Environmentally Sensitive Lands Ordinance and Biology Guidelines.

The Project would comply with this general management directive by performing any required mitigation in accordance with the ESL Ordinance and Biology Guidelines. However, no significant biological impacts are anticipated, and no mitigation is proposed.

Restoration

Restoration or revegetation undertaken in the MHPA shall be performed in a manner acceptable to the City. Where covered species status identifies the need for reintroduction and/or increasing the population, the covered species will be included in restoration/revegetation plans, as appropriate. Restoration or revegetation proposals will be required to prepare a plan that includes elements addressing financial responsibility, site preparation, planting specifications, maintenance, monitoring and success criteria, and remediation and contingency measures. Wetland restoration/revegetation proposals are subject to permit authorization by federal and state agencies.

The Project does not propose any restoration or revegetation in the MHPA, and would not conflict with this directive.

Public Access, Trails, and Recreation

Priority 1:

1. *Provide sufficient signage to clearly identify public access to the MHPA. Barriers such as vegetation, rocks/boulders or fencing may be necessary to protect highly sensitive areas. Use appropriate type of barrier based on location, setting and use. For example, use chain link or cattle wire to direct wildlife movement, and natural rocks/boulders or split rail fencing to direct public access away from sensitive areas. Lands acquired through mitigation may preclude public access in order to satisfy mitigation requirements.*
2. *Locate trails, view overlooks, and staging areas in the least sensitive areas of the MHPA. Locate trails along the edges of urban land uses adjacent to the MHPA, or the seam between land uses (e.g., agriculture/habitat), and follow existing dirt roads as much as possible rather than entering habitat or wildlife movement areas. Avoid locating trails between two different habitat types (ecotones) for longer than necessary due to the typically heightened resource sensitivity in those locations.*
3. *In general, avoid paving trails unless management and monitoring evidence shows otherwise. Clearly demarcate and monitor trails for degradation and off-trail access and use. Provide trail repair/maintenance as needed. Undertake measures to counter the effects of trail erosion including the use of stone or wood crossjoints, edge plantings of native grasses, and mulching of the trail.*
4. *Minimize trail widths to reduce impacts to critical resources. For the most part, do not locate trails wider than four feet in core areas or wildlife corridors. Exceptions are in the San Pasqual Valley where other agreements have been made, in Mission Trails Regional Park, where appropriate, and in other areas where necessary to safely accommodate multiple uses or disabled access. Provide trail fences or other barriers at strategic locations when protection of sensitive resources is required.*
5. *Limit the extent and location of equestrian trails to the less sensitive areas of the MHPA. Locate staging areas for equestrian uses at a sufficient distance (e.g., 300-500 feet) from areas with riparian and coastal sage scrub habitats to ensure that the biological values are not impaired.*
6. *Off-road or cross-country vehicle activity is an incompatible use in the MHPA, except for law enforcement, preserve management or emergency purposes. Restore disturbed areas to native habitat where possible or critical, or allow to regenerate.*
7. *Limit recreational uses to passive uses such as birdwatching, photography and trail use. Locate developed picnic areas near MHPA edges or specific areas within the MHPA, in order to minimize littering, feeding of wildlife, and attracting or increasing populations of exotic or nuisance wildlife (opossums, raccoons, skunks). Where permitted, restrain pets on leashes.*
8. *Remove homeless and itinerant worker camps in habitat areas as soon as found pursuant to existing enforcement procedures.*
9. *Maintain equestrian trails on a regular basis to remove manure (and other pet feces) from the trails and preserve system in order to control cowbird invasion and predation. Design and maintain trails where possible to drain into a gravel bottom or vegetated (e.g., grass-lined) swale or basin to detain runoff and remove pollutants.*

The Project does not propose any public access, trails, or recreation, so it would not conflict with this directive.

Litter/Trash and Materials Storage

Priority 1:

1. Remove litter and trash on a regular basis. Post signage to prevent and report littering in trail and road access areas. Provide and maintain trash cans and bins at trail access points.
2. Impose penalties for littering and dumping. Fines should be sufficient to prevent recurrence and also cover reimbursement of costs to remove and dispose of debris, restore the area if needed, and to pay for enforcement staff time.
3. Prohibit permanent storage of materials (e.g., hazardous and toxic chemicals, equipment, etc.) within the MHPA and ensure appropriate storage per applicable regulations in any areas that may impact the MHPA, due to potential leakage.
4. Keep wildlife corridor undercrossings free of debris, trash, homeless encampments, and all other obstructions to wildlife movement.

The Project would remove trash on a regular basis; however, it does not propose trails or public trash cans. Littering and dumping are not expected to be an issue because of the location of the Site. No materials would be stored within the MHPA. The Project does not include any wildlife undercrossings. The Project would not conflict with this directive.

Priority 2:

1. Evaluate areas where dumping recurs for the need for barriers. Provide additional monitoring as needed (possibly by local and recreational groups on a "Neighborhood Watch" type program), and/or enforcement.

The Project would comply with this directive by evaluating any dumping that recurs.

Adjacency Management Issues

The following management directives are in addition to those outlined in Section 1.4.3, and refer more specifically to management and monitoring requirements.

Priority 1:

1. *Enforce, prevent and remove illegal intrusions into the MHPA (e.g., orchards, decks, etc.) on an annual basis, in addition to complaint basis.*
2. *Disseminate educational information to residents adjacent to and inside the MHPA to heighten environmental awareness, and inform residents of access, appropriate plantings, construction or disturbance within MHPA boundaries, pet intrusion, fire management, and other adjacency issues.*
3. *Install barriers (fencing, rocks/boulders, vegetation) and/or signage where necessary to direct public access to appropriate locations.*

Because of the location of the Project at the end of a cul-de-sac and below the closest part of the adjacent MHPA, trespassing into the MHPA is not expected to be a problem.

Invasive Exotics Control and Removal

Priority 1:

1. *Do not introduce invasive non-native species into the MHPA. Provide information on invasive plants and animals harmful to the MHPA, and prevention methods, to visitors and adjacent residents. Encourage residents to voluntarily remove invasive exotics from their landscaping.*
2. *Remove giant reed, tamarisk, pampas grass, castor bean, artichoke thistle, and other exotic invasive species from creek and river systems, canyons and slopes, and elsewhere within the MHPA as funding or other assistance becomes available. If possible, it is recommended that removal begin upstream and/or upwind and move downstream/downwind to control re-invasion. Priorities for removal should be based on invasive species' biology (time of flowering, reproductive capacity, etc.), the immediate need of a specific area, and where removal could increase the habitat available for use by covered species such as the least Bell's vireo. Avoid removal activities during the reproductive seasons of sensitive species and avoid/ minimize impacts to sensitive species or native habitats. Monitor the areas and provide additional removal and apply herbicides if necessary. If herbicides are necessary, all safety and environmental regulations must be observed. The use of heavy equipment, and any other potentially harmful or impact-causing methodologies, to remove the plants may require some level of environmental or biological review and/or supervision to ensure against impacts to sensitive species.*

The Project would comply with this directive by not using invasive non-native species (including Mexican feather grass and African fountain grass) in Project landscaping, by requiring removal of invasive plants such as pampas grass, waterbush (*Myoporum montanum*), African fountain grass, and hollow-stem asphodel from the old 25-foot landscape maintenance area adjacent to the OS. Removal of larger plants such as pampas grass and waterbush would not occur during avian breeding season. If herbicides must be used they would be applied by licensed applicators.

Priority 2:

1. *If funding permits, initiate a baseline survey with regular follow-up monitoring to assess invasion or re-invasion by exotics, and to schedule removal. Utilize trained volunteers to monitor and remove exotic species as part of a neighborhood, community, school, or other organization's activities program (such as Friends of Peñasquitos Preserve has done). If done on a volunteer basis, prepare and provide information on methods and timing of removal to staff and the public if requested. For giant reed removal, the Riverside County multi-jurisdictional management effort and experience should be investigated and relevant techniques used. Similarly, tamarisk removal should use the Nature Conservancy's experience in the Southern California desert regions, while*

artichoke thistle removal should reference the Nature Conservancy's experience in Irvine. Other relevant knowledge and experience is available from the California Exotic Pest Plant Council and the Friends of Los Peñasquitos Canyon Preserve.

2. *Conduct an assessment of the need for cowbird trapping in each area of the MHPA where cattle, horses, or other animals are kept, as recommended by the habitat management technical committee in coordination with the wildlife agencies.*
3. *If eucalyptus trees die or are removed from the MHPA area, replace with appropriate native species. Ensure that eucalyptus trees do not spread into new areas, nor increase substantially in numbers over the years. Eventual replacement by native species is preferred.*
4. *On a case by case basis some limited trapping of non-native predators may be necessary at strategic locations, and where determined feasible to protect ground and shrub-nesting birds, lizards, and other sensitive species from excessive predation. This management directive may be considered a Priority 1 if necessary to meet the conditions for species coverage. If implemented, the program would only be on a temporary basis and where a significant problem has been identified and therefore needed to maintain balance of wildlife in the MHPA. The program would be operated in a humane manner, providing adequate shade and water, and checking all traps twice daily. A domestic animals release component would be incorporated into the program. Provide signage at access points and noticing of adjacent residents to inform people that trapping occurs, and how to retrieve and contain their pets.*

These are not expected to be applicable. The Project would not conflict with this directive.

Flood Control

The following management directives are in addition to the general planning policies and guidelines outlined in Section 1.4.2.

Priority 1:

1. *Perform standard maintenance, such as clearing and dredging of existing flood channels, during the non-breeding or nesting season of sensitive bird or wildlife species utilizing the riparian habitat. For the least Bell's vireo, the non-breeding season generally includes mid-September through mid-March.*

Flood control is not applicable. The Project would not conflict with this directive.

Priority 2:

1. *Review existing flood control channels within the MHPA periodically (every five to ten years) to determine the need for their retention and maintenance, and to assess alternatives, such as restoration of natural rivers and floodplains.*

Flood control is not applicable. The Project would not conflict with this directive.

Area-Specific Management Directives and Conditions of Coverage

The Project must comply with MSCP Area-Specific Management Directives (ASMD) and provide a species-specific consistency analysis with conditions of coverage for all MSCP-covered species with a moderate to high potential of occurrence onsite.

As shown in the City's Subarea Plan, the Project is in the Northern Area. Specific management policies and directives for the Northern Area are found in Section 1.5.8 of the Subarea Plan. The overall management policies and directives for the Northern Area are not applicable to this Project because they are specific to the North City Future Urbanizing Area, the San Dieguito River Park Concept Plan, Torrey Pines State Park and Los Peñasquitos Lagoon, Mira Mesa Community Plan, Torrey Pines Community Plan, and Los Peñasquitos Canyon Preserve Master Plan and Management Plan. Similarly, the Specific Management Directives for the Northern Area are not applicable to this Project because they are specific to the North City Future Urbanizing Area, Carmel Valley, Sorrento Hills, Torrey Pines Community, a portion of Mira Mesa, and Beeler Canyon and Adjacent Areas.

Species conditions of coverage related to ASMDs are found in Appendix A of the Subarea Plan.

The following plant species (in alphabetical order by scientific name) were detected onsite, determined to have moderate to high potential to occur onsite, or assumed to be present, and conditions of coverage (if any) are addressed for each species.

Aphanisma (*Aphanisma blitoides*) may have moderate potential to occur in the onsite OS maritime chaparral. This species is considered covered by the MSCP because 90% of its potential habitat will be conserved. It has no MSCP conditions of coverage in MSCP Subarea Plan Appendix A.

Wart-stemmed ceanothus (*Ceanothus verrucosus*) occurs in the onsite OS maritime chaparral, where at least four were observed. This species is considered covered by the MSCP because 67% of the major populations will be conserved, and special management actions will increase populations. MSCP Subarea Plan Appendix A states "Area-specific management directives must include specific management measures to address the autecology and natural history of the species and to reduce the risk of catastrophic fire. Management measures to accomplish this may include prescribed fire. Any newly found populations should be evaluated for inclusion in the preserve strategy through acquisition, like exchange, etc." The onsite plants are not a newly found population and have already been conserved in OS. Project compliance with construction and water quality BMPs such as avoiding use of invasive plants and prevention of run-off from the development area would protect the ecology of this species onsite and nearby. However, these conditions of coverage are not applicable to the Site because all Northern Area management directives in the Subarea Plan apply to specific locations that do not include the Site.

Short-leaf dudleya (*Dudleya brevifolia*) is assumed present in the OS maritime chaparral for the purposes of this analysis. This species is considered covered by the MSCP because 100% of major populations will be conserved. The MSCP Subarea Plan Appendix A conditions of coverage are "Area specific management directives must include 1) specific measures to protect against detrimental edge effects to this species, 2) species-specific monitoring and 3) maintenance of surrounding habitat for pollinators." Habitat for this species would be preserved onsite, and project compliance with construction and water quality BMPs would protect the habitat from edge effects. However, these

conditions of coverage are not applicable to the Site because all Northern Area management directives in the Subarea Plan apply to specific locations that do not include the Site. Species-specific monitoring and pollinator habitat maintenance are not required.

Variegated dudleya (*Dudleya variegata*) is assumed present in the OS maritime chaparral for the purposes of this analysis. Variegated dudleya is considered covered by the MSCP because 56% of major populations and 75% of known localities will be conserved. The MSCP Subarea Plan Appendix A conditions of coverage are "Area specific management directives must include species-specific monitoring and specific measures to protect against detrimental edge effects to this species, including effects caused by recreational activities. Some populations now occur within a major amendment area (Otay Mountain) and at the time permit amendments are proposed, strategies to provide protection for this species within the amendment area must be included. (Proposed take authorization amendments will have public review through CEQA and NEPA processes and require approval by CDFG and USFWS.)" Habitat for this species would be preserved onsite, and project compliance with construction and water quality BMPs would protect the habitat from edge effects. However, these conditions of coverage are not applicable to the Site because all Northern Area management directives in the Subarea Plan apply to specific locations that do not include the Site. Species-specific monitoring is not required.

Coast barrel cactus (*Ferocactus viridescens*), occurs in the onsite OS maritime chaparral, where at least 141 individuals were observed. This species is considered covered by the MSCP because 81% of major populations will be conserved. MSCP Subarea Plan Appendix A lists the following conditions: "Area specific management directives must include measures to protect this species from edge effects, unauthorized collection, and include appropriate fire management/control practices to protect against a too frequent fire cycle." All observed onsite coast barrel cactuses are already conserved in the OS maritime chaparral onsite and would be further conserved by the new COE. Brush management and removal of invasive plants within the 25-foot landscape maintenance area adjacent to the OS, combined with the steep terrain and dense vegetation, would provide protection from edge effects. However, these conditions of coverage are not applicable to the Site because all Northern Area management directives in the Subarea Plan apply to specific locations that do not include the Site.

Twenty-six planted landscape Torrey pines (*Pinus torreyana*) are present in developed land, including the 25-foot landscape maintenance area within the existing OS. Three more individuals, possibly also planted, are present in the onsite OS maritime chaparral. This species is considered covered by the MSCP because the single naturally occurring population at Torrey Pines State Reserve will be conserved and appropriately managed. It has no MSCP area-specific directives/conditions of coverage in MSCP Subarea Plan Appendix A. Nineteen large planted Torrey pines near the existing buildings would be impacted during Project construction, and the remaining ten Torrey pines would be preserved.

Nuttall's scrub oak (*Quercus dumosa*) is present in the onsite OS. At least eight individuals were observed, including four small regenerating pruned ones in the 25-foot landscape maintenance area. Nuttall's scrub oak is not considered covered by the MSCP and there are no area-specific directives/conditions of coverage. The four individuals within the 25-foot landscape maintenance area would be considered impacted by the Project; however, they were already impacted during the past development of the 25-foot landscape maintenance area.

Ashy spike-moss (*Selaginella cinerascens*) may have high potential to occur in OS maritime chaparral based on its presence offsite a short distance to the northeast. This species is not considered covered by the MSCP and there are no areas-specific directives/conditions of coverage. As a CRPR 4 species, it is in the least sensitive category of sensitive plants. The Project is not expected to impact this species.

The following animal species (in alphabetical order by scientific name) were determined to have moderate to high potential to occur onsite:

Orange-throated whiptail (*Aspidoscelis hyperythra beldingi*) has moderate potential to occur onsite. This species is considered covered by the MSCP because 59% of its potential habitat and 62% of known point occurrences will be conserved. Habitat linkages between large blocks of protected lands are conserved in a functional manner. Monitoring of populations and adaptive management of preserves will occur as a result of plan implementation. MSCP Subarea Plan Appendix A lists the following conditions: "Area specific management directives must address edge effects." Brush management and removal of invasive plants within the 25-foot landscape maintenance area adjacent to the proposed OS, combined with the steep terrain and dense vegetation, would provide protection from edge effects. However, this condition of coverage is not applicable to the Site because all Northern Area management directives in the Subarea Plan apply to specific locations that do not include the Site.

Coronado skink (*Plestiodon skiltonianus interparietalis*) has moderate potential to occur onsite in the maritime chaparral habitat. This species is not considered covered by the MSCP according to Subarea Plan Appendix A. However, it should be protected from Project impacts within the onsite OS maritime chaparral.

Northwestern San Diego pocket mouse (*Chaetopidus fallax fallax*) has moderate potential to occur onsite in the maritime chaparral habitat. This species is not considered covered by the MSCP according to Subarea Plan Appendix A. However, it should also be protected from Project impacts within the onsite OS maritime chaparral.

PROJECT IMPACT ANALYSIS

A direct impact is a physical change in the environment which is caused by and immediately related to a project. An example of a direct physical change in the environment is the removal of vegetation due to brushing, grubbing, grading, trenching, and excavating.

An indirect impact is a physical change in the environment which is not immediately related to the project, but which is caused indirectly by the project. If a direct impact in turn causes another physical change in the environment, then the secondary change is an indirect impact. Examples include introduction of urban meso-predators and invasive non-native plants into a biological system; introduction of urban runoff into a biological system; noise and lighting impacts (both construction/demolition and operational phases of the project); alteration of a dynamic portion of a system, such as stream flow characteristics or fire cycles; and loss of a wetland buffer that includes no environmentally sensitive lands.

Cumulative impacts occur as a result of ongoing direct and indirect impacts for unrelated projects within a geographic area, and are assessed on a regional basis to determine the overall effect of numerous activities on a sensitive resource over a larger area.

Direct, indirect, and cumulative Project impacts to habitats and sensitive resources are discussed in the following sections.

Direct Impacts

Sensitive Habitat Direct Impacts

Direct Project impacts are shown in **Figure 8**. Direct Project impacts would result from construction of new buildings and associated features. The Project would be within the existing limits of development and not result in any new impacts to native habitat. The 25-foot landscape maintenance area in the existing OS would not be included in the proposed OS because it was already legally impacted. An overview of onsite and offsite impact acreages is provided in Table 5, below.

Table 5. Overview of Project Habitat Impact Acreages

Habitat / Land Cover Category	Existing Onsite (AC)	Preserved Onsite in OS* (AC)		Project Impact Onsite (AC)	Project Impact Offsite (AC)	Total Impacts (AC)
Maritime Chaparral (Tier I)	2.41	2.41		0.00	0.00	0.00
Developed Land (no Tier)	3.74	0.00		3.74	0.42	4.16
TOTAL	**6.15**	**2.41**		**3.74**	**0.42**	**4.16**

*Proposed OS under new COE

Direct Project impacts to 4.16 acres of developed land would not be significant and would not require mitigation.

Sensitive Species Direct Impacts

The Project would not cause any new direct impacts to any naturally occurring sensitive plant species because it would be limited to the existing developed area. Nineteen large planted landscape Torrey pines and four regenerated Nuttall's scrub oaks growing along the south and southeastern edges of the developed area would be impacted during demolition and construction. Because these Torrey pines are landscape specimens, their loss would not be considered a significant impact to a sensitive species. The other ten Torrey pines onsite are not intended to be removed and no impact to those individuals would occur. The four Nuttall's scrub oaks have regenerated in a previously developed area and their potential loss would not be considered a significant impact.

No direct impacts to sensitive wildlife species are anticipated considering the impacted area does not serve as habitat to sensitive wildlife species.

Other Potential Direct Impacts to Sensitive Resources

The Project would not directly impact MHPA land because the BLC being processed with the Project would remove MHPA land from the portion of the Site that is not in OS (see **Figure 7**).

Indirect Impacts

The potential Project indirect impacts of construction and post-construction noise, lighting, water runoff, air quality, invasive plants, and chemicals to sensitive resources were evaluated. As detailed in the survey results section above, the adjacent sensitive resources in the onsite OS and offsite undeveloped areas include MHPA, two sensitive habitats, and several sensitive species. Sensitive MHPA is in/on the onsite OS and undeveloped land to the east and north. Sensitive habitats that could be indirectly impacted consist of the maritime chaparral in the onsite OS and offsite to the east, and coastal sage scrub offsite to the northeast, north, and northwest. Sensitive plants located outside the impact area onsite, or that have moderate to high potential to occur in the onsite OS maritime chaparral or nearby offsite habitat and could be subject to indirect impacts include aphanisma, wart-stemmed ceanothus, short-leaf dudleya (assumed present), variegated dudleya (assumed present), coast barrel cactus, Robinson's peppergrass (*Lepidium virginicum* var. *robinsonii*), Torrey pine, Nuttall's scrub oak, and ashy spike-moss. Sensitive animals that have moderate to high potential to occur in the onsite OS maritime chaparral or nearby offsite habitat and could be subject to indirect impacts include Crotch's bumble bee, orange-throated whiptail (*Aspidoscelis hyperythra beldingi*), Coronado skink (*Plestiodon skiltonianus interparietalis*), coastal California gnatcatcher, and northwestern San Diego pocket mouse (*Chaetopidus fallax fallax*).

Because the Site is already developed with two buildings and associated facilities, the new Project would not result in any significant new indirect impacts to nearby MHPA and preserved land. The proposed Project has the same land use as the existing development, but the replacement buildings would be pulled back from the onsite OS and the MHPA, providing more protection against indirect impacts. The Project would also comply with current, more effective regulations that reduce indirect impacts, such as the proposed water quality BMPs. In addition, the Project must comply with the MHPA Land Use Adjacency Guidelines, which would protect the adjacent preserved land and MHPA from significant indirect impacts. This includes measures to avoid potential indirect impacts to coastal California gnatcatcher within the MHPA. Indirect impacts to sensitive plants and animals would be less than significant.

Indirect impacts to water and air quality would not be significant because the Project would comply with all applicable water and air quality regulations.

Compliance with the Land Use Adjacency Guidelines (see MSCP Consistency section) would also prevent additional significant Project impacts including indirect impacts and conflicts with the Subarea Plan.

Cumulative Impacts

The MSCP was designed to compensate for the regional loss of biological resources throughout the region. Projects that comply with the MSCP as specified by the Subarea Plan and implementing ordinances (i.e. Biology Guidelines and ESL Regulations) are not expected to result in a significant cumulative impact for those biological resources adequately covered by the MSCP. Therefore, by complying with the MSCP, this Project would have no significant cumulative impact to biological resources. MSCP compliance is addressed in the MSCP Consistency section.

MITIGATION AND MONITORING REQUIREMENTS

Because no impacts to sensitive habitats, species, or other biological resources would occur, no mitigation would be required.

CONCLUSION

The Healthpeak-Torreyana Project would not result in significant impacts to sensitive habitats, plants, and animals, or to the sensitive MHPA preserve. The Project footprint has been designed to be limited to the existing developed area of the site and the Project would comply with the MHPA Land Use Adjacency Guidelines. As part of Project processing, the MHPA boundary mapping error along the northeastern parcel boundary would be corrected by moving 0.13 acre of developed land out of the MHPA in the northern development area.

This concludes the Biological Resources Letter Report for the Healthpeak-Torreyana Project. Please do not hesitate to contact us with any questions.

Sincerely,



Catherine MacGregor
Senior Biologist and Botanist

LIST OF FIGURES

1. Regional Location
2. Vicinity Map
3. Satellite Imagery of Site
4. Preserved Lands and Easements
5. Biological Resources
6. 1980 and 1981 Historic Aerials
7. MHPA Boundary Line Correction
8. Site Plan and Project Impacts (Revised June 2025)

LIST OF ATTACHMENTS

A. Biologist Resume
B. Plants Observed on the Healthpeak-Torreyana Site
C. Animals Observed on the Healthpeak-Torreyana Site
D. Healthpeak-Torreyana Site Photographs
E. Sensitive Plants with Potential to Occur on the Healthpeak-Torreyana Site
F. Sensitive Animals with Potential to Occur on the Healthpeak-Torreyana Site
G. Scan of Original Stamped Project Plans for BLC and 1981 Open Space Agreement

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FIGURES



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ATHENA Consulting

Regional Location

HEALTHPEAK-TORREYANA

0 3 6 Miles

Source: SanGIS Data, 2019

FIGURE 1

August 2024



D:\GIS\Project_Data\Healthpeak_Torreyana\Final_Maps\BioReport_July2024\BioReport_July2024.aprx

ATHENA Consulting

Vicinity Map

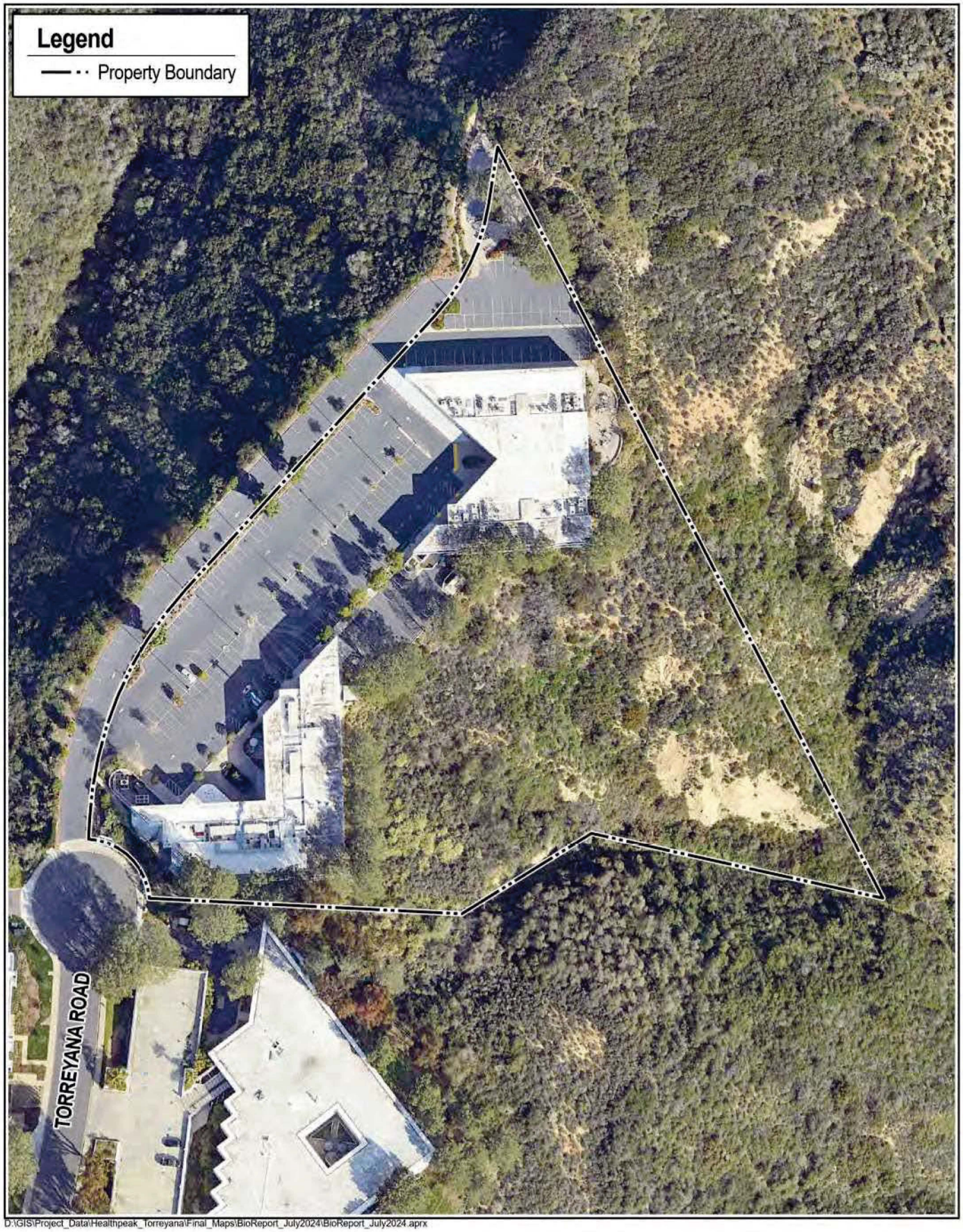
HEALTHPEAK-TORREYANA

0 1,000 2,000 Feet

Aerial Source: ESRI USGS National Basemap, 2018

FIGURE 2

August 2024



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ATHENA Consulting

Satellite Imagery of Site

HEALTHPEAK-TORREYANA

0 60 120 Feet

Aerial Source: Google Earth, November 2022

FIGURE 3

August 2024



Preserved Lands and Easements

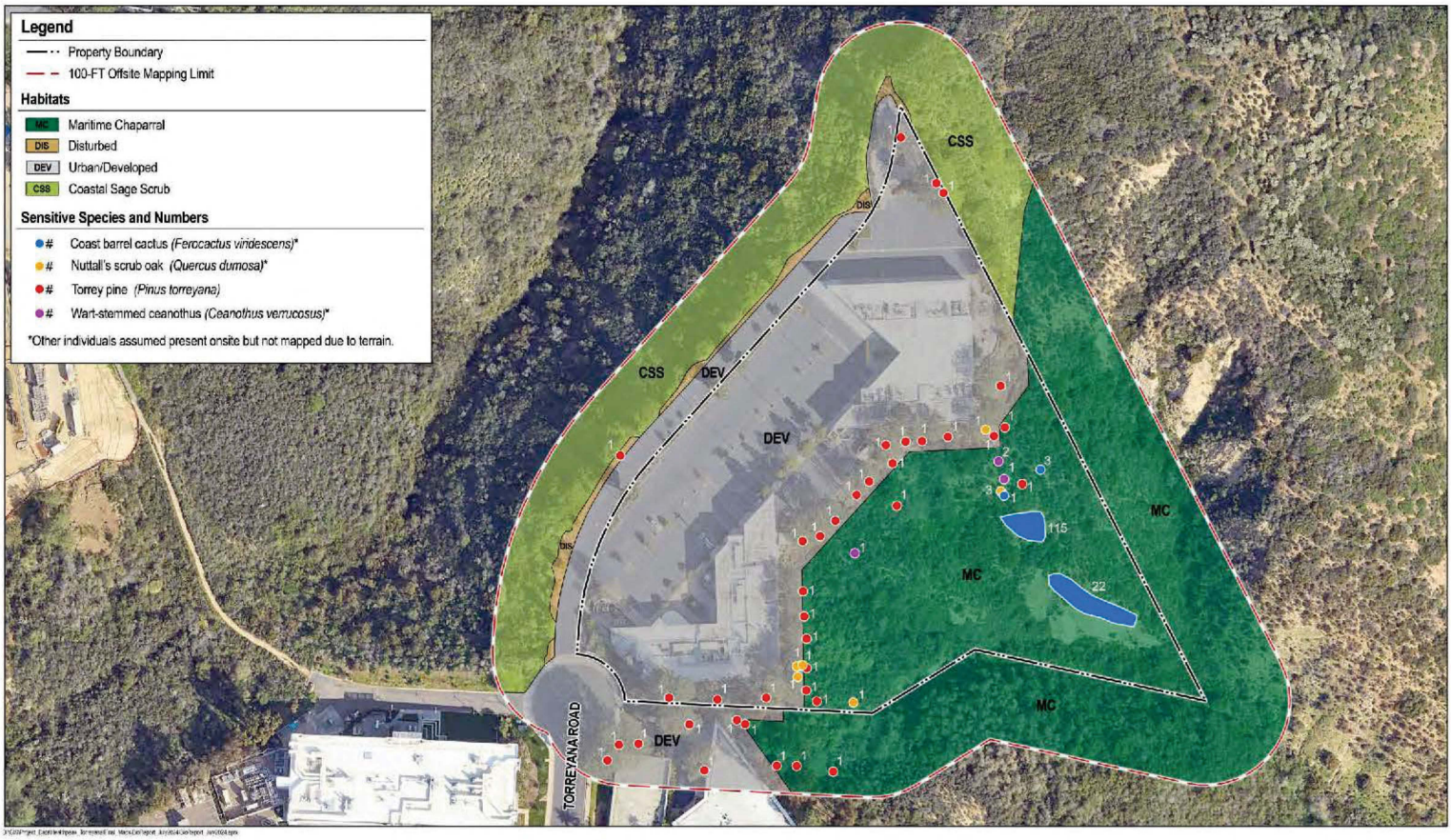
HEALTHPEAK-TORREYANA

0 50 100 Feet

Aerial Source: Google Earth, November 2022

FIGURE 4

August 2024



Biological Resources

HEALTHPEAK-TORREYANA

0 50 100 Feet

Aerial Source: Google Earth, November 2022

FIGURE 5

August 2024





ATHENA Consulting

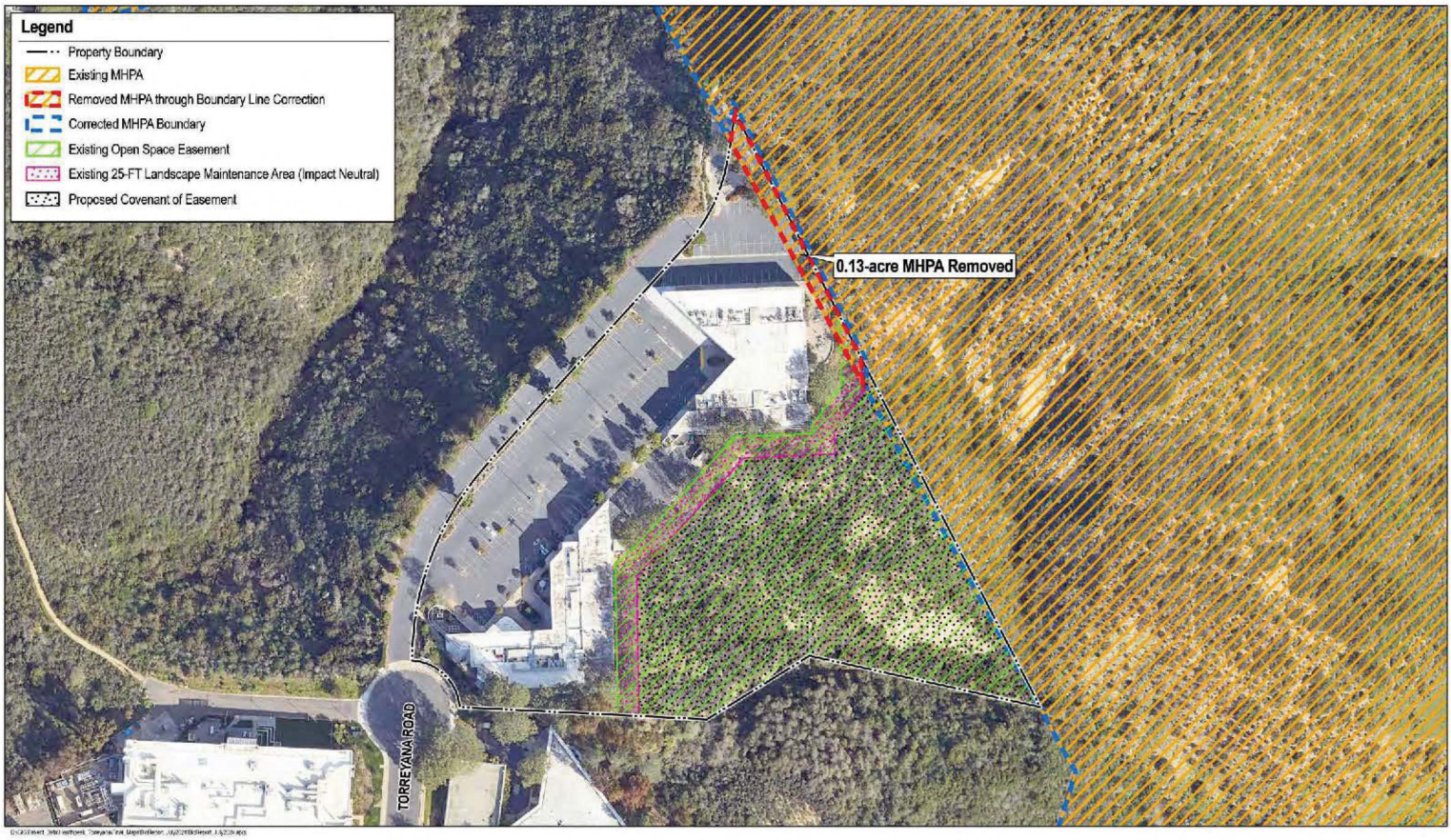
1980 and 1981 Historic Aerials

HEALTHPEAK-TORREYANA

0 75 150 Feet

FIGURE 6

Source: Historicaerials.com | August 2024



ATHENA Consulting

MHPA Boundary Line Correction

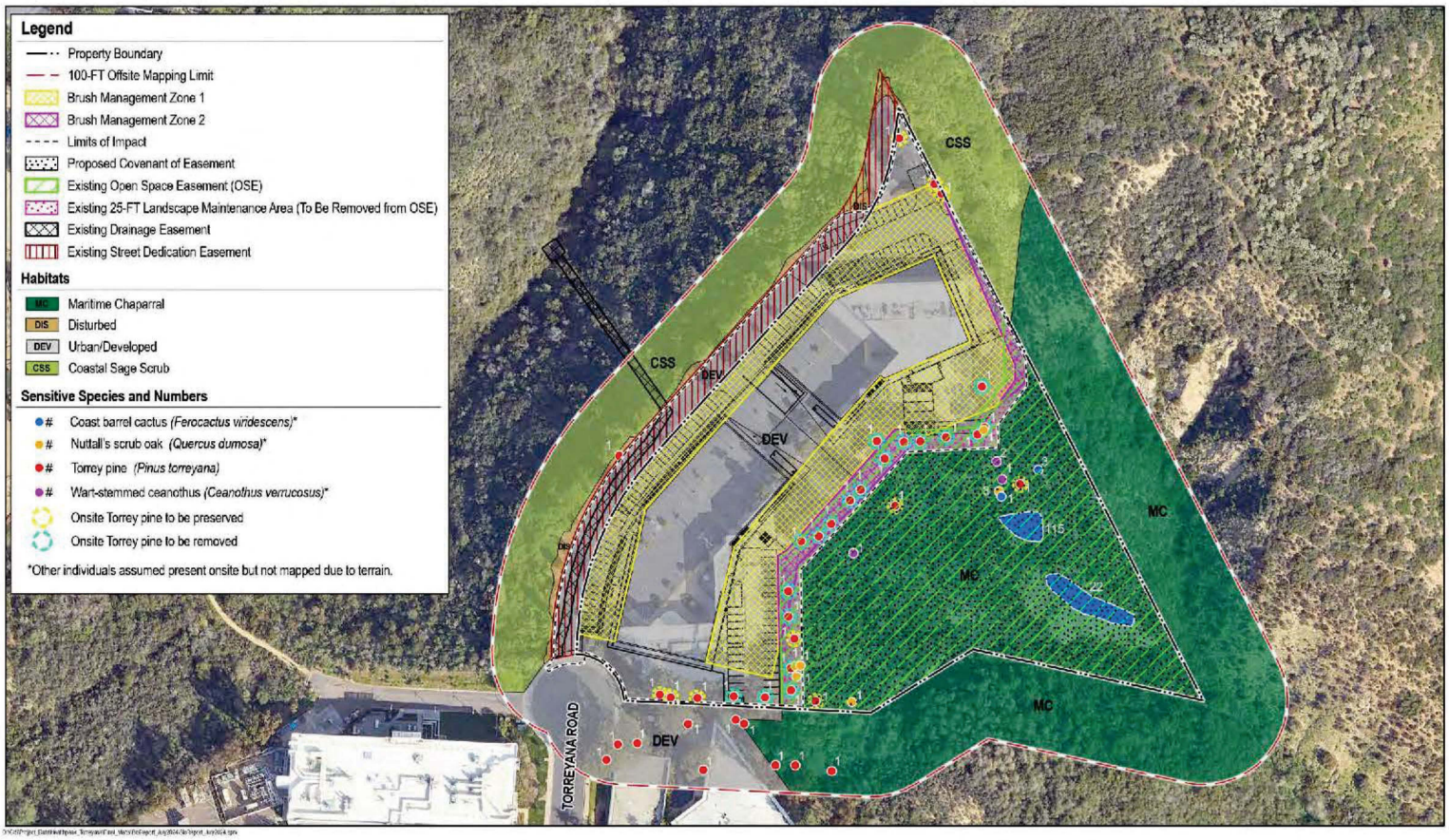
HEALTHPEAK-TORREYANA

0 50 100 Feet

Aerial Source: Google Earth, November 2022

FIGURE 7

August 2024



ATHENA Consulting

Site Plan and Project Impacts

HEALTHPEAK-TORREYANA

0 50 100 Feet

Aerial Source: Google Earth, November 2022

FIGURE 8

June 2026

ATTACHMENT A

Biologist Resume

Catherine MacGregor
Senior Biologist and Botanist

Education: Bachelor of Arts, Biological Sciences with Plant Ecology emphasis, minor in Marine and Coastal Science; Smith College, Northampton, MA

Professional Background: Athena Consulting – Present
REC Consultants, Inc. – 2001 to 2006 and 2013 to 2022
URS Corporation – 2012 to 2013
TRC and SDG&E through Aerotek Staffing – 2011 to 2012

Professional Experience:

In her 17+ years of biological, botanical, and environmental science experience, Ms. MacGregor has performed extensive field work for floristic and rare plant surveys, habitat mapping, avian surveys, and jurisdictional wetlands and waters delineation. Botanical experience includes floristic and rare plant surveys in the coastal, mountain, and desert regions of southern California; detailed habitat mapping and assessment; and development, implementation, and monitoring of rare plant and habitat restoration projects. Wildlife experience includes general wildlife surveys, protocol surveys for burrowing owl and least Bell's vireo, and Gila woodpecker, Mojave fringe-toed lizard, and nesting bird surveys. Ms. MacGregor has managed teams of field biologists, prepared numerous biological technical reports and monitoring reports, managed environmental permit compliance, and coordinated with clients and agency personnel to successfully move projects through the permitting and approval processes.

Specific Work Experience

Biological Surveys and Reports include:
Biological survey and report writing experience for numerous projects in the County of San Diego and southern California. Representative projects have included:

- Habitat mapping, botanical surveys, wildlife surveys, and biological technical reports for a variety of development projects in the City of San Diego, County of San Diego, Cities of Santee, Oceanside, Encinitas, Carlsbad, Escondido, and Poway; and unincorporated San Diego County communities of Fallbrook, Pauma Valley, Valley Center, Borrego Springs, and East Otay Mesa.
- Performed general biological surveys and focused rare plant surveys on a 14-acre property on western Otay Mesa in the City of San Diego, and documented an additional sensitive habitat, eleven additional sensitive plant taxa, and four additional sensitive animal species missed by the previous consultant.
- Performed biological resources surveys and prepared a biological technical report for the Chollas Creek Bikeway project, in the Southcrest and Barrio Logan neighborhoods of San Diego.
- Performed a biological resources survey and prepared a biological letter report for a residential development on San Pasqual Street adjacent to Chollas Creek in the Mountain View neighborhood of San Diego.
- Prepared a biological letter report and burrowing owl survey and report for the Continental Commerce Center project on Otay Mesa in the City of San Diego.

- Prepared an updated biological technical report for the Jackie Robinson YMCA project, located on Chollas Creek in the Mountain View neighborhood of San Diego.
- Habitat mapping and rare plant and bird surveys in the Tijuana River Valley and Peñasquitos Canyon for City of San Diego Stormwater Department and mapping of invasive species.
- Conducted vernal pool assessment and rare plant surveys at the Sevilla and Candlelight sites on western Otay Mesa in the City of San Diego.
- Biological monitoring and project management for the Market Creek Plaza riparian habitat restoration project in the Lincoln Park and Chollas View neighborhoods of San Diego.
- Habitat mapping and botanical surveys for the 2,161-acre Star Ranch property in Cameron Corners, southeastern San Diego County (to be purchased for conservation by the County of San Diego).
- Habitat, spring/rare plant, and wildlife surveys, and biological technical report for the proposed 177-acre development on Dictionary Hill in southern San Diego County (now protected as the Dictionary Hill County Preserve).
- Spring sensitive plant surveys and report for the 714-acre Rough Acres Ranch site in eastern San Diego County.
- Rare plant surveys, least Bell's vireo surveys, nesting raptor surveys, and construction monitoring and permit compliance for the 416-acre Horse Creek Ridge project in Fallbrook, San Diego County.
- Habitat mapping, botanical and wildlife surveys, California gnatcatcher mapping, and biological technical report for a 43-acre site in Escondido, San Diego County.
- Habitat mapping, botanical, and sensitive wildlife surveys for two large solar power projects in eastern Riverside County, including management of biologist teams and preparation of reports.
- Habitat mapping and spring/rare plant and wildlife surveys at the 150-acre Pala Mesa Resort near Fallbrook in northern San Diego County.
- Habitat mapping, spring/rare plant and general wildlife surveys, biological technical report, and open space management plan for the 145-acre Viejas Hills project.
- Habitat mapping, spring/rare plant and general wildlife surveys, biological technical report, and upland habitat revegetation plan for a 145-acre residential development in the City of Poway.
- Vernal pool surveys and assessments at sites in the City and County of San Diego such as at the western edge of Otay Mesa, eastern Otay Mesa, and El Cajon.
- Spring/rare plant and wildlife surveys and biological technical report for the 952-acre Singing Hills project and coordination with Wildlife Agencies on siting the project to minimize wildlife impacts (now partially preserved for conservation).
- Protocol Burrowing Owl surveys at grassland sites near the US-Mexico border, a 5.6-acre site south of Brown Field Municipal Airport, and a 10.4-acre site near the intersection of SR 905 and 125 in eastern Otay Mesa, San Diego County; and at two BrightSource Energy proposed solar project sites of approximately 7,500 acres each, with a team of experienced surveyors in eastern Riverside County.
- Participation in a Burrowing Owl artificial burrow construction project within a conservation area on eastern Otay Mesa.

Representative Habitat and Sensitive Species Restoration Projects include:

- Riparian scrub habitat restoration – designed, supervised, monitored, and completed a project at an industrial and sand mining property in Lakeside, San Diego County.

- Riparian scrub habitat creation along San Marcos Creek – supervised implementation of the habitat creation plan, managed maintenance, conducted qualitative and quantitative monitoring, and prepared monitoring reports (in progress).
- Maderas Golf Club Palmer's goldenbush restoration – developed restoration plan, supervised installation, managed maintenance, performed monitoring; project successfully completed.
- Market Creek Plaza riparian habitat restoration – quantitative monitoring, data analysis, and annual reporting for this site in urban San Diego; revegetation successfully completed.
- Riviera del Sol Otay tarplant restoration – implemented and monitored the restoration plan, managed maintenance, performed monitoring, and prepared annual reports; restoration successfully completed.
- Hidden Meadows riparian habitat restoration – monitored the project, prepared annual reports, directed remedial managers, and guided project through agency sign-off; restoration completed successfully.

Public Utility Projects Experience includes:

- SDG&E Wood to Steel Project – training, permit compliance, nest surveys, crew supervision, and weekly reports during pole and powerline replacement
- Sunrise Powerlink – permit compliance, nest and site surveys, and crew supervision during transmission line and substation construction
- Littlerock Reservoir in Angeles National Forest – vegetation and sensitive plant surveys in areas of possible reservoir expansion
- El Casco System project – biological surveys along this proposed transmission line extension in Riverside County

Specialized Training:

2021	California Rapid Assessment Method (CRAM) Wetlands Training
2018	California Native Plant Society Conservation Conference
2015	California Department of Fish and Wildlife CNDDB and BIOS professional users training
2014	Arroyo Toad Workshop with Field Survey (including AT observations in situ)
2013	Goldspotted Oak Borer Identification Field Training
2012	Desert Tortoise Council Desert Tortoise Training Workshop
2007	San Diego Stream Team Bio-Assessment Professional Training
2006	San Diego Vernal Pool Flora and Habitat Restoration Workshop
2004	Fire Ecology of Chaparral and Coastal Sage Scrub Workshop
2002	SERCAL Restoration and Revegetation Workshop
2001	Southwestern Willow Flycatcher Workshop

ATTACHMENT B

Plants Observed on the Healthpeak-Torreyana Site

ATTACHMENT B

PLANTS OBSERVED ON THE HEALTHPEAK-TORREYANA SITE			
Species Name	**Common Name**	**Family**	**Habitat**
*Acacia cognata**	Cousin Itt	Fabaceae	DEV
Acmispon glaber	deerweed	Fabaceae	MC
Adenostoma fasciculatum	chamise	Rosaceae	MC
*Agapanthus sp.**	agapanthus	Amaryllidaceae	DEV
*Agave sp.**	agave	Agavaceae	DEV
Alnus sp.(*)	alder	Betulaceae	DEV
*Aloe sp.**	aloe	Asphodelaceae	DEV
*Anigozanthos sp.**	kangaroo paw	Haemodoraceae	DEV
Artemisia californica	coastal sagebrush	Asteraceae	MC
*Asphodelus fistulosus**	hollow-stem asphodel	Asphodelaceae	DEV, MC
*Asteraceae**	ornamental aster	Asteraceae	DEV
Astragalus trichopodus var. lonchus	ocean locoweed	Fabaceae	DEV, MC
*Atriplex semibaccata**	Australian saltbush	Chenopodiaceae	DEV
Baccharis pilularis cv.	coyotebrush groundcover cultivar	Asteraceae	MC
Baccharis pilularis subsp. consanguinea	chaparral broom, coyote brush	Asteraceae	DEV, MC
Baccharis sarothroides	broom baccharis	Asteraceae	MC, DEV
*Bougainvillea sp.**	bougainvillea	Nyctaginaceae	DEV
*Bromus rubens**	red brome, foxtail chess	Poaceae	DEV, MC
*Carissa macrocarpa**	Natal plum	Apocynaceae	DEV
Ceanothus sp.(*)	ceanothus (ornamental cultivar)	Rhamnaceae	DEV
Ceanothus verrucosus!	wart-stemmed ceanothus	Rhamnaceae	MC
*Cinnamomum camphora**	camphor tree	Lauraceae	DEV
*Cistus sp.**	rock-rose	Cistaceae	MC
Cneoridium dumosum	coast spice bush, bush-rue	Rutaceae	MC
*Cortaderia selloana**	Selloa pampas grass	Poaceae	DEV, MC
*Crassula ovata**	jade plant	Crassulaceae	DEV
Cuscuta sp.	dodder	Cuscutaceae	MC
*Cycas revoluta**	sago palm	Cycadaceae	DEV
*Dietes sp.**	wood iris	Iridaceae	DEV
Diplacus longiflorus	bush monkey flower	Phrymaceae	MC
Dudleya edulis	ladies' fingers	Crassulaceae	MC
Dudleya lanceolata	lance-leaf dudleya	Crassulaceae	MC
Echium candicans	pride of Madeira	Boraginaceae	DEV
*Ehrharta erecta**	panic veldt grass	Poaceae	DEV
*Elaeagnus sp.**	silverberry	Elaeagnaceae	DEV
Encelia californica	California encelia	Asteraceae	MC
*Eriobotrya deflexa**	bronze loquat	Rosaceae	DEV
Eriogonum fasciculatum	California buckwheat	Polygonaceae	MC
*Erythrina sp.**	coral tree	Fabaceae	DEV
*Euphorbia peplus**	petty spurge	Euphorbiaceae	DEV
Ferocactus viridescens!	coast barrel cactus	Cactaceae	MC
Gambelia speciosa (planted)	showy island snapdragon	Plantaginaceae	DEV
*Grevillea sp.**	grevillea	Proteaceae	DEV
Heteromeles arbutifolia	toyon, Christmas berry	Rosaceae	DEV
*Jacobaea maritima**	dusty miller	Asteraceae	DEV
*Ligustrum sp.**	privet	Oleaceae	DEV
Malosma laurina	laurel sumac	Anacardiaceae	MC, DEV
Marah macrocarpa	wild-cucumber, manroot	Cucurbitaceae	MC
Muhlenbergia rigens (planted)	deer grass	Poaceae	DEV
*Myoporum montanum**	waterbush, boobialla	Scrophulariaceae	DEV, MC
*Myoporum parvifolium**	slender myoporum	Scrophulariaceae	DEV

ATTACHMENT B

Species Name	Common Name	Family	Habitat
*Nandina domestica**	nandina	Berberidaceae	DEV
*Pennisetum setaceum**	African fountain grass	Poaceae	DEV
Peritoma arborea	bladderpod	Cleomaceae	DEV, MC
*Phoenix roebellenii**	miniature date palm	Arecaceae	DEV
*Pinus sp.**	ornamental pine	Pinaceae	DEV
Pinus torreyana! (planted)	Torrey pine	Pinaceae	DEV, MC
*Pittosporum tobira**	Japanese pittosporum	Pittosporaceae	DEV
*Plumbago auriculata**	cape leadwort	Plumbaginaceae	DEV
*Polycarpon tetraphyllum var. tetraphyllum**	four-leaf allseed	Caryophyllaceae	DEV
*Polypogon monspeliensis**	annual beard grass	Poaceae	DEV
Pseudognaphlium sp.	cudweed, everlasting	Asteraceae	MC
Quercus dumosa!	Nuttall's scrub oak	Fagaceae	MC
Rhus integrifolia	lemonadeberry	Anacardiaceae	MC
*Salsola sp.**	Russian-thistle	Chenopodiaceae	DEV, MC
Salvia (clevelandii) (planted)	fragrant sage	Lamiaceae	DEV
Salvia mellifera	black sage	Lamiaceae	MC
*Schismus barbatus**	Mediterranean schismus	Poaceae	MC
*Senecio sp.**	ornamental senecio	Asteraceae	DEV
Simmondsia chinensis	jojoba, goatnut	Simmondsiaceae	MC
*Sonchus sp.**	sow-thistle	Asteraceae	MC, DEV
Stephanomeria diegensis	San Diego wreath-plant	Asteraceae	MC
*Stipa miliacea var. miliacea**	smilo grass	Poaceae	DEV
Stipa sp.	needle grass	Poaceae	MC
*Stipa tenuissima**	Mexican feather grass	Poaceae	DEV
*Tecoma stans**	yellow bells	Bignoniaceae	DEV
*Vinca major**	greater periwinkle	Apocynaceae	DEV
*Westringia fruticosa**	coastal westringia	Lamiaceae	DEV
Xylococcus bicolor	mission manzanita	Ericaceae	MC, DEV
Yucca schidigera	Mohave yucca	Agavaceae	MC

* Non-native (please note this list is not intended to include all ornamentals)
! State or Federal special-status (State endangered, threatened, or rare; Federal endangered, threatened, or candidate for

Habitat Abbreviations
DEV = Developed
MC = Maritime Chaparral

ATTACHMENT C

Animals Observed on the Healthpeak-Torreyana Site

ATTACHMENT C

ANIMALS OBSERVED ON THE HEALTHPEAK-TORREYANA SITE			
Species Name	**Common Name**	**Habitat**	**Number**
Invertebrates			
*Apis mellifera**	western honey bee	MC	5
Apodemia virgulti	Behr's metalmark	MC	2
Pieris sp.	white (butterfly)	MC	several
Reptiles			
Sceloporus occidentalis	western fence lizard	MC	1
Birds			
Buteo lineatus	red-shouldered hawk	DEV	(feather)
Calypte anna	Anna's hummingbird	DEV, MC	2,1
Chamaea fasciata	wrentit	MC	1
Dryobates nuttallii	Nuttall's woodpecker	DEV	1
Haemorhous mexicanus	house finch	MC	5
*Lonchura punctulata**	scaly-breasted munia	MC	2
Melozone crissalis	California towhee	DEV	2
Mimus polyglottos	northern mockingbird	MC	2
Pipilo maculatus	spotted towhee	DEV, MC	1, 1
Selasphorus sp.	rufous or Allen's hummingbird	MC	1
Setophaga townsendi	Townsend's warbler	DEV	2
Spinus psaltria	lesser goldfinch	MC	2
Thryomanes bewickii	Bewick's wren	MC	2
Tyrannus vociferans	Cassin's kingbird	MC	1
Mammals			
Canis latrans	coyote	MC	(scat)
Neotoma albigula	white-throated woodrat	MC	(midden)
Odocoileus hemionus	mule deer	MC	1 and ~~(scat)~~
Sylvilagus sp.	rabbit	MC	(scat)

* non-native

! State or federal special-status species (State endangered, threatened, endangered candidate, fully protected, or watchlist; or federal endangered, threatened, or candidate for listing)

Habitat Abbreviations

DEV = Developed

MC = Maritime Chaparral

ATTACHMENT D

Healthpeak-Torreyana Site Photographs

ATTACHMENT D
Healthpeak Torreyana Site Photographs - Location Map



Locations and directions of the following photographs

Healthpeak-Torreyana Site Photographs
June 30, 2022



1. Existing building at 11095 Torreyana Road.



2. Existing building at 11085 Torreyana Road and parking lot between buildings.

Healthpeak-Torreyana Site Photographs
June 30, 2022



3. View from the parking lot into the eastern Maritime Chaparral.



4. Maritime Chaparral in existing onsite open space, with 11085 in background behind large planted Torrey pines.

Healthpeak-Torreyana Site Photographs
June 30, 2022



5. Old Nuttall's scrub oak in Maritime Chaparral.



6. Opening in Maritime Chaparral with large number of barrel cactuses.

Healthpeak-Torreyana Site Photographs
June 30, 2022



7. Disturbed land between east side of 11095 and Maritime Chaparral.



8. Developed area on east side of 11095 near property boundary.

Healthpeak-Torreyana Site Photographs
June 30, 2022



9. Southern edge of 11085 and Site with Torrey pines planted along building.



10. Southern sewer easement and view toward east.

ATTACHMENT E

Sensitive Plants with Potential to Occur on the Healthpeak-Torreyana Site

ATTACHMENT E

SENSITIVE PLANTS WITH POTENTIAL TO OCCUR ON THE HEALTHPEAK-TORREYANA SITE (USGS DEL MAR QUAD, 38 - 102 METERS [125 - 335 FT] AMSL)									
Species Name	**Common Name**	**Family**	**CRPR**	**State/ Federal**	**MSCP**	**City NE/VP**	**Growth form, bloom time**	**Habitat**	**Potential to Occur Onsite**
Acanthomintha ilicifolia	San Diego thorn-mint	Lamiaceae	1B.1	**SE/FT**	X	X	Annual herb, Apr-Jun	Chaparral, coastal scrub, valley and foothill grassland, vernal pools. Endemic to active vertisol clay soils of mesas & valleys. Usually on clay lenses within grassland or chaparral communities. 10-960 m.	Low; not observed, no suitable clay lenses observed.
Adolphia californica	California adolphia	Rhamnaceae	2B.1	-/-	-	-	Shrub (deciduous), Dec-May	From sandy/gravelly to clay soils within grassland, coastal sage scrub, or chaparral; various exposures. 45-740 m.	Low; potentially suitable habitat is present but would have been detectable during the survey and was not observed.
Agave shawii var. *shawii*	Shaw's agave	Agavaceae	2B.1	-/-	X	X	Perennial (leaf succulent), Sep-May	Coastal bluffs and slopes within coastal sage scrub. 10-120 m.	Low; potentially suitable habitat is present but would have been detectable during the survey and was not observed.
Ambrosia pumila	San Diego ambrosia	Asteraceae	1B.1	**-/FE**	X	X	Perennial herb (deciduous, rhizomatous), Apr-Oct	In full sun in open or low-growing plant communities, primarily on sandy loam or clay soils (rarely on other substrates such as gravel) on upper terraces of rivers, creeks, or other drainage, or within the watershed of vernal pools. 3-580 m.	Low; no suitable areas observed onsite, would probably have been detectable even if dessicated and was not observed.
Aphanisma blitoides	aphanisma	Chenopodiaceae	1B.2	-/-	X	X	Annual herb, Feb-Jun	Sandy or clay soils in coastal bluff scrub, coastal dunes, coastal scrub. 3-305 m.	Moderate; would probably not have been detectable during site survey, documented at nearby TPSNR.
Aphyllon parishii subsp. *brachylobum* (*Orobanche p.* subsp. *brachyloba*)	short-lobe orobanche	Orobanchaceae	4.2	-/-	-	-	Perennial herb (parasitic), Apr-Oct	Sandy coastal bluff scrub, coastal dunes, coastal scrub; parasitic on shrubs, generally *Isocoma menziesii*. 3-305 m.	Low; not observed, no host plant observed.
Arctostaphylos glandulosa subsp. *crassifolia*	Del Mar manzanita	Ericaceae	1B.1	**-/FE**	X	-	Shrub (evergreen), Dec-Jun	Chaparral on sandy coastal mesas and ocean bluffs. 30-365 m.	Low; would have been detectable and was not observed.
Artemisia palmeri	San Diego sagewort	Asteraceae	4.2	-/-	-	-	Biennial to perennial herb to subshrub, (Feb) May-Sep	Drainages and riparian areas in sandy soil within chaparral, coastal scrub, riparian forest, riparian woodland and riparian scrub. 15-915 m.	Low; would have been detectable and was not observed.

ATTACHMENT E

Species Name	Common Name	Family	CRPR	State/ Federal	MSCP	City NE/VP	Growth form, bloom time	Habitat	Potential to Occur Onsite
Astragalus tener var. *titi*	coastal dune milkvetch	Fabaceae	1B.1	**SE/FE**	X	X	Annual herb, Mar-May	Moist, sandy depressions of bluffs or dunes in coastal bluff scrub, coastal dunes, coastal prairie. 1-45 m.	Low; the only Astaraglus observed was A. trichopodus, site appears to lack suitable microhabitat.
Atriplex pacifica	south coast saltscale	Chenopodiaceae	1B.2	-/-	-	-	Annual herb, Mar-Oct	Alkali soils in coastal bluff scrub, coastal dunes, coastal scrub, playas. 1-400 m.	Low; the only small Atriplex observed was A. semibaccata.
Baccharis vanessae	Encinitas baccharis	Asteraceae	1B.1	**SE/FT**	X	X	Shrub (deciduous), Aug-Nov	Steep, open, rocky areas in chaparral, cismontane woodland. 40-855 m.	Low; would have been detectable and was not observed.
Bahiopsis laciniata (Viguiera l.)	San Diego sunflower (San Diego County viguiera)	Asteraceae	4.3	-/-	-	-	Shrub, Feb-Jun (Aug)	Slopes and ridges in chaparral and coastal scrub. 60-750 m.	Low; observed in planted coastal sage scrub vegetation offsite near northeastern corner, but not observed onsite.
Bloomeria clevelandii (Muilla c.)	San Diego goldenstar	Themidaceae	1B.1	-/-	X	-	Perennial herb (bulbiferous), Apr-May	Clay soil in chaparral, coastal scrub, valley & foothill grassland. Often on mounds between vernal pools in fine, sandy loam. 50-465 m.	Low; no clay patches observed.
Brodiaea filifolia	thread-leaf brodiaea	Themidaceae	1B.1	**SE/FT**	X	-	Perennial herb (bulbiferous), Mar-Jun	Dense Auld and Bosanko clay soils, most often associated with grassland but may occur within openings of other vegetation communities such as coastal sage scrub. 10-1020 m.	Low; no suitable soils or habitat observed.
Brodiaea orcuttii	Orcutt's brodiaea	Themidaceae	1B.1	-/-	X	-	Perennial herb (bulbiferous), May-Jul	Mesic, clay, sometimes serpentine soils in closed-cone coniferous forest, chaparral, cismontane woodland, meadows & seeps, valley & foothill grassland. Usually in vernal pools and small drainages. 30-1695 m.	Low; no clay patches or suitable microhabitat observed.
Ceanothus cyaneus	Lakeside ceanothus	Rhamnaceae	1B.2	-/-	X	-	Shrub (evergreen), Apr-Jun	Closed-cone coniferous forest, chaparral. 200-1040 m.	Low; would have been detectable and was not observed.
Ceanothus verrucosus	wart-stemmed ceanothus	Rhamnaceae	2B.2	-/-	X	-	Shrub (evergreen), Dec-May	Southern maritime chaparral and nearby chaparral, rocky slopes. 1-380 m.	**Occurs onsite: four observed onsite and more assumed present in steep and dense areas.**

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Species Name	Common Name	Family	CRPR	State/ Federal	MSCP	City NE/VP	Growth form, bloom time	Habitat	Potential to Occur Onsite
Centromadia parryi subsp. *australis*	southern tarplant	Asteraceae	1B.1	-/-	-	-	Annual herb, May-Nov	Marshes and swamps (margins), valley & foothill grassland (vernally mesic), vernal pools, disturbed areas. 0-975 m.	Low; would have been detectable and was not observed, no suitable habitat.
Chaenactis glabriuscula var. *orcuttiana*	Orcutt's pincushion	Asteraceae	1B.1	-/-	-	-	Annual herb, Jan-Aug	Sandy coastal bluff scrub, coastal dunes. 0-100 m.	Low-moderate; not observed, but occurs in the TPSNR area and could have already disintegrated by time of survey.
Chorizanthe orcuttiana	Orcutt's spineflower	Polygonaceae	1B.1	**SE/FE**	-	-	Annual herb, Mar-May	Sandy openings in maritime chaparral, closed-cone coniferous forest, and coastal scrub. 3-125 m.	Low; would probably have been detectable and no Chorizanthe observed.
Chorizanthe polygonoides var. *longispina*	long-spined spineflower	Polygonaceae	1B.2	-/-	-	-	Annual herb, Apr-Jul	Gabbroic clay soils, or sand per Jepson, in chaparral, coastal scrub, meadows & seeps, valley & foothill grassland, near vernal pools. 30-1530 m.	Low; not observed, no clay patches observed.
Comarostaphylis diversifolia subsp. *diversifolia*	summer-holly	Ericaceae	1B.2	-/-	-	-	Shrub (evergreen), Apr-Jun	Chaparral (often mixed, sometimes post-burn), cismontane woodland. 30-945 m.	Low-moderate; not observed but could be present in small numbers in dense inaccesible chaparral areas.
Corethrogyne filaginifolia var. incana (no varieties recognized in Jepson)	San Diego sand aster	Asteraceae	1B.1	-/-	-	-	Perennial herb, Jun-Sep	Sandstone or sandy soils in chaparral, coastal bluff scrub, coastal scrub, possibly disturbed sites and ecotones. 35-275 m.	Low-moderate; not observed and should have been detectable, but could be present in small numbers in inaccesible chaparral areas.
Corethrogyne filaginifolia var. linifolia (Jepson recognizes no varieties and includes this in C. filaginifolia)	Del Mar Mesa sand aster	Asteraceae	1B.1	-/-	X	-	Perennial herb, May-Sep	Maritime sediments and conglomerates in openings of coastal bluff scrub, maritime chaparral, and coastal scrub. 15-150 m.	Low-moderate; not observed and should have been detectable, but could be present in small numbers in inaccesible chaparral areas.
Deinandra conjugens (Hemizonia c.)	Otay tarplant	Asteraceae	1B.1	**SE/FT**	X	X	Annual herb, (Apr) May-Jun	Clay soils in coastal plains, coastal scrub, mesas, river bottoms, valley & foothill grassland; often in open disturbed areas. 60-275 m.	Low; not observed, no suitable soils observed.

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Species Name	Common Name	Family	CRPR	State/ Federal	MSCP	City NE/VP	Growth form, bloom time	Habitat	Potential to Occur Onsite
Dudleya brevifolia (D. blochmaniae subsp. *brevifolia)*	short-leaf dudleya	Crassulaceae	1B.1	**SE**/-	X	X	Perennial herb, Apr-May	On Torrey sandstone in pebbly openings in maritime chaparral & coastal scrub. 30-125 m.	Low in Project development area due to already-developed condition. Unknown in Open Space without spring survey; potentially suitable substrate is present on and near the site, and site survey was probably too late for detection.
Dudleya variegata	variegated dudleya	Crassulaceae	1B.2	-/-	X	X	Perennial herb, Apr-Jun	Often rocky/gravelly or clay soils or on rock outcrops in grassland, openings in chaparral, cismontane woodland, coastal scrub, also near vernal pools or on mima mounds. 3-550 m.	Low in Project development area due to already-developed condition. Low-moderate in Open Space; site did not look highly suitable.
Dudleya viscida	sticky dudleya	Crassulaceae	1B.2	-/-	X	-	Perennial herb, May-Jun	North and south-facing cliffs and banks in coastal bluff scrub, chaparral, cismontane woodland, coastal scrub. 10-550 m.	Low; none of the observed dudleyas were of this species.
Ericameria palmeri var. *palmeri*	Palmer's goldenbush	Asteraceae	1B.1	-/-	X	-	Shrub (evergreen), (Jul) Sep-Nov	Steep hillsides, granitic soils in mesic chaparral, coastal scrub. 5-625 m.	Low; would have been detectable and was not observed.
Eryngium aristulatum var. *parishii*	San Diego button-celery	Apiaceae	1B.1	**SE/FE**	X	X	Biennial to perennial herb, Apr-Jun	San Diego mesa hardpan & claypan vernal pools & southern interior basalt flow vernal pools in coastal scrub or valley and foothill grassland. 15-880 m.	Low; no suitable vernal pool habitat observed.
Erysimum ammophilum	coast wallflower, sand-loving wallflower	Brassicaceae	1B.2	-/-	X	-	Perennial herb, Feb-Jun	Openings in sandy maritime chaparral, coastal dunes, and coastal scrub. 3-320 m.	Low; not observed, no preferred sandy substrate.
Euphorbia misera	cliff spurge	Euphorbiaceae	2B.2	-/-	-	-	Shrub, Dec-Aug (Oct)	Rocky coastal bluff scrub, coastal scrub, Mojavean desert scrub. 3-430 m.	Low; would have been detectable and was not observed.
Ferocactus viridescens	coast barrel cactus, San Diego barrel cactus	Cactaceae	2B.1	-/-	X	-	Perennial (stem succulent), May-Jun	Chaparral, coastal scrub, valley & foothill grassland, near vernal pools; often exposed, level or south-sloping areas, near crest of slopes. 3-490 m.	**Occurs onsite: 141 were counted in the open space via direct viewing or binocular viewing, and it is assumed that more are present in the inaccessible areas.**

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Species Name	Common Name	Family	CRPR	State/ Federal	MSCP	City NE/VP	Growth form, bloom time	Habitat	Potential to Occur Onsite
Geothallus tuberosus	Campbell's liverwort	Sphaerocarpaceae	1B.1	-/-	-	-	Ephemeral liverwort	Vernal pools and mesic coastal scrub. 10-600 m.	Low; no suitable habitat observed.
Harpagonella palmeri	Palmer's grappling-hook	Boraginaceae	4.2	-/-	-	-	Annual herb, Mar-May	Clay soils in chaparral, coastal scrub, valley & foothill grassland. 20-955 m.	Low; no suitable clay patches observed.
Isocoma menziesii var. *decumbens*	decumbent goldenbush	Asteraceae	1B.2	-/-	-	-	Shrub, Apr-Nov	Sandy, often disturbed areas in chaparral, coastal scrub. 1-915 m.	Low; no Isocoma observed onsite.
Iva hayesiana	San Diego marsh-elder	Asteraceae	2B.2	-/-	-	-	Perennial herb to subshrub, Apr-Oct	Alkaline flats, depressions, streambanks. 1-430 m.	Low; not observed, no suitable habitat observed.
Lasthenia glabrata subsp. *coulteri*	Coulter's salt-marsh daisy, Coulter's goldfields	Asteraceae	1B.1	-/-	-	-	Annual herb, Feb-Jun	Alkaline soils in coastal salt marshes & swamps, playas, vernal pools. 1-1375 m.	Low; no suitable habitat observed.
Lepidium virginicum var. robinsonii *(not recognized in Jepson)*	Robinson's peppergrass	Brassicaceae	4.3	-/-	-	-	Annual herb, Jan-Jul	Dry chaparral, coastal scrub. 4-1435 m.	Low within Project development area due to already-developed condition. Unclear within Open Space; may have been undetectable at time of survey.
Leptosyne maritima *(Coreopsis m.)*	San Diego sea-dahlia	Asteraceae	2B.2	-/-	-	-	Perennial herb, Mar-May	Coastal bluffs. 5-185 m.	Low-moderate; standing dead flower stalks could have been detectable and were not observed, but known in this area and could have been present in inaccessible areas.
Monardella viminea *(M. linoides subsp. v.)*	willowy monardella	Lamiaceae	1B.1	**SE/FE**	X	-	Perennial herb to subshrub, Jun-Aug	Canyons, rocky and sandy places, and alluvial, ephemeral washes or floodplains in chaparral, coastal scrub, riparian forest, riparian scrub, riparian woodland. 45-230 m.	Low-moderate; not observed and no suitable habitat observed but could be present in inaccessible southeastern area.
Myosurus minimus *(includes M. m. subsp. apus)*	little mousetail	Ranunculaceae	3.1	-/-	-	-	Annual herb, Mar-Jun	Valley & foothill grassland, vernal pools (alkaline). 20-640 m.	Low; no vernal pools observed.
Navarretia fossalis	spreading navarretia, Moran's navarretia	Polemoniaceae	1B.1	**-/FT**	X	X	Annual herb, Apr-Jun	Vernal pools, swales, and depressions surrounded by chaparral, grassland, or scrub. 15-850 m.	Low; no vernal pools observed.

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Species Name	Common Name	Family	CRPR	State/ Federal	MSCP	City NE/VR	Growth form, bloom time	Habitat	Potential to Occur Onsite
Orcuttia californica	California Orcutt's grass	Poaceae	1B.1	**SE/FE**	X	X	Annual herb, Apr-Aug	Vernal pools. 10-660 m.	Low; no vernal pools observed.
Phacelia stellaris	Brand's phacelia	Boraginaceae	1B.1	-/-	-	-	Annual herb, Mar-Jun	Coastal dunes, openings in coastal scrub. 3-370 m.	Low; no suitable habitat observed.
Pinus torreyana subsp. *torreyana*	Torrey pine	Pinaceae	1B.2	-/-	X	-	Tree (evergreen)	Dry sandstone slopes in closed-cone coniferous forest, chaparral. 70-160 m.	**Occurs onsite (assuming onsite plants are this subspecies): 27 observed onsite, of which 25 were clearly planted along the edge of the developed area. Two smaller ones in the Open Space may have also been planted based on presence of tree stake and support on one of them.**
Pogogyne abramsii	San Diego mesa mint	Lamiaceae	1B.1	**SE/FE**	X	X	Annual herb, Mar-Jul	Vernal pools within grasslands, chamise chaparral, or coastal sage scrub. 70-195 m.	Low; no vernal pools observed.
Quercus dumosa	Nuttall's scrub oak	Fagaceae	1B.1	-/-	-	-	Shrub (evergreen), Feb-Apr (May-Aug)	Sandy soil near coast, clay loam soils in closed-cone coniferous forest, chaparral, coastal scrub. 15-400 m.	**Occurs onsite: six were GPS-mapped onsite, including four pruned ones in the 25-FT landscape maintenance zone, and others may be present in inaccesible parts of the Open Space. Likely more common in the dense north-facing chaparral along the southern property boundary.**
Selaginella cinerascens	ashy spike-moss	Selaginellaceae	4.1	-/-	-	-	Perennial herb (rhizomatous)	Chaparral and coastal scrub on undisturbed soil. 20-640 m.	High; observed in undeveloped area offsite to northeast, and somewhat widespread, so likely to occur in undisturbed areas in the Open Space.
Senecio aphanactis	California groundsel, chaparral ragwort	Asteraceae	2B.2	-/-	-	-	Annual herb, Jan-Apr (May)	Alkaline flats; dry, open, rocky areas. 10-550 m.	Low; no suitable habitat observed.
Sidalcea neomexicana	salt spring checker-bloom	Malvaceae	2B.2	-/-	-	-	Perennial herb, Mar-Jun	Alkali springs and marshes in chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub, and playas. 3-2380 m.	Low; no suitable habitat observed.

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Species Name	Common Name	Family	CRPR	State/ Federal	MSCP	City NE/VP	Growth form, bloom time	Habitat	Potential to Occur Onsite
Sphaerocarpos drewei	bottle liverwort	Sphaerocarpaceae	1B.1	-/-	-	-	Liverwort (ephemeral)	On soil in openings of chaparral, coastal scrub. 90-600 m.	Low within Project development area due to already-developed condition. No liverworts were observed but may not have been detectable.
Stemodia durantifolia	blue streamwort, purple stemodia	Plantaginaceae	2B.1	-/-	-	-	Perennial herb, Jan-Dec	Sandy soil in riparian habitats, on wet sand or rocks, drying streambeds, mesic Sonoran desert scrub. 35-795 m.	Low; not observed, no suitable habitat observed.
Texosporium sancti-jacobi	woven-spored lichen	Caliciaceae	3	-/-	-	-	Lichen	A crustose lichen that grows on soil, small mammal pellets, dead twigs, decaying organic matter, and Selaginella, in openings in chaparral; with *Adenostoma fasciculatum* , *Eriogonum* , *Selaginella.* 290-660 m.	Low within Project development area due to already-developed condition. Unknown in Open Space; a crustose lichen was observed on dead twigs in the Open Space but was not identified. No crustose lichens were observed in the development area.

Listing Designations

CRPR - California Rare Plant Rank (from Rare Plant Status Review Group, jointly managed by California Department of Fish and Wildlife [CDFW] and California Native Plant Society [CNPS])

1A - Plants presumed extirpated in California and either rare or extinct elsewhere
1B - Plants rare, threatened or endangered in California AND elsewhere
2A - Presumed extirpated or extinct in California, but more common elsewhere
2B - Plants rare, threatened or endangered in California, but more common elsewhere
3 - Plants about which more information is needed - a review list
4 - Plants of limited distribution - a watch list

.1 - Seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat)
.2 - Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)
.3 - Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known)
CBR - Considered But Rejected

State of California species designations
SE - State-listed Endangered
ST - State-listed Threatened
SR - State-listed Rare
SXC - Extinct in the wild; exists in cultivation.

Federal species designations
FE - Federally-listed Endangered
FT - Federally-listed Threatened
FC - Federal candidate for listing

City NE/VP - an X in this column indicates the species is considered a Narrow Endemic by the City of San Diego (Land Development Manual - Biology Guidelines 2018) or is listed as a covered species in the City's
MSCP - an X in this column indicates the species is listed as covered by the Multiple Species Conservation Program (MSCP Plan 1998)

ATTACHMENT F

Sensitive Animals with Potential to Occur on the Healthpeak-Torreyana Site

ATTACHMENT F

SENSITIVE ANIMALS WITH POTENTIAL TO OCCUR ON THE HEALTHPEAK-TORREYANA SITE (USGS DEL MAR QUAD, 38 - 102 METERS [125 - 335 FT] AMSL)						
Species Name	**Common Name**	**State/Federal Status**	**MSCP**	**City VP**	**Habitat**	**Potential to Occur Onsite**
INVERTEBRATES						
Bombus crotchii	Crotch's bumble bee	SCE/-	-	-	Occupies open grasslands and scrub habitats. For nectar and pollen food osurces, prefers open flowers with short corollas due to short tongue. Food plant families include Fabaceae, Apocynaceae, Asteraceaa, Lamiaceae, and Boraginaceae; food plants can include non-natives such as Medicago spp., Centaurea melitensis, Hirschfeldia incana, and Malva spp.	Low in Project development area due to lack of suitable food plants, foraging habitat, and nesting substrate. Moderate to high in scrub habitat in onsite Open Space and nearby offsite scrub habitat. Closest CNDDB record is 1983 record at TPSNR. Closest iNaturalist record is a 2023 record from Kate Sessions Park, approximately 6 miles south.
Branchinecta sandiegonensis	San Diego fairy shrimp	**-/FE**	X	X	Vernal pools and other unvegetated ephemeral basins in Orange and San Diego Counties and Baja California. Habitat is typically < 30 cm deep and within 64 km of the Pacific Ocean. < 701 m.	Low; no suitable vernal pool or similar habitat observed.
Streptocephalus woottoni	Riverside fairy shrimp	**-/FE**	X	X	Vernal pools in grassland and coastal sage scrub in western Riverside, Orange and San Diego Counties (Ramona area), and coastal SD County. Does not appear until later in the season; may require warmer water or longer inundation times than *Branchinecta sandiegonensis* .	Low; no suitable vernal pool or similar habitat observed.
AMPHIBIANS						
Spea hammondii	western spadefoot	SSC/-	-	-	Grassland, also valley-foothill hardwood woodlands. Vernal pools or other temporary rain pools are essential for breeding and egg-laying. The pools are typically turbid with little or no cover. Activity limited to wet season (October-May, or occasionally after summer storms or during evenings with elevated substrate moisture levels; stays below ground in dry/cold weather. Burrows are probably away from the dried breeding pools. Nocturnal. Extirpated throughout much of lowland southern California.	Low; no suitable habitat or ponding areas observed.
REPTILES						
Anniella stebbinsi (*A. p. pulchra*)	southern California legless lizard (silvery legless lizard)	SSC/-	-	-	Sandy or loose loamy soils under sparse vegetation or other cover. Occasionally found in suburban gardens. Mostly subterranean and strongly prefer soils with a high moisture content.	Low; onsite soils appeared to be hard and crumbly.

ATTACHMENT F

Species Name	Common Name	State/Federal Status	MSCP	City VP	Habitat	Potential to Occur Onsite
Arizona elegans occidentalis	California glossy snake	SSC/-	-	-	Various scrub and grassland habitats, often with loose or sandy soils; Peninsular Ranges.	Low; onsite soils appear to be too hard.
Aspidoscelis hyperythra beldingi (*A. hyperythra* , *A. hyperythrus b.)*	orange-throated whiptail	WL/-	X	-	Low-elevation coastal scrub, chaparral, and valley-foothill hardwood habitats; prefers sandy areas with perennial plants that support termites.	Moderate; not observed but somewhat common and suitable habitat occurs onsite.
Diadophis punctatus similis	San Diego ringneck snake	-/-	-	-	Moist habitats including wet meadows, rocky hillsides, gardens, farmland, grassland, chaparral, mixed coniferous forests, and woodlands, along coast into Peninsular Ranges. Prefer areas with surface litter or herbaceous vegetation. Often found near abandoned buildings and junk piles in wooded areas. Generally hidden during the day. May not be distinct from San Bernardino subspecies (*D. p. modestus*).	Low; no suitable moist habitat observed onsite.
Phrynosoma blainvillii (*P. coronatum b.*)	coast horned lizard	SSC/-	X	-	Coastal scrub, chaparral, grassland, cismontane woodland, riparian scrub and woodland; most common in lowlands along sandy washes with scattered low shrubs. Prefers open areas for sunning with loose soil for burial and native harvester ant colonies (few or no Argentine ants).	Low; no harvester ants observed, soil appeared to be too hard.
Plestiodon skiltonianus interparietalis (*Eumeces s. i.*)	Coronado skink	WL/-	-	-	Rocky areas and dry hillsides in coastal sage scrub, grassland, chaparral, pinyon-juniper woodland, open pine or oak woods, near streams; digs burrows in soil.	Moderate; suitable habitat occurs onsite.
BIRDS						
Aimophila ruficeps canescens	Southern California rufous-crowned sparrow	WL/-	X	-	Year-round resident of steep, moderately vegetated slopes of coastal sage scrub dominated by *Artemisia californica* but also coastal bluff scrub and openings in chaparral (burned). Nest on the ground at the base of rocks, grass tufts, or rarely above ground in the low branches of shrubs. 0-915 m	Low; not detected, onsite vegetation is probably too dense.

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Species Name	Common Name	State/Federal Status	MSCP	City VP	Habitat	Potential to Occur Onsite
Artemisiospiza belli belli (*Amphispiza b. b.*)	Bell's sage sparrow	WL/-	-	-	Year-round resident in open chamise chaparral and sage scrub, especially recently burned areas or on gabbro substrate; most common in central southern SD County; very sensitive to habitat fragmentation and has been eliminated from most coastal areas.	Low; not detected, unlikely to occur near development this close to coast.
Athene cunicularia	burrowing owl	SSC/BCC	X	-	Open, dry annual or perennial grasslands, deserts & scrublands with low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, especially California ground squirrel. Breeding population limited in SD, more frequent in winter.	Low; not observed, no suitable habitat onsite.
Charadrius nivosus nivosus (*C. alexandrinus n.*)	western snowy plover	SSC/**FT**, BCC	X	-	Year-round resident of immediate coast at scattered beach, bay and lagoon locations; nests on beaches, dunes and salt flats. Only two main breeding sites in SD County: Camp Pendleton and Silver Strand.	Low; not observed, no suitable habitat onsite.
Eremophila alpestris actia	California horned lark	WL/-	-	-	Year-round resident of open patches of bare land alternating with low vegetation in grasslands, montane meadows, sagebrush and open coastal plains, fallow grain fields, and alkali flats. Tolerant of disturbance, but sensitive to habitat fragmentation.	Low; no suitable habitat observed onsite.
Polioptila californica californica	coastal California gnatcatcher	SSC/**FT**	X	-	Obligate, permanent resident of coastal sage scrub especially where *Artemisia californica* dominates; up to 915 m but 90% at 305 m or lower.	Low; not detected on or near the site during the survey, no suitable coastal sage scrub onsite. Moderate potential to occur in adjacent offsite coastal sage scrub; one CNDDB record 0.6 mile NW of Site and two USFWS records approximately 0.1 mile E.
Sternula antillarum browni	California least tern	**SE**, FP/**FE**	X	-	Coastal; nest colonially up to 4 mi inland on bare or sparsely vegetated sand beaches, alkali flats, land fills, paved areas. Usually nest in same area in successive years; tend to return to natal site to nest. Present in SD from April to September.	Low; not observed, no suitable habitat onsite.

ATTACHMENT F

Species Name	Common Name	State/Federal Status	MSCP	City VP	Habitat	Potential to Occur Onsite
Vireo bellii pusillus	least Bell's vireo	**SE/FE**	X	-	Summer resident in riparian vegetation along rivers and larger creeks, also dry river bottoms, with both riparian canopy and a somewhat dense or shrubby understory for nesting. Also regularly uses upland scrub adjacent to riparian woodland. Present in SD from third week of March to late September.	Low; not observed, no suitable habitat onsite.
MAMMALS						
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	SSC/-	-	-	Loose sandy soil to gravel to mixed rock on moderate to steep slopes with open shrubland, also grassland (negligible in chaparral and woodland). On coast and urban canyons, also up to at least 1000 m on shrubby slopes.	Moderate; difficult to detect without trapping, documented at TPSR, and potentially suitable habitat occurs onsite in the OS.
Euderma maculatum	spotted bat	SSC/-	-	-	Rocky arid and semi-arid habitats, forested mountains to open scrublands and deserts with rocky cliffs. Roost in high rocky cliffs near expanses of open habitat. Forage near mesic and riparian areas. Very rare in SD County.	Low; not know to occur in the area, no suitable roosts nearby.
Eumops perotis californicus	western mastiff bat	SSC/-	-	-	Strongly associated with roosting habitat: steep rocky cliffs, rock quarries, large granitic boulders and occasionally large buildings. Flies long distances and can be found foraging in coastal and desert scrub, riparian, oak woodlands, open grasslands, openings in montane pine forests, and over open water.	Low; no suitable roosting habitat.
Lasiurus blossevillii	western red bat	SSC/-	-	-	Low-elevation wooded habitats. Associated with riparian trees but also eucalyptus and tamarisk as well as orchards. Forage along rivers and streams but also forested meadow edges and sometimes parks in urban or suburban areas.	Low; onsite trees are probably not enough of a wooded habitat.
Lepus californicus bennettii	San Diego black-tailed jackrabbit	SSC/-	-	-	Prefers grasslands or open areas with patches of scrub of varying densities, generally absent in chaparral with closed canopy.	Low; not suitable habitat observed.

ATTACHMENT F

Species Name	Common Name	State/Federal Status	MSCP	City VP	Habitat	Potential to Occur Onsite
Neotoma bryanti intermedia (N. lepida i.)	San Diego desert woodrat	SSC/-	-	-	Coastal sage scrub and chamise chaparral to pinyon-juniper woodland (but not coniferous forest). Associated with large exposures of boulder outcrops. Houses most commonly constructed under ledges, in crevices, or within rock piles, but also at base of juniper, ceanothus, creosote bush, yucca, and clumps of prickly-pear or cholla. Nocturnal. 180-1500 m.	Low; one woodrat nest observed onsite was in a Nuttall's scrub oak and appeared to be nest of Neotoma albigula.
Nyctinomops femorosaccus	pocketed free-tailed bat	SSC/-	-	-	Closely associated with roosting habitat: vertical cliffs, quarries, rocky outcrops. Does not favor any particular vegetation community for foraging.	Low; no suitable roosting habitat.
Perognathus longimembris bangsi	Palm Springs pocket mouse	SSC/-	-	-	Sandy soil in valleys; firm sandy soil, overlain with pebbles, on slopes with widely spaced shrubs; sagebrush, creosote bush, and cactus communities in Anza-Borrego desert.	Low; no suitable habitat.

Listing Designations

State Listing
SE - State-listed as Endangered
ST - State-listed as Threatened
SCE - State candidate for listing as Endangered
SCT - State candidate for listing as Threatened
FP - California Department of Fish and Wildlife Fully Protected
SSC - California Department of Fish and Wildlife Species of Special Concern
WL - California Department of Fish and Wildlife Watch List

Federal Listing
FE - Federal-listed as Endangered
FT - Federal-listed as Threatened
FC - Federal candidate for listing
BCC - USFWS Bird of Conservation Concern

MSCP - an X in this column indicates the species is listed as covered by the Multiple Species Conservation Program (MSCP Plan 1998)
City VP - an X in this column indicates the species is listed as a covered species in the City's Vernal Pool Habitat Conservation Plan (2017)

ATTACHMENT G

Scan of Original Stamped Project Plans for BLC

And

1981 Open Space Agreement

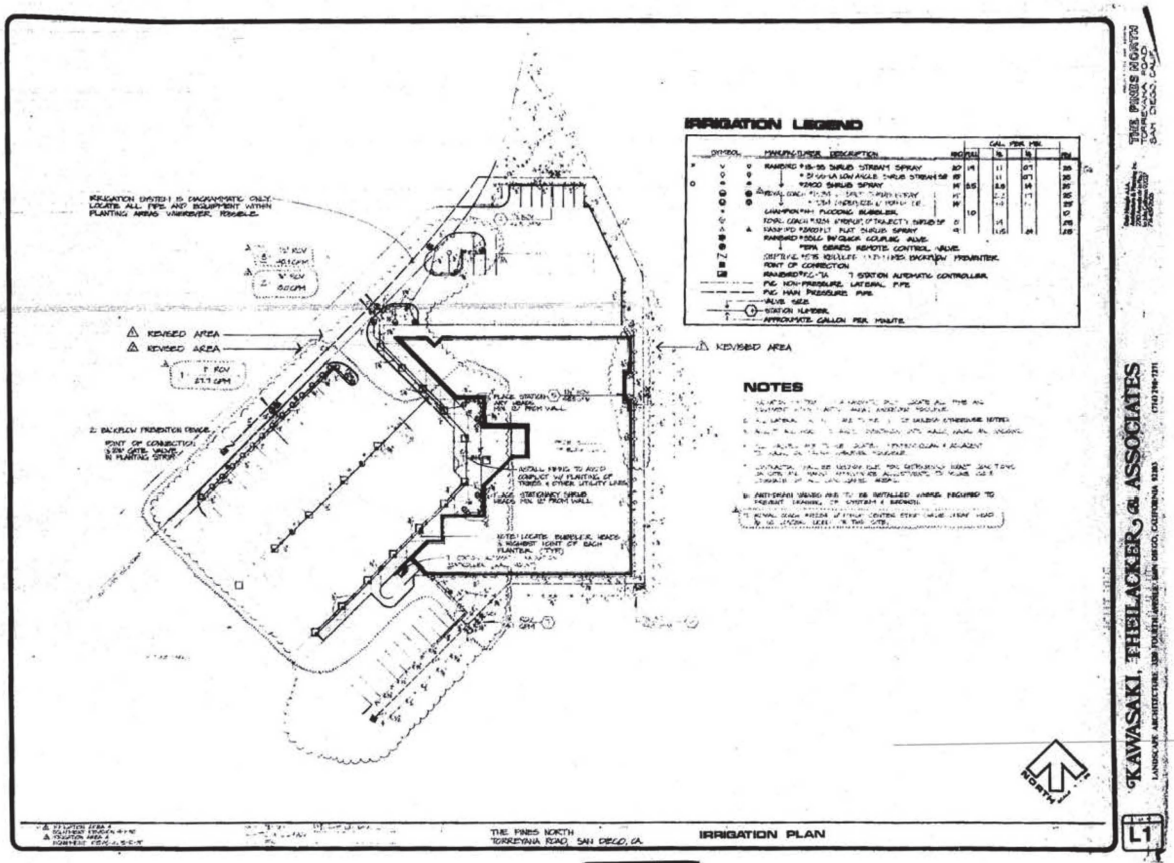
0014

A2

THE PINES · NORTH

TORREY PINES SCIENCE PARK LOT 8 UNIT 2
TORREY PINES PROPERTIES, LTD.

Dale Naegle A.I.A.
Architecture & Planning Inc.



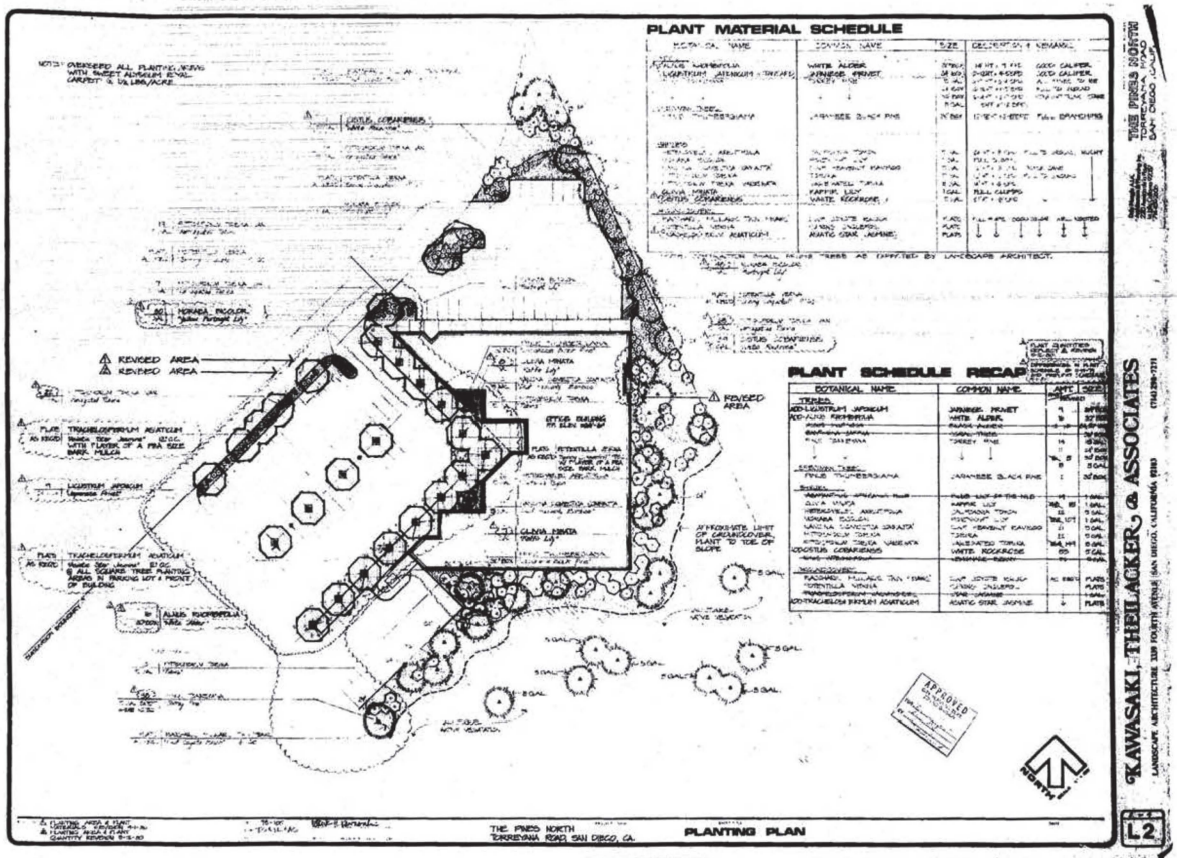
THE PINES NORTH
TORREYANA ROAD, SAN DIEGO, CA.

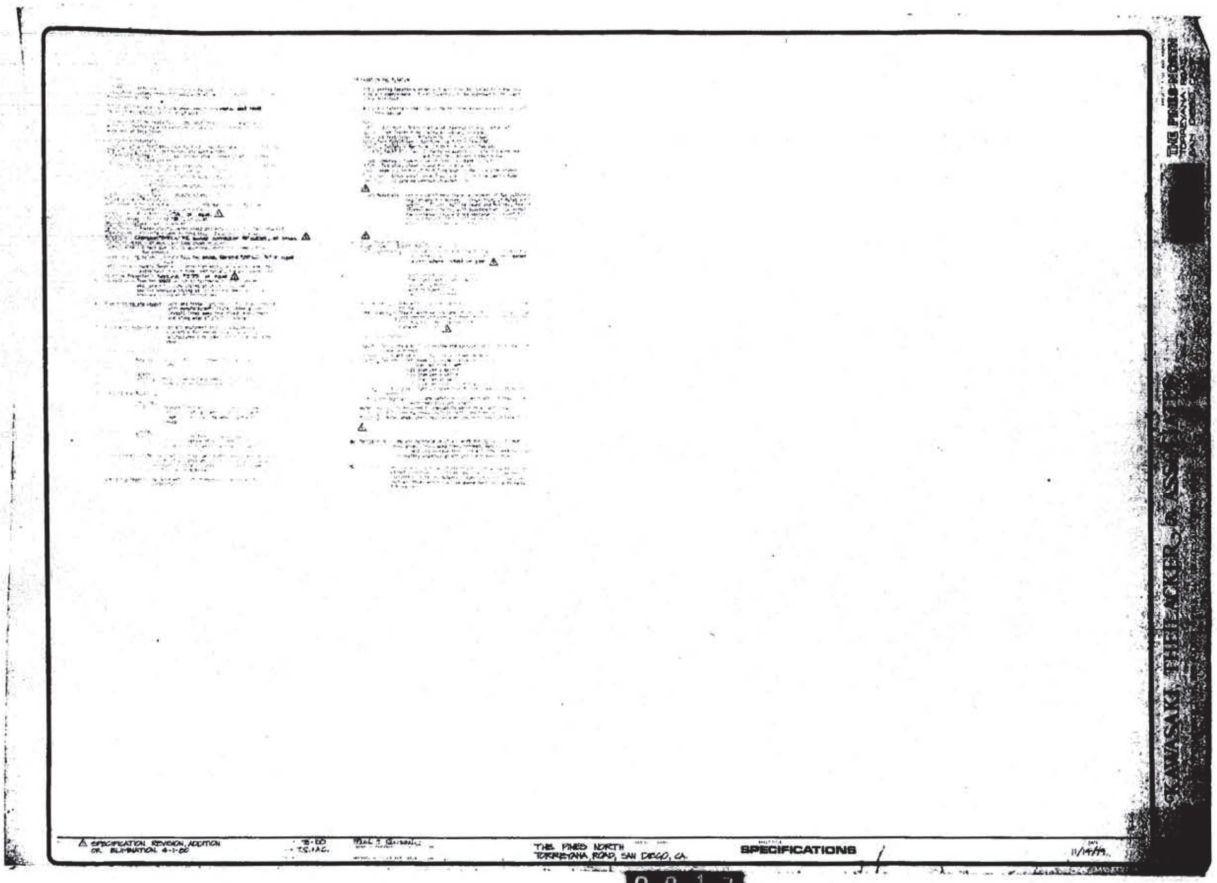
IRRIGATION PLAN

0015

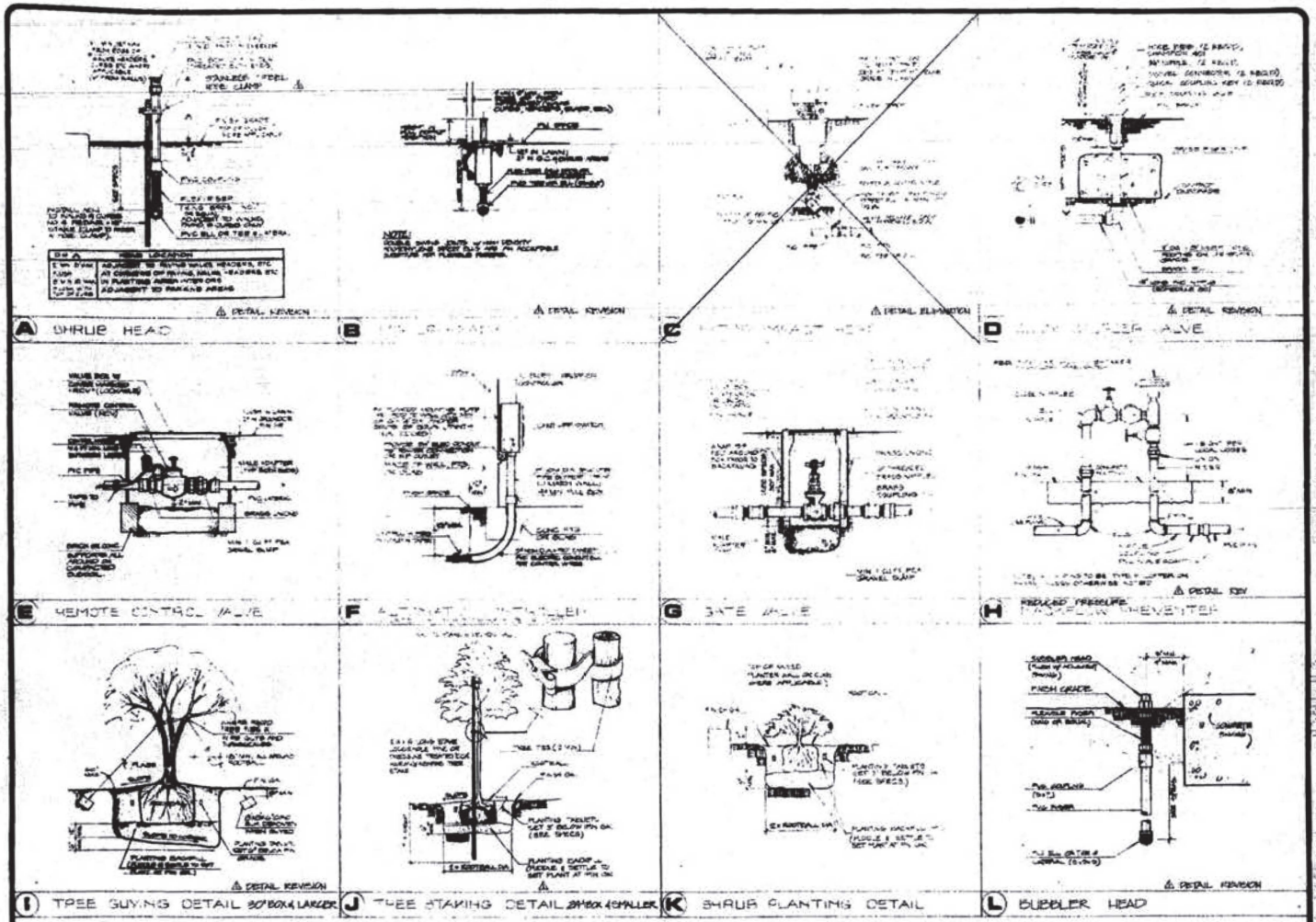
KAWASAKI, THELACKER & ASSOCIATES
LANDSCAPE ARCHITECTURE 3281 POLETE AVENUE, SAN DIEGO, CALIFORNIA 92123 (760) 296-7271

L1


PLANT MATERIAL SCHEDULE
PLANT SCHEDULE RECAP
REVISED AREA
REVISED AREA
REVISED AREA
APPROVED
PLANTING PLAN
THE PINES NORTH
TORREYANA ROAD, SAN DIEGO, CA.
KAWASAKI-THELLACKER & ASSOCIATES
LANDSCAPE ARCHITECTURE 3320 FOURTH AVENUE SAN DIEGO, CALIFORNIA 92103
L-2



0017



A SHRUB HEAD

B

C

D

E REMOTE CONTROL VALVE

F

G GATE VALVE

H

I TREE GUYING DETAIL 30" BOX & LARGER

J TREE STAKING DETAIL 24" BOX & SMALLER

K SHRUB PLANTING DETAIL

L BUBBLER HEAD

⚠ DETAIL REVISION 6/F ELIMINATION 4-1-80

THE PINES NORTH TORREYANA ROAD, SAN DIEGO, CA.

IRRIGATION AND PLANTING DETAILS 6/14/79

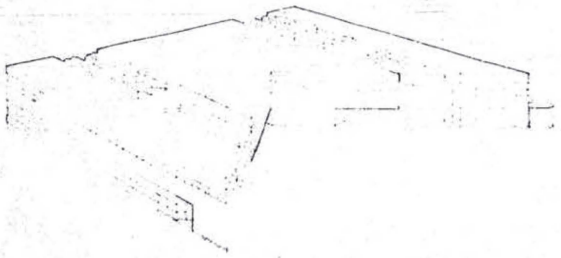
THE PINES NORTH
TORREYANA ROAD
SAN DIEGO, CALIF.

KAWASAKI, THELACKER & ASSOCIATES

LANDSCAPE ARCHITECTURE 3239 FOURTH AVENUE, SAN DIEGO, CALIFORNIA 92103 (714) 298-5271

L4

0018



THE PINES · NORTH

TORREY PINES SCIENCE PARK
LOT 8 UNIT 2 TORREYANA RD.

TORREY PINES PROPERTIES, LTD.

ARCHITECTURAL

A - COVER SHEET
A1 - SITE PLAN
A2 - FIRST FLOOR PLAN
A3 - SECOND FLOOR PLAN
A4 - ROOF PLAN
A5 - EXTERIOR ELEVATIONS
A6 - BUILDING SECTIONS
A7 - DETAILS - SECTIONS
A8 - DETAILS - SECTIONS
A9 - DETAILS - SECTIONS
A10 - WINDOW, DOOR AND DETAIL SCHEDULES
A11 - TOILET ROOM PLANS & ELEVATIONS
A12 - MISCELLANEOUS AND DETAILS
A13 - FINISH DETAILS

CIVIL

C1 NOTES, LEGENDS & DETAILS
C2 GRADING, PAVING & DRAINAGE PLAN
C3 PROFILES
C4 HORIZONTAL CONTROL

LANDSCAPING

L1 PLANTING PLAN
L2 IRRIGATION PLAN
L3 SPECIFICATIONS

STRUCTURAL

S1 FOUNDATION DETAILS
S2 FOUNDATION PLAN
S3 SECOND FLOOR FRAMING PLAN
S4 ROOF FRAMING PLAN
S5 DETAILS
S6 DETAILS
S7 DETAILS

MECHANICAL

M1 SITE PLAN AND SCHEDULES
M2 FIRST FLOOR PLAN AND DETAILS
M3 SECOND FLOOR PLAN
M4 ROOF PLAN

ELECTRICAL

E1 SITE ELECTRICAL PLAN
E2 SECOND FLOOR ELECTRICAL PLAN
E3 FIRST FLOOR ELECTRICAL PLAN
E4 FOOTING ELECTRICAL PLAN
E5 ELECTRICAL DETAILS
E6 ELECTRICAL PANEL CALCULATIONS

Dale Naegle A.I.A.
Architect & Associates, Inc.
230 Avenida de la Playa
La Jolla, California 92037
(714) 459-2800

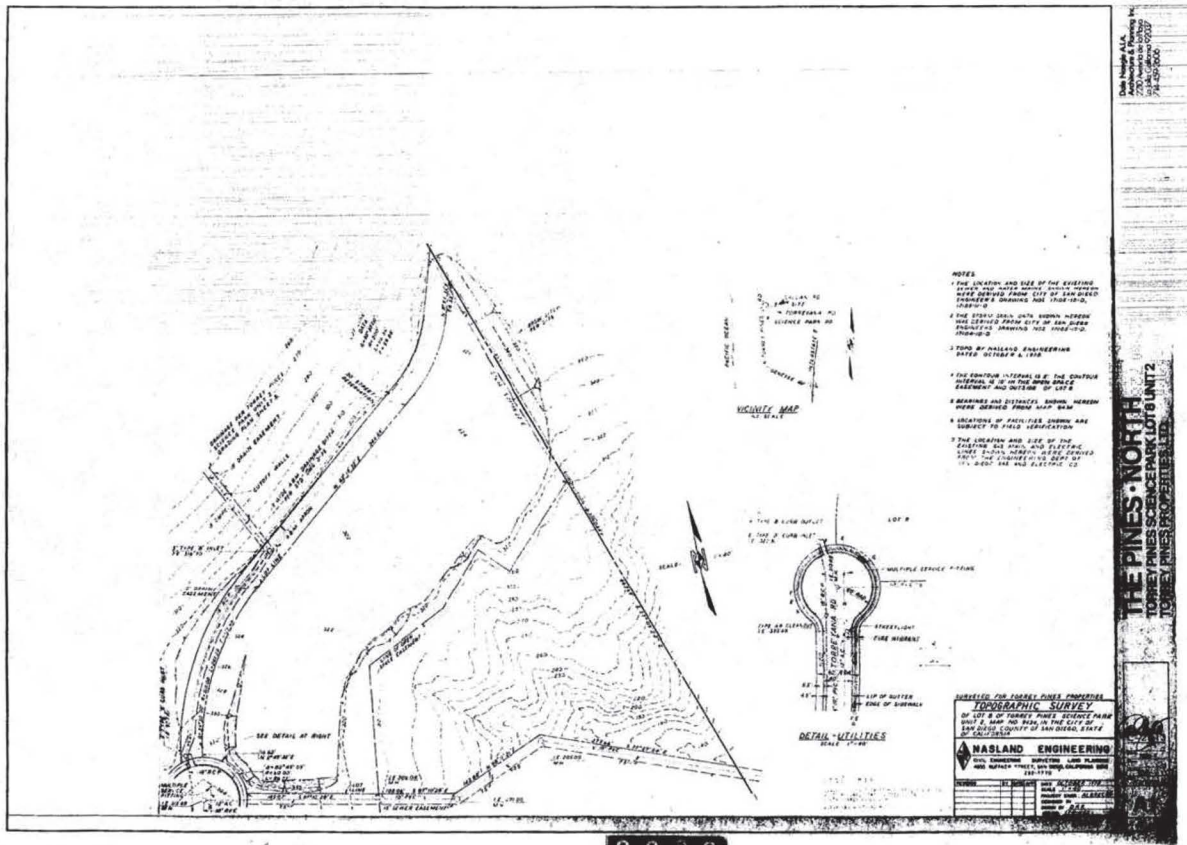
LANDSCAPE ARCHITECT
KIMBREL, TAYLE, KOCH & ASSOC.
9888 CARROLL CANYON RD.
SAN DIEGO, CA. 92131
714-566-1281

ELECTRICAL ENGINEER
MECHANICAL ENGINEER
STRUCTURAL ENGINEER
CIVIL ENGINEER

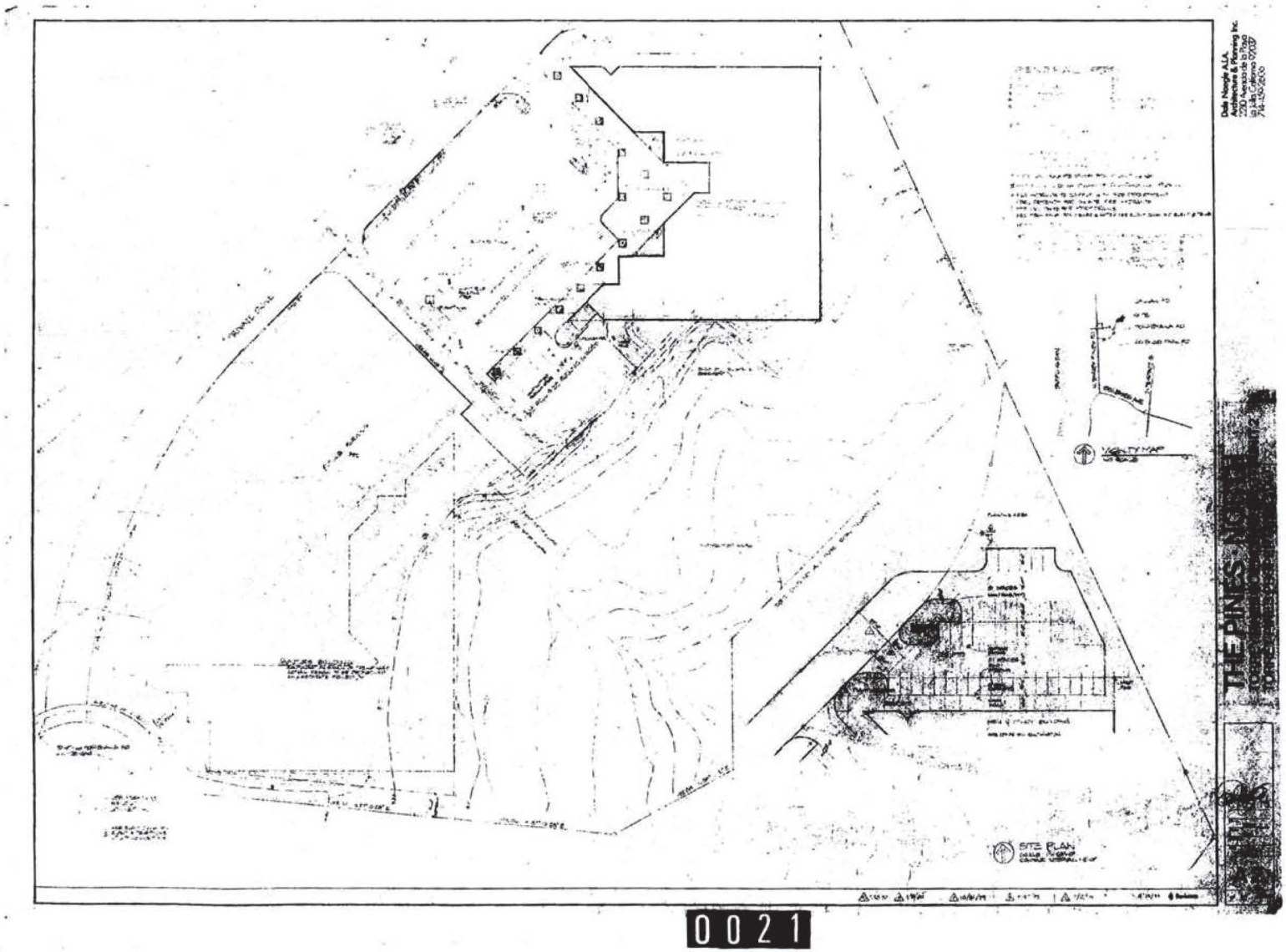
KEY PLAN

COVER SHEET

0019

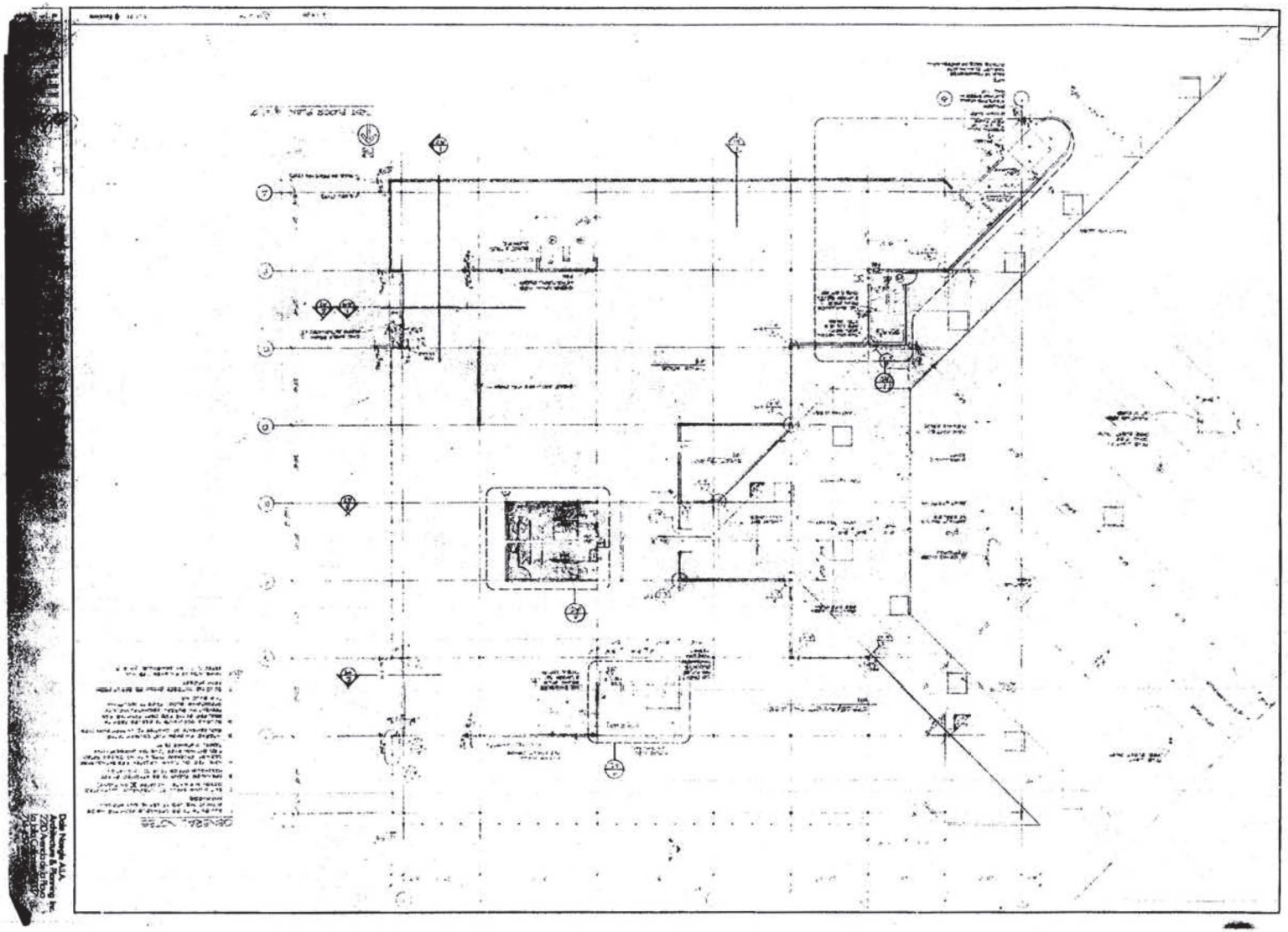

THE PINES NORTH
TORREY PINES SCIENCE PARK LOT 8 UNIT 2
TORREY PINES PROJECT 2311E-1ED
Dale Hedge A.I.A.
Architecture & Planning Inc.
VICINITY MAP
DETAIL - UTILITIES
TOPOGRAPHIC SURVEY
NASLAND ENGINEERING
NOTES
SEE DETAIL AT RIGHT

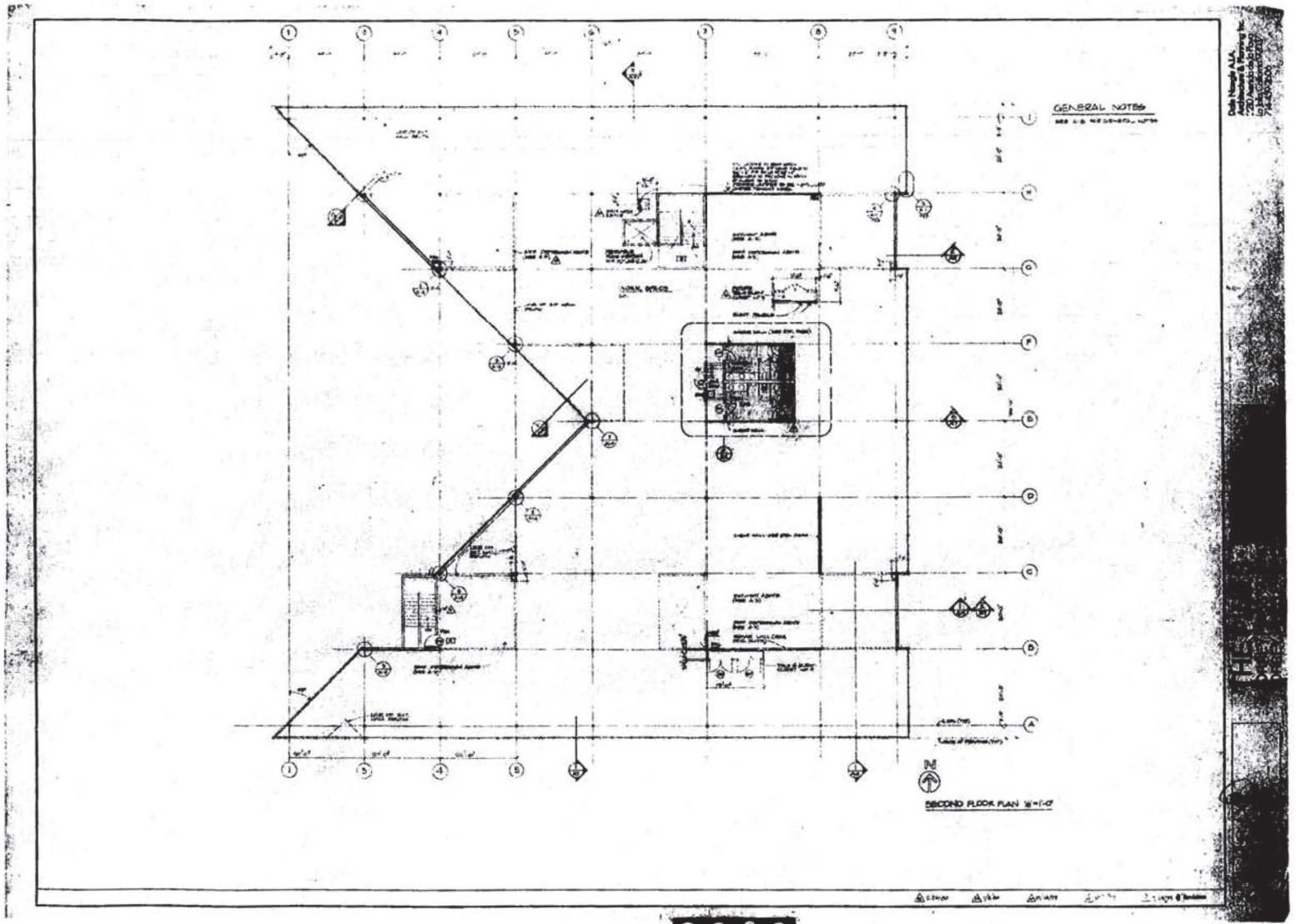
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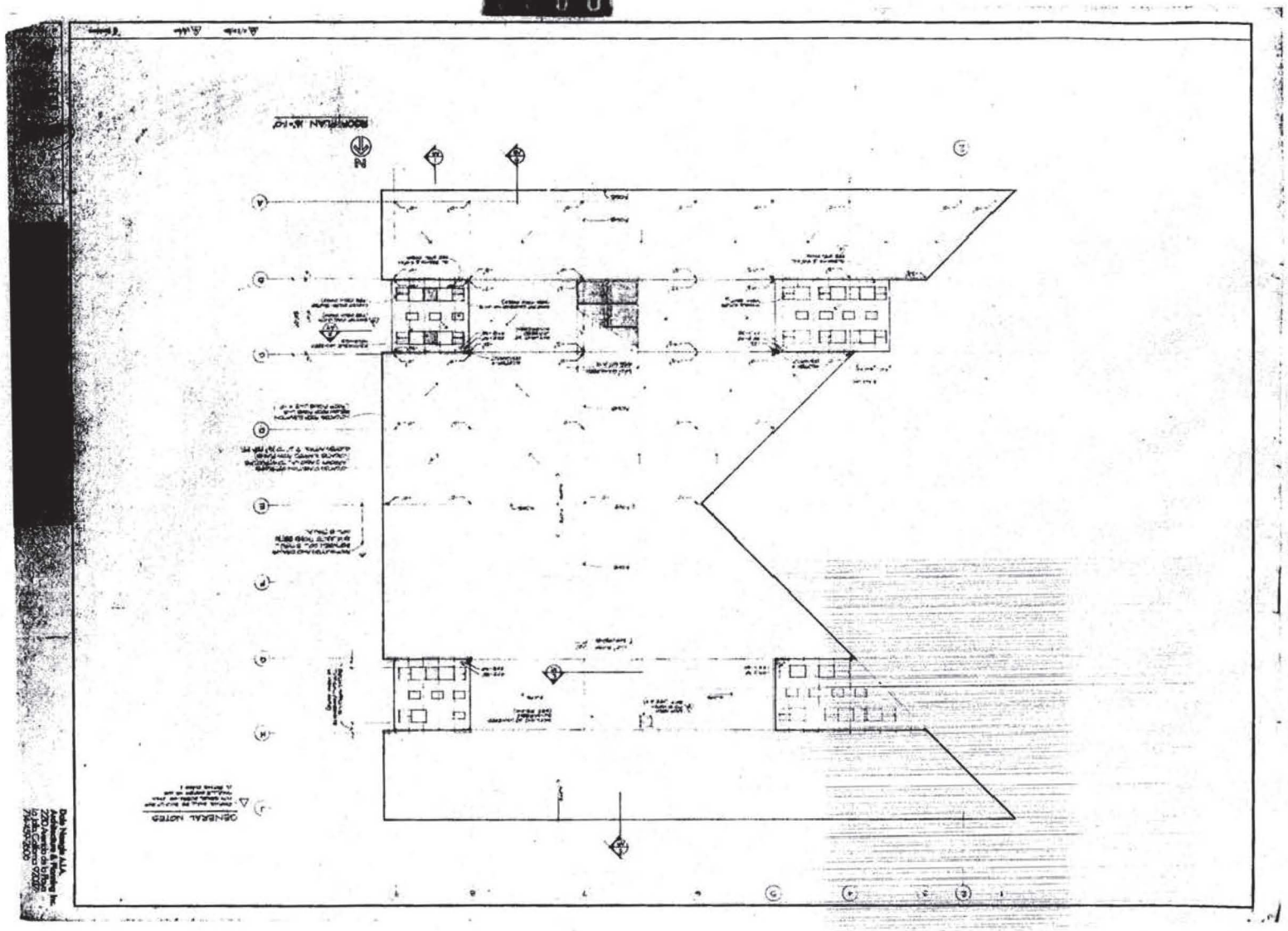


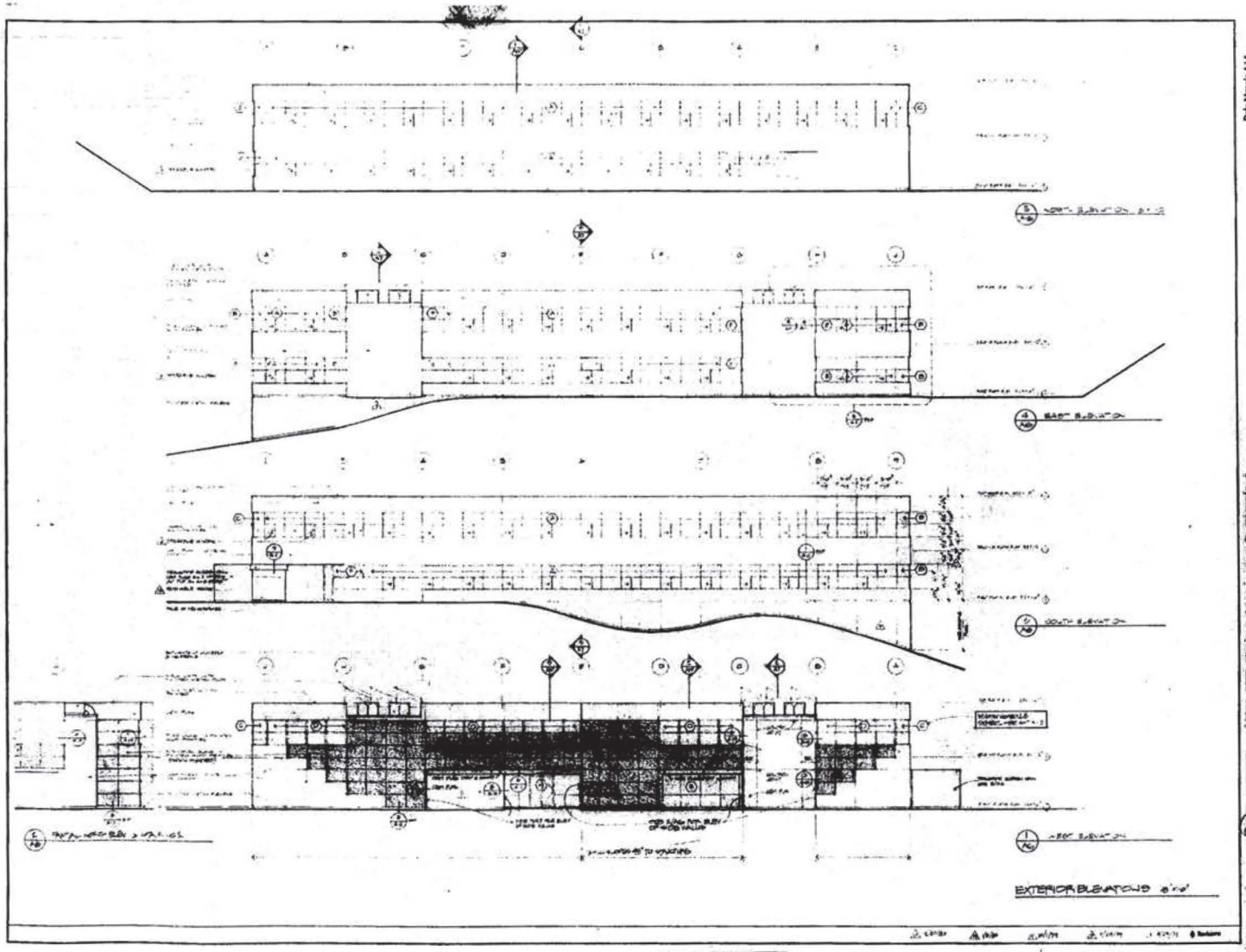
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0022

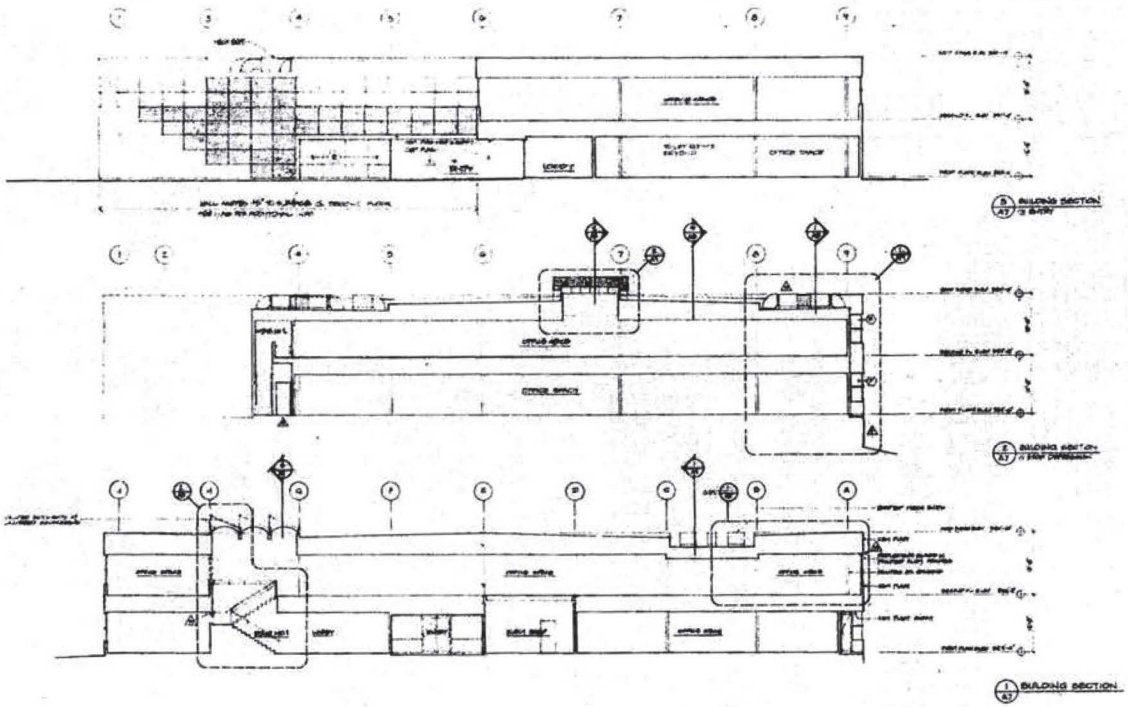



GENERAL NOTES
SECOND FLOOR PLAN



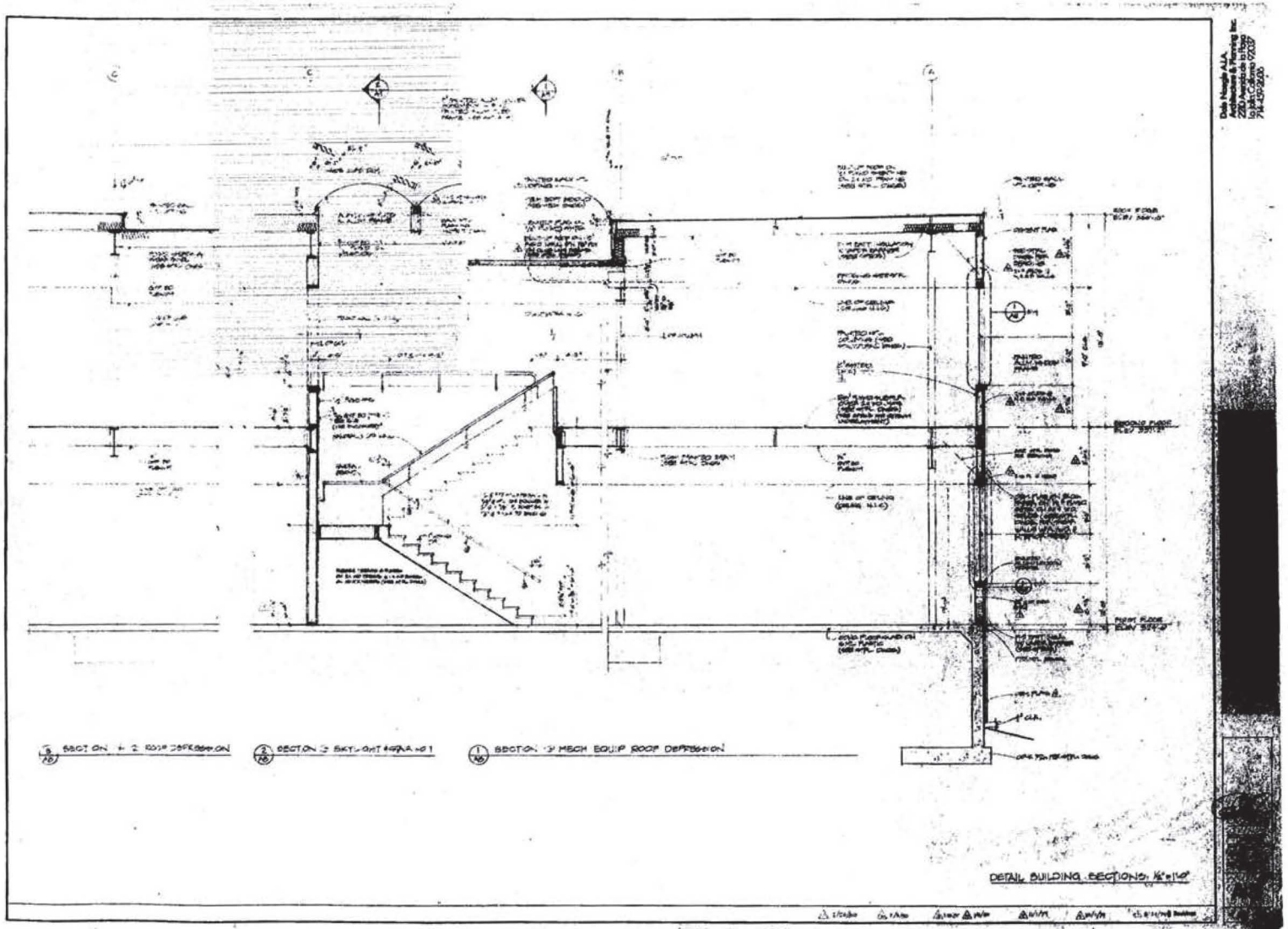


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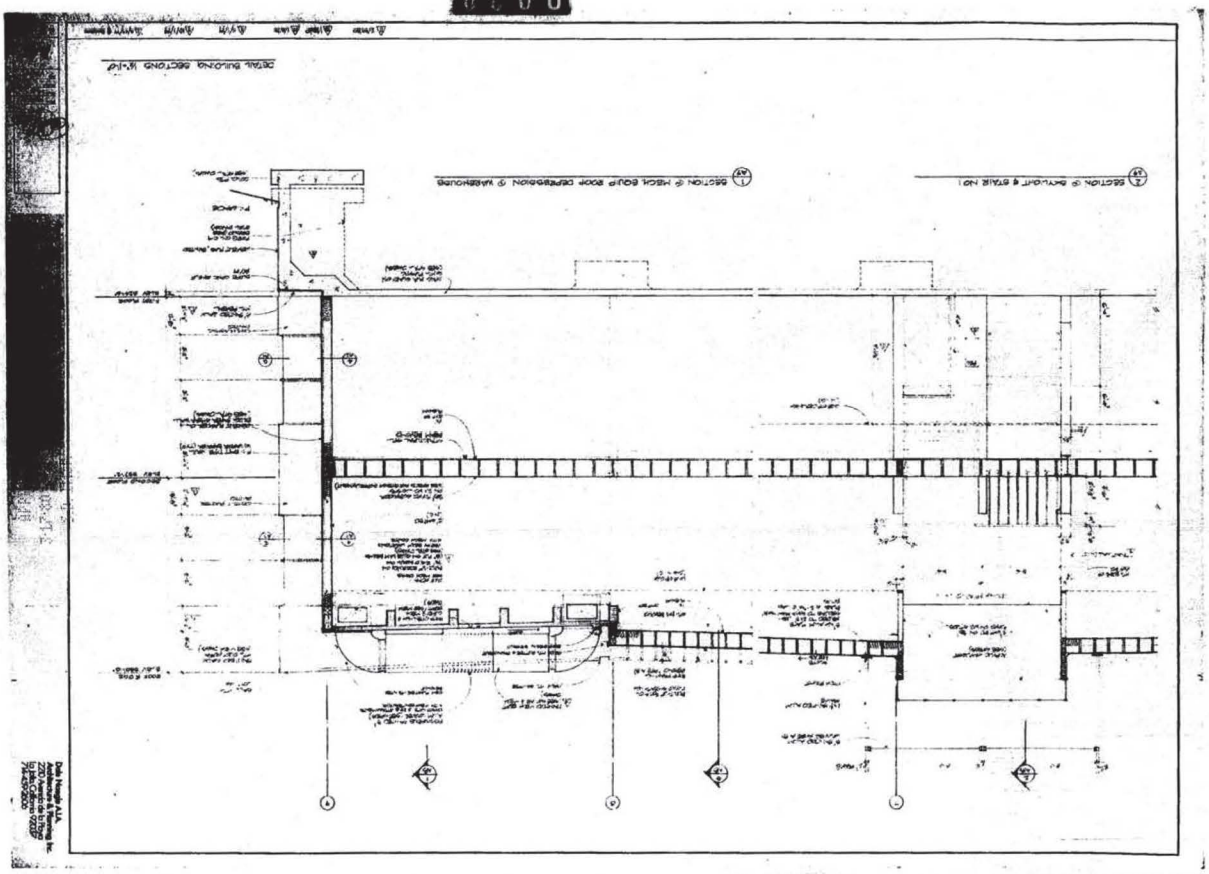


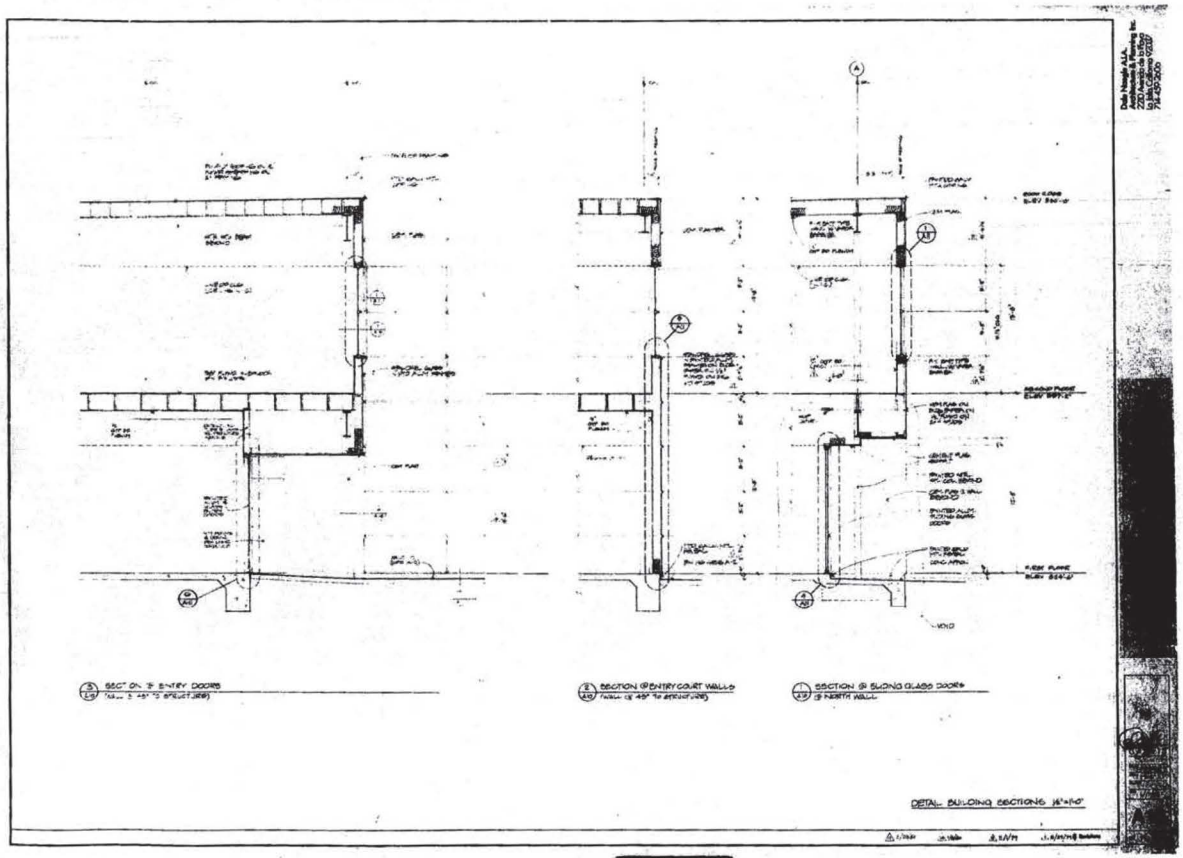
BUILDING SECTIONS 1/8"=1'-0"

0026

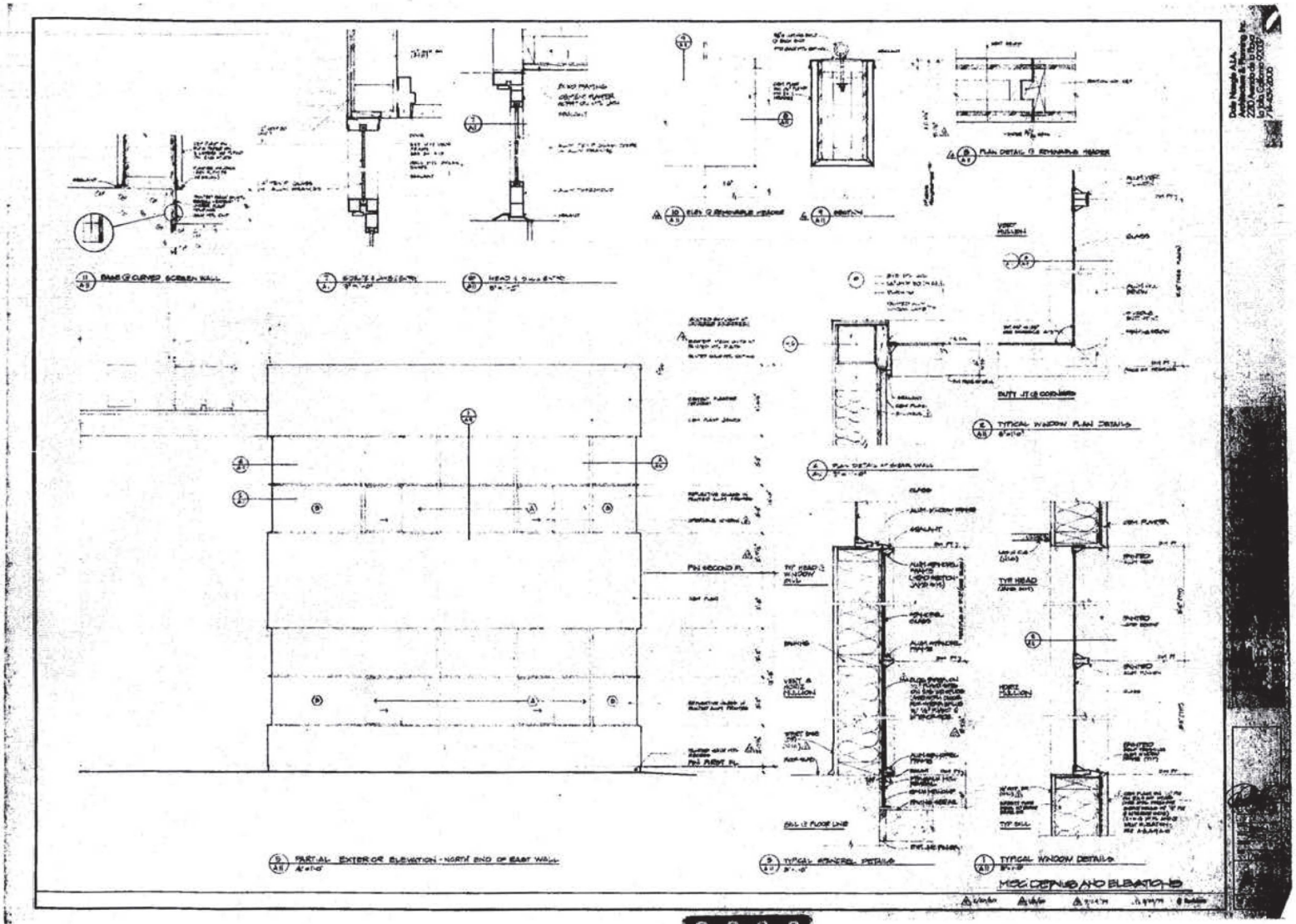


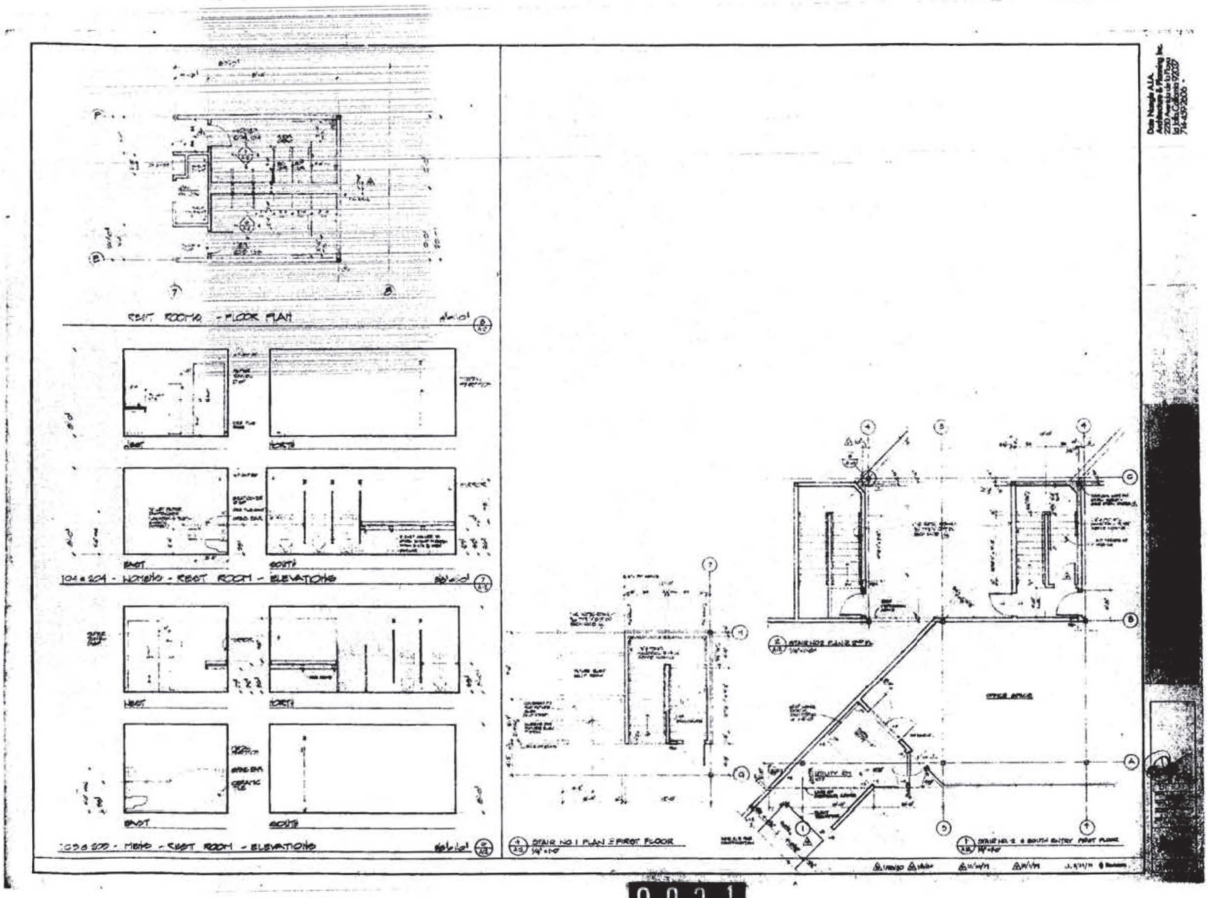
0027




SECT. ON 3' ENTRY DOORS
SECTION @ ENTRY COURT WALLS
SECTION @ SLIDING GLASS DOORS
DETAIL BUILDING SECTIONS 1/4"=1'-0"

0029

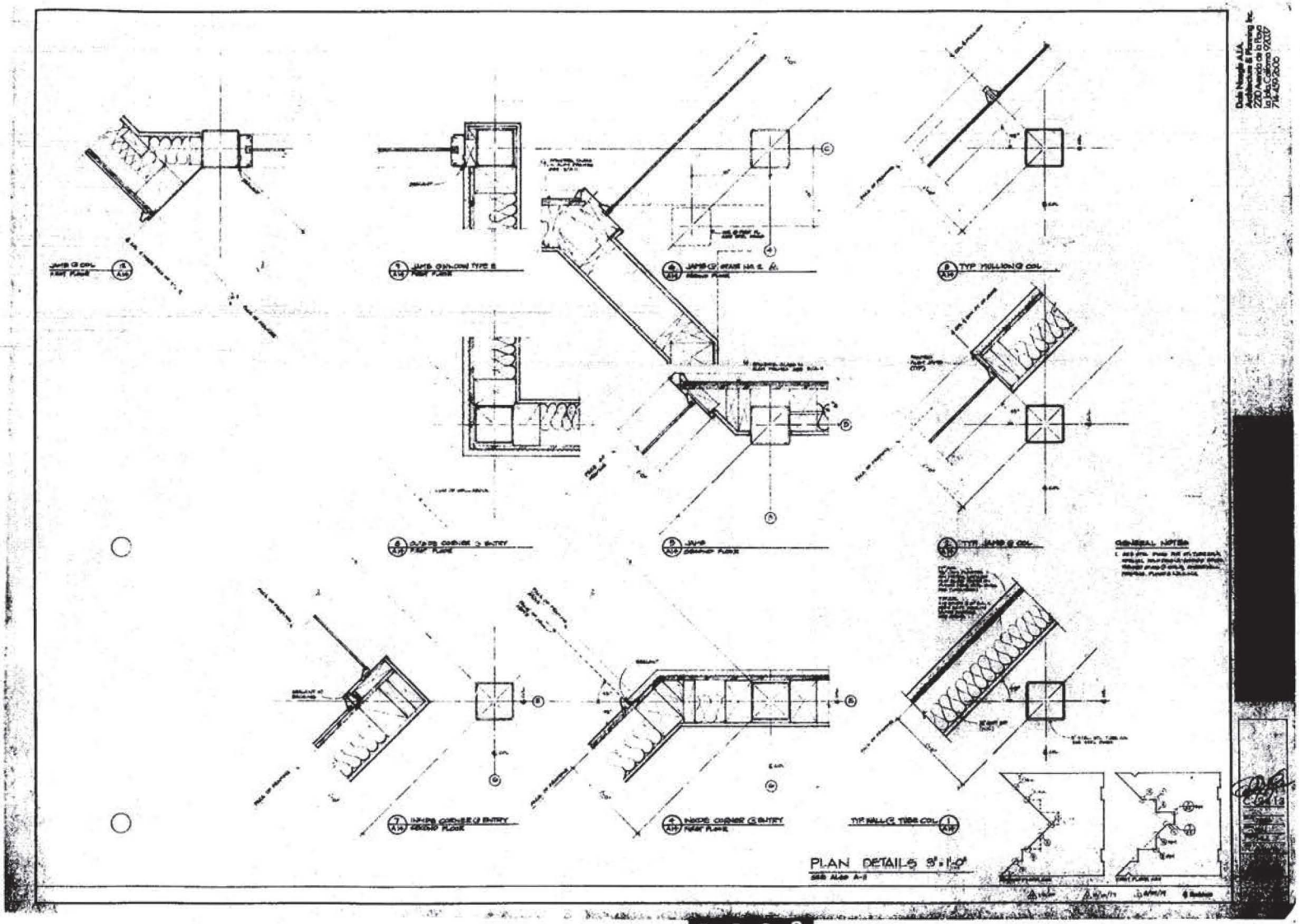

TYPICAL WINDOW PLAN DETAILS
TYPICAL WINDOW DETAILS
MISC. CEILING AND ELEVATIONS

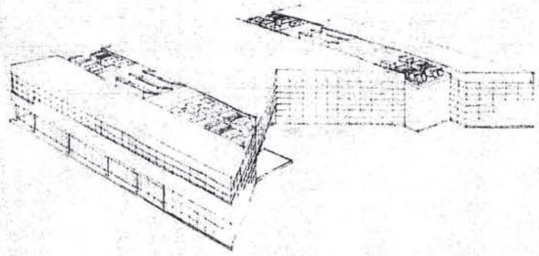

REST ROOMS - FLOOR PLAN
104 & 204 - WOMENS - REST ROOM - ELEVATIONS
105 & 205 - MENS - REST ROOM - ELEVATIONS
STAIR NO. 1 PLAN 2 FIRST FLOOR
STAIR NO. 2 & SOUTH ENTRY FIRST FLOOR

0031

Dale Naegle A.I.A.
Architecture & Planning Inc.
2230 Avenida de la Playa
La Jolla, California 92037
714-459-2606

0032


PLAN DETAILS 3/4"=1'-0"



TELEFLORA BUILDING

TORREY PINES SCIENCE PARK
LOT 8 UNIT 2 TORREYANA RD.

TORREY PINES PROPERTIES, LTD.

ARCHITECTURAL

A-1 - SITE SURVEY
A-2 - SITE PLAN
A-3 - FIRST FLOOR PLAN
A-4 - SECOND FLOOR PLAN
A-5 - ROOF PLAN
A-6 - EXTERIOR ELEVATIONS
A-7 - BUILDING SECTIONS
A-8 - DETAIL SECTIONS
A-9 - DETAIL SECTIONS
A-10 - DETAIL SECTIONS
A-11 - MISCELLANEOUS DETAILS, ELEVATIONS
A-12 - TOILET ROOM PLANS & ELEVATIONS
A-13 - SCHEDULES AND DETAILS

CIVIL

C-1 GRADING, PAVING AND DRAINAGE PLAN

LANDSCAPING

L-1 LANDSCAPE PLANTING PLAN
L-2 IRRIGATION PLAN
L-3 SPECIFICATIONS

STRUCTURAL

S-1 - GENERAL NOTES & DETAILS
S-2 - FOUNDATION / FIRST FLOOR PLAN
S-3 - SECOND FLOOR FRAMING PLAN
S-4 - ROOF FRAMING PLAN
S-5 - DETAILS
S-6 - DETAILS
S-7 - DETAILS

MECHANICAL

M-1 SITE PLAN AND SCHEDULES
M-2 FIRST FLOOR PLAN AND TOILET ROOMS
M-3 SECOND FLOOR PLAN
M-4 ROOF PLAN

CITY OF SAN DIEGO
FIRE DEPARTMENT
INSPECTION REQUIRED

ELECTRICAL

E-1 SITE ELECTRICAL
E-2 SECOND FLOOR ELECTRICAL PLAN
E-3 FIRST FLOOR ELECTRICAL PLAN
E-4 ROOF ELECTRICAL
E-5 DISTRIBUTION PANELS
E-6 DISTRIBUTION RISER, CALCULATIONS

ARCHITECT: Dale Neagle A.I.A.
Architecture & Planning Inc.
231 Via Cabrillo
San Clemente 92672
714-492-8000

LANDSCAPE ARCHITECT:

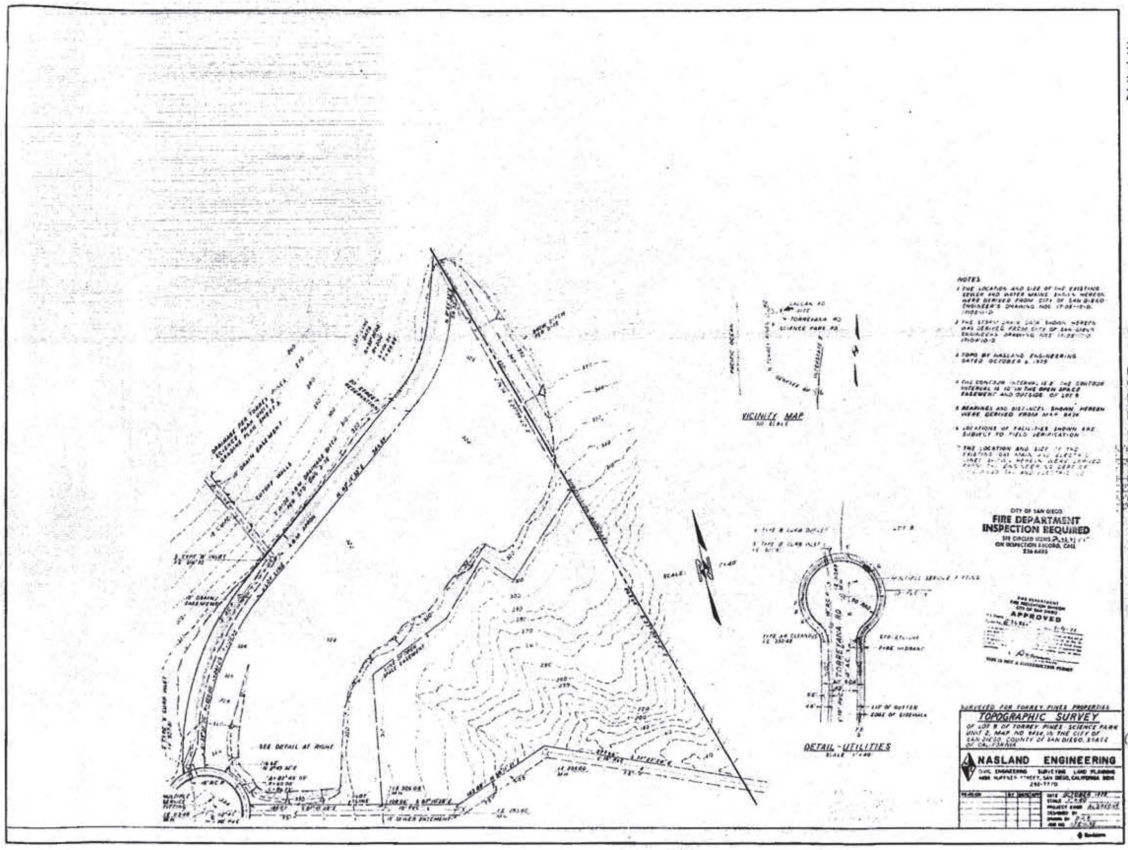
ELECTRICAL ENGINEER:

MECHANICAL ENGINEER:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

0034



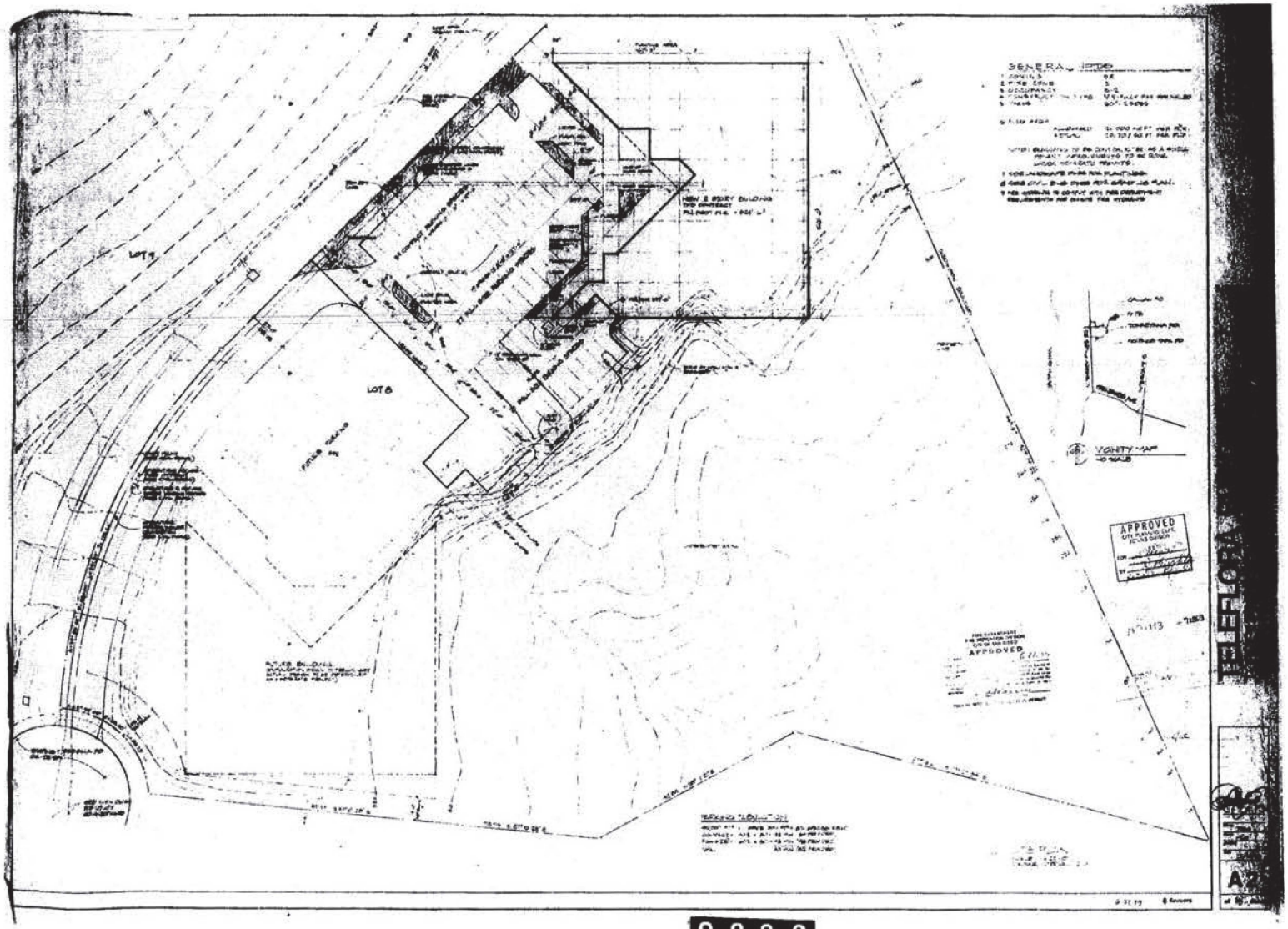
Dale Hough A.I.A.
Architect & Planning Inc.
2730 Nutmeg at Hotel Circle
San Diego, California 92101
714-297-2000

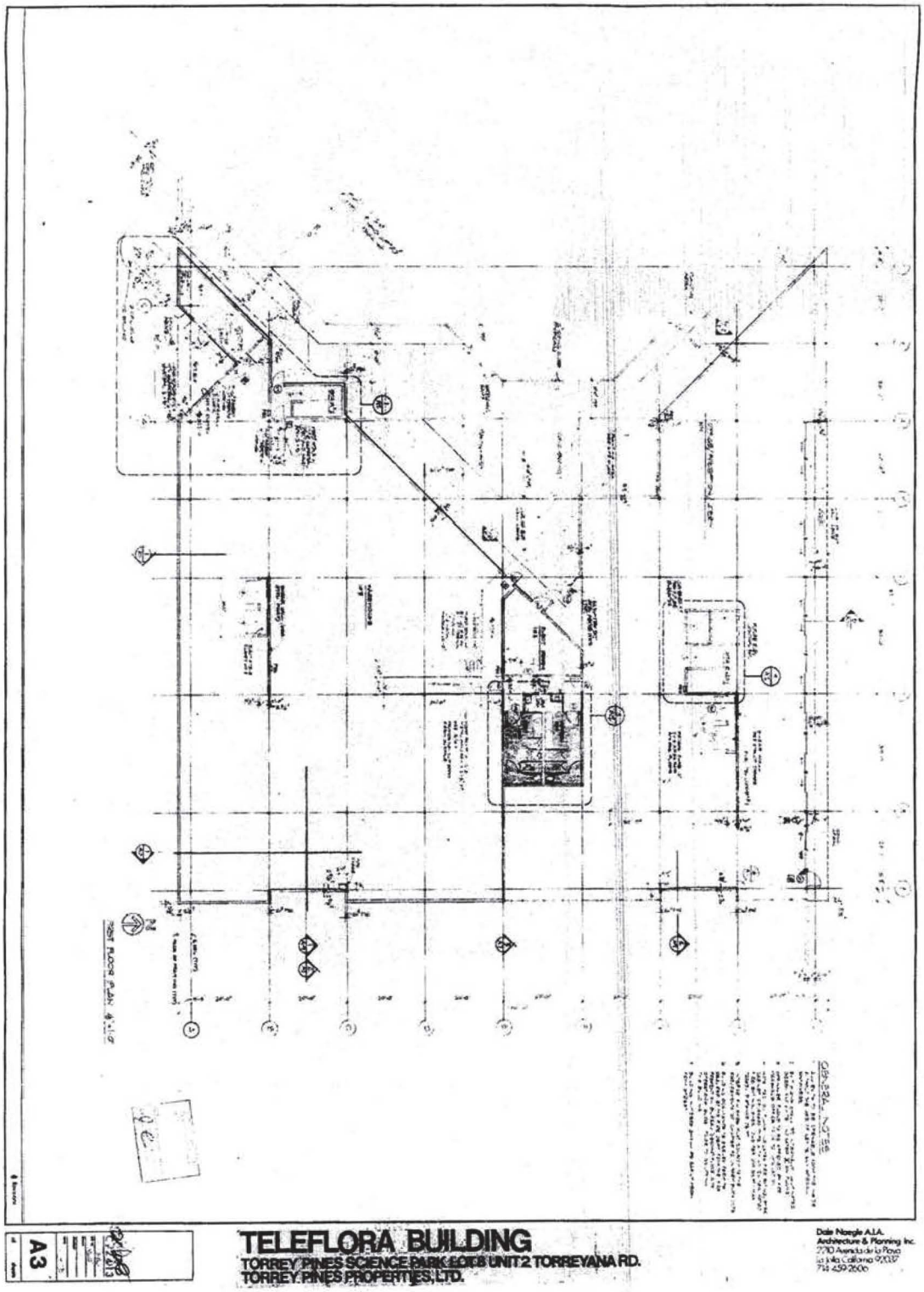
TELEFLORA BUILDING

TORREY PINES SCIENCE PARK LOT 5 UNIT 2 TORREYANA RD.
TORREY PINES PROPERTIES, LTD.

A1

0015


LOT 7
LOT 8
VICINITY MAP
APPROVED
APPROVED
SHEET
A1



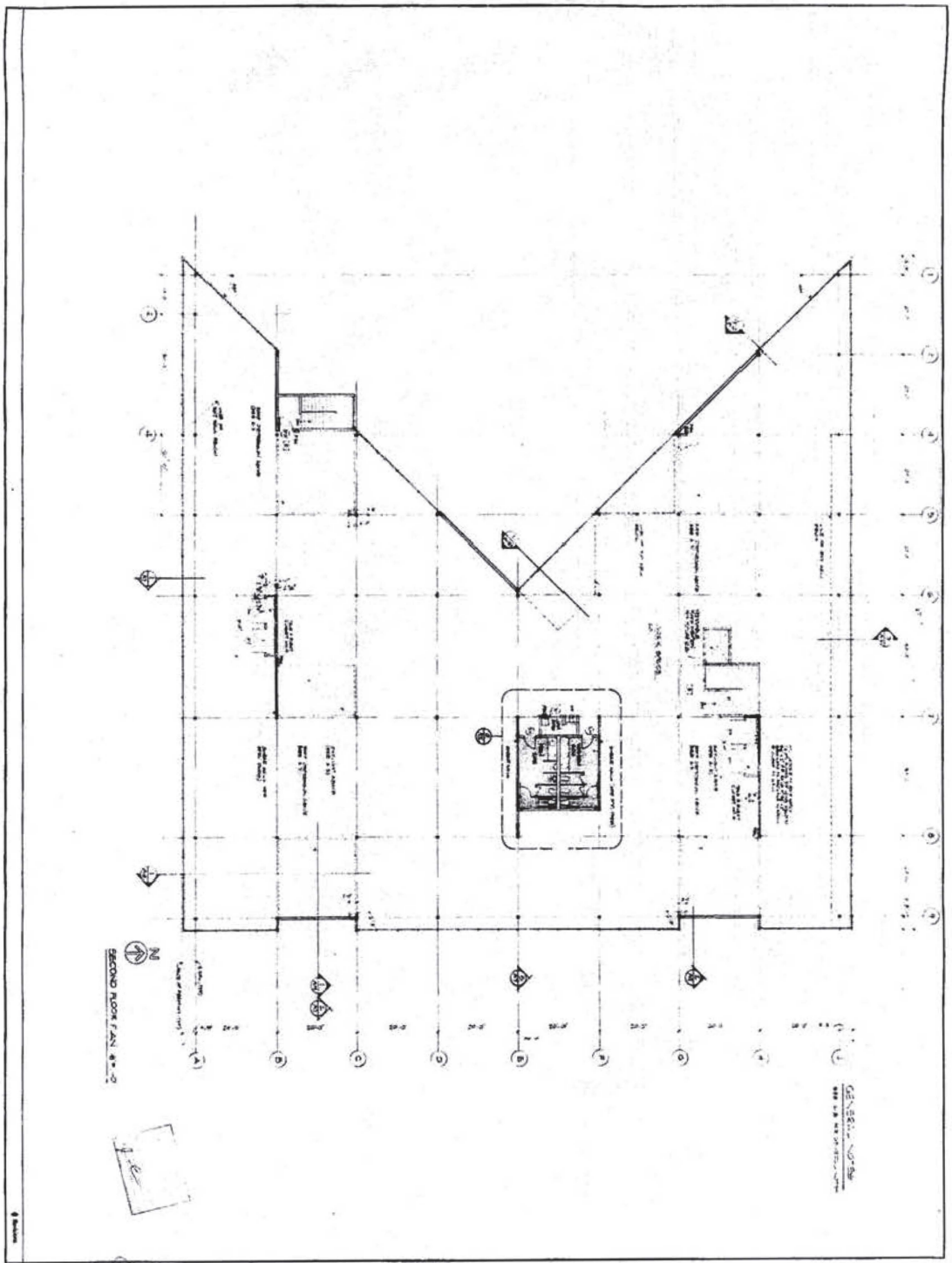
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A3

TELEFLORA BUILDING

TORREY PINES SCIENCE PARK LOT B UNIT 2 TORREYANA RD.
TORREY PINES PROPERTIES, LTD.

Dale Naegle A.I.A.
Architecture & Planning Inc.
7730 Avenida de La Plaza
La Jolla, California 92037
714 459 2600



0038

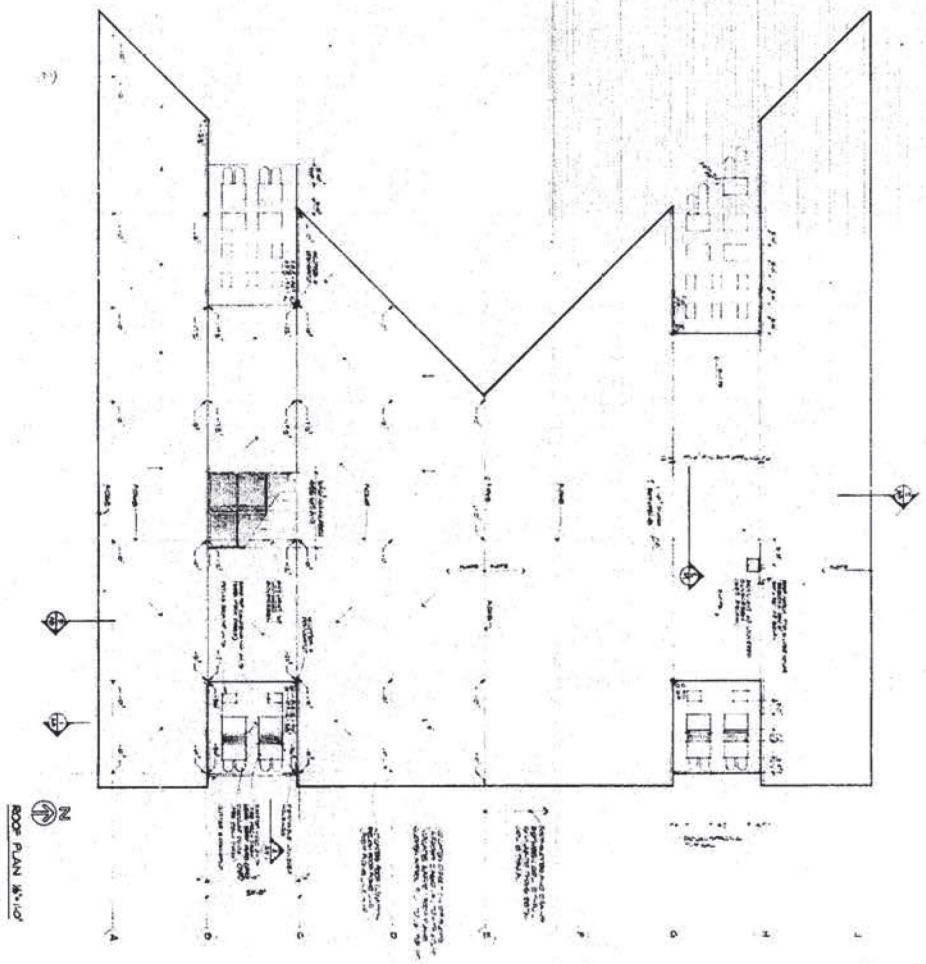
A4

TELEFLORA BUILDING

TORREY PINES SCIENCE PARK LOT 8 UNIT 2 TORREYANA RD.
TORREY PINES PROPERTIES, LTD.

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La Jolla California 92037
714 459 2606

0039



A5

TELEFLORA BUILDING

TORREY PINES SCIENCE PARK LOT 8 UNIT 2 TORREYANA RD.
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Architecture & Planning Inc.
7730 Herschel Ave Suite
La Jolla California 92037
714-459-2626

0040

A6

TELEFLORA BUILDING

TORREY PINES SCIENCE PARK LOT 8 UNIT 2 TORREYANA RD.
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Dale Naegle A.I.A.
Architecture & Planning Inc.
7290 Avenida de la Playa
La Jolla California 92037
714 459 2606

0041

A7

TELEFLORA BUILDING

TORREY PINES SCIENCE PARK LOT 8 UNIT 2 TORREYANA RD.
TORREY PINES PROPERTIES LTD.

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Architecture & Planning Inc.
7720 Avenida de la Playa
La Jolla California 92037
714-459-2606

0042

TELEFLORA BUILDING

TORREY PINES SCIENCE PARK LOTS 8 UNIT 2 TORREYANA RD.

Dale Naegle A.I.A.
Architecture & Planning Inc.
2210 Avenida de la Playa
La Jolla California 92037
714-459-2606

A8

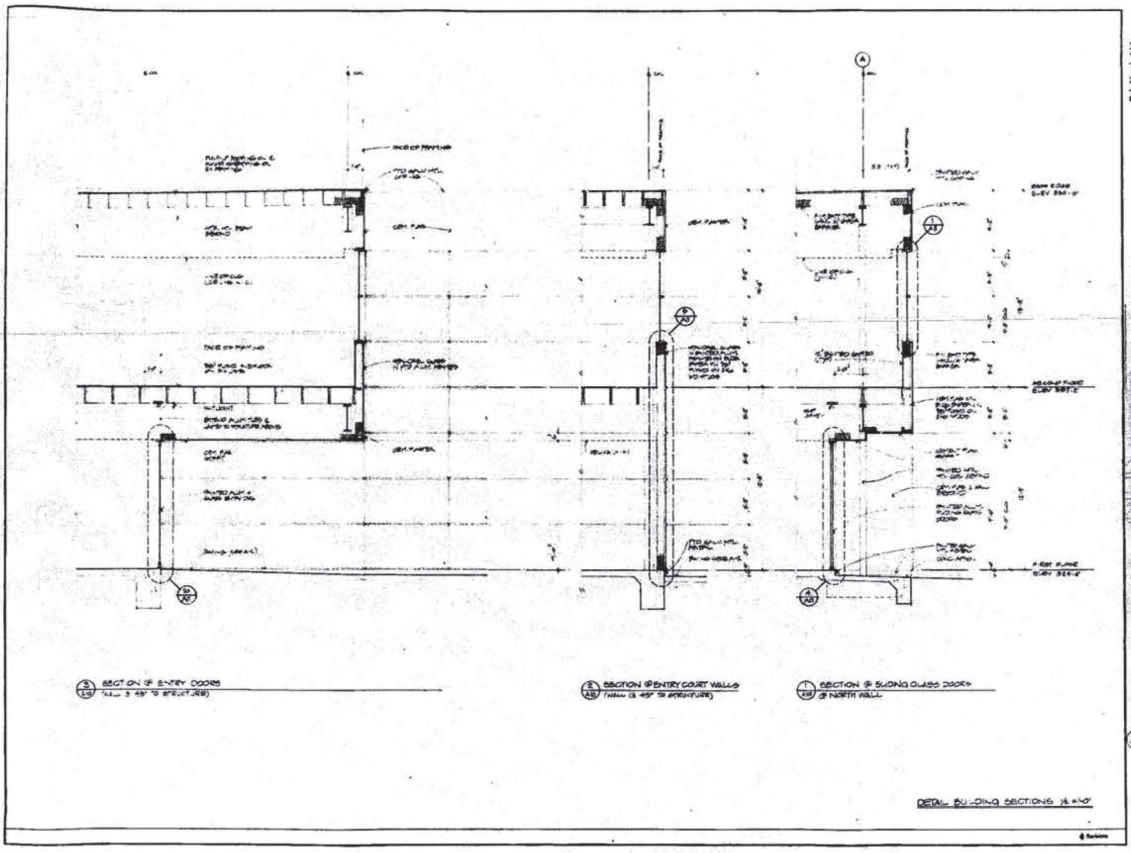
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A9

TELEFLORA BUILDING

TORREY PINES SCIENCE PARK LOT 8 UNIT 2 TORREYANA RD.
TORREY PINES PROPERTIES, LTD.

Dale Naegle A.I.A.
Architecture & Planning Inc.
2210 Avenida de la Playa
La Jolla, California 92037
714-459-2606



(5/A9) SECTION @ ENTRY DOORS

(6/A9) SECTION @ ENTRY COURT WALLS

(1/A9) SECTION @ SLIDING GLASS DOORS @ NORTH WALL

DETAIL BUILDING SECTIONS 1/4"=1'-0"

Rob Hough AIA
Architect & Planning Inc.
220 Avenida del Mar
San Clemente, CA 92672
714-492-2000

TELEFLORA BUILDING
TOWER 1, PHASE 2 CONSTRUCTION OF BUILT-2 TORREVIEJA RD.
TORREVIEJA (ALICANTE) SPAIN

A10

0044

0045

A11

TELEFLORA BUILDING

TORREY PINES SCIENCE PARK LOT 8 UNIT 2 TORREYANA RD.
TORREY PICES PROPERTIES, LTD.

Dale Naegle A.I.A.
Architecture & Planning Inc.
2210 Avenida de la Playa
La Jolla, California 92037
714-459-2606

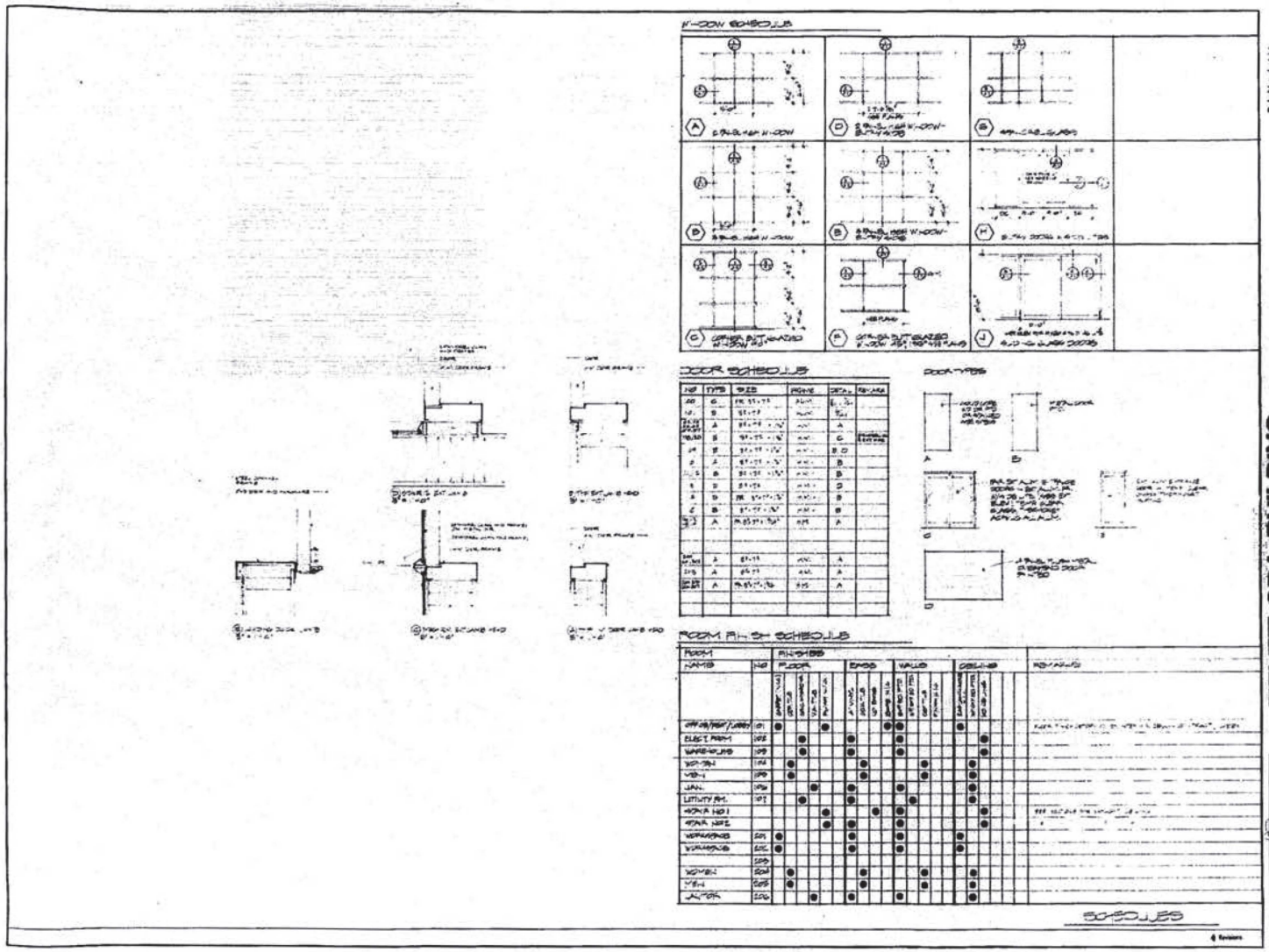
0046

TELEFLORA BUILDING

TORREY PINES SCIENCE PARK LOT 8 UNIT 2 TORREYANA RD.

A12

Dale Naegle A.I.A.
Architecture & Planning Inc.
2210 Avenida de la Playa
La Jolla, California 92037
714-459-2606



WINDOW SCHEDULE

DOOR SCHEDULE

NO	TYPE	SIZE	FRAME	DETAIL	REMARKS
100	G		ALUM		
101	B		ALUM		
102	A		ALUM	A	
103	B		ALUM	C	
104	B		ALUM	B.D	
105	A		ALUM	B	
106	B		ALUM	B	
107	D		ALUM	D	
108	D		ALUM	B	
109	B		ALUM	B	
110	A		STL	A	
111	A		ALUM	A	
112	A		ALUM	A	
113	A		STL	A	

DOOR TYPES

ROOM FINISH SCHEDULE

ROOM NAME	NO	FINISHES FLOOR					BASE					WALLS					CEILING					REMARKS
		CARPET TILE	CERAMIC TILE	SHEET VINYL	VCT TILE	PAINT CONC.	CERAMIC TILE	RUBBER	WOOD	PAINT GYP. BD.	PAINT CONC.	CERAMIC TILE	PAINT GYP. BD.	PAINT CMU	PLASTIC LAM.	WOOD PANEL	ACOUSTIC TILE	GYP. BD.	PAINT GYP. BD.	PAINT CONC.	WOOD PANEL	
OFFICE/RECEPTION/LOBBY	101	●				●				●			●					●				
ELECT. PANEL	102			●						●			●					●				
WAREHOUSE	103			●						●			●					●				
WOMEN	104		●							●						●		●				
MEN	105		●							●						●		●				
JAN.	106			●						●			●					●				
UTILITY RM.	107			●						●			●					●				
WORK AREA					●					●			●					●				
STAIR WELL					●					●			●					●				
CORRIDOR	201	●								●			●					●				
CORRIDOR	202	●								●			●					●				
	203																					
WOMEN	204		●							●						●		●				
MEN	205		●							●						●		●				
JANITOR	206					●				●			●					●				

SCHEDULES

Dale Naegle A.I.A.
Architecture & Planning Inc.
2700 Avenida de la Playa
La Jolla, California 92037
714-459-2000

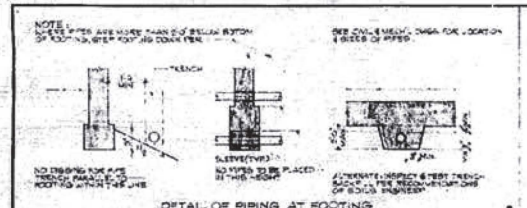
TELEFLORA BUILDING
TORREY PINES SCIENCE PARK LOT 8 UNIT 2 TORREY/ANA RD.
TORREY PINES PROPERTIES LTD.

A13

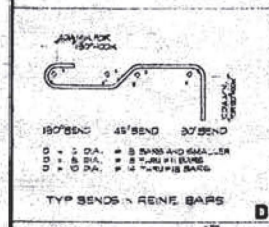
KAWASAKI, THEILACKER & ASSOCIATES
TELEPORT BUILDING
PLAN

0049

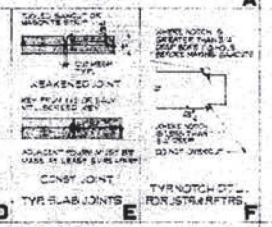
IRRIGATION PLAN
IRRIGATION LEGEND
NOTES
NORTH
KAWASAKI, THEILACKER & ASSOCIATES
LANDSCAPE ARCHITECTURE
TELEFLORA BUILDING
TORREYANA RD SAN DIEGO CA
L2



DETAIL OF PIPING AT FOOTING A

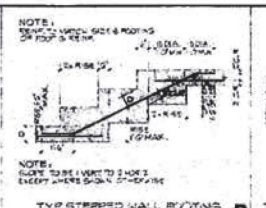


TYP BENDS & REINF. BARS D



TYP. SLAB JOINTS E

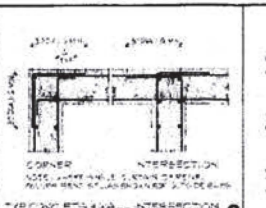
TYP NOTCH DET. FOR JOISTS & RFTRS F
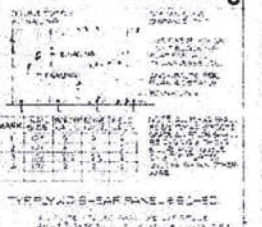


TYP STEPPED WALL FOOTING B



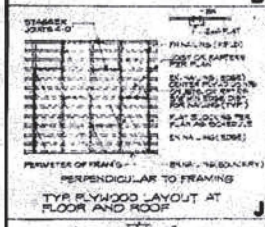
TYP DETAILS OF NON BEARING NON SHEAR PARTN AT JOISTS C



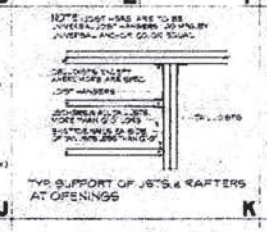
TYP CONC PTS AT WALL INTERSECTION C



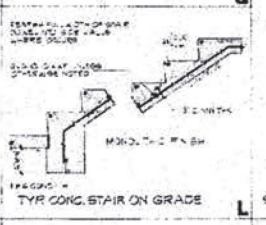
TYP PLYWD SHEAR PANEL & BLKG



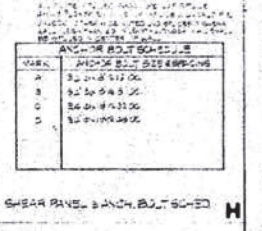
TYP PLYWOOD LAYOUT AT FLOOR AND ROOF J



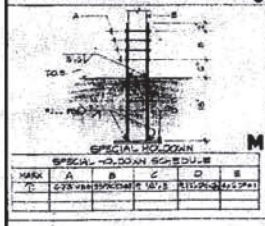
TYP SUPPORT OF JOISTS & RAFTERS AT OPENINGS K



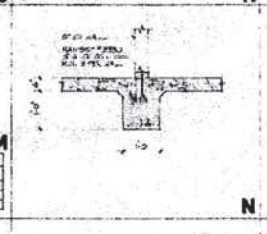
TYP CONC. STAIR ON GRADE L



SHEAR PANEL & ANCH. BOLT SCHED H



SPECIAL HOLDOWN SCHEDULE M



N

Dale Naegle A.I.A.
Architect & Planners Inc.
220 Avenida de la Playa
San Mateo, California 94037
714-459-2500

TELEFLORA BUILDING

TORREY PINES SCIENCE PARK LOT 8 UNIT 2 TORREYANA RD.

S1

P.F. E72863

FOUNDATION / FIRST FLOOR PLAN

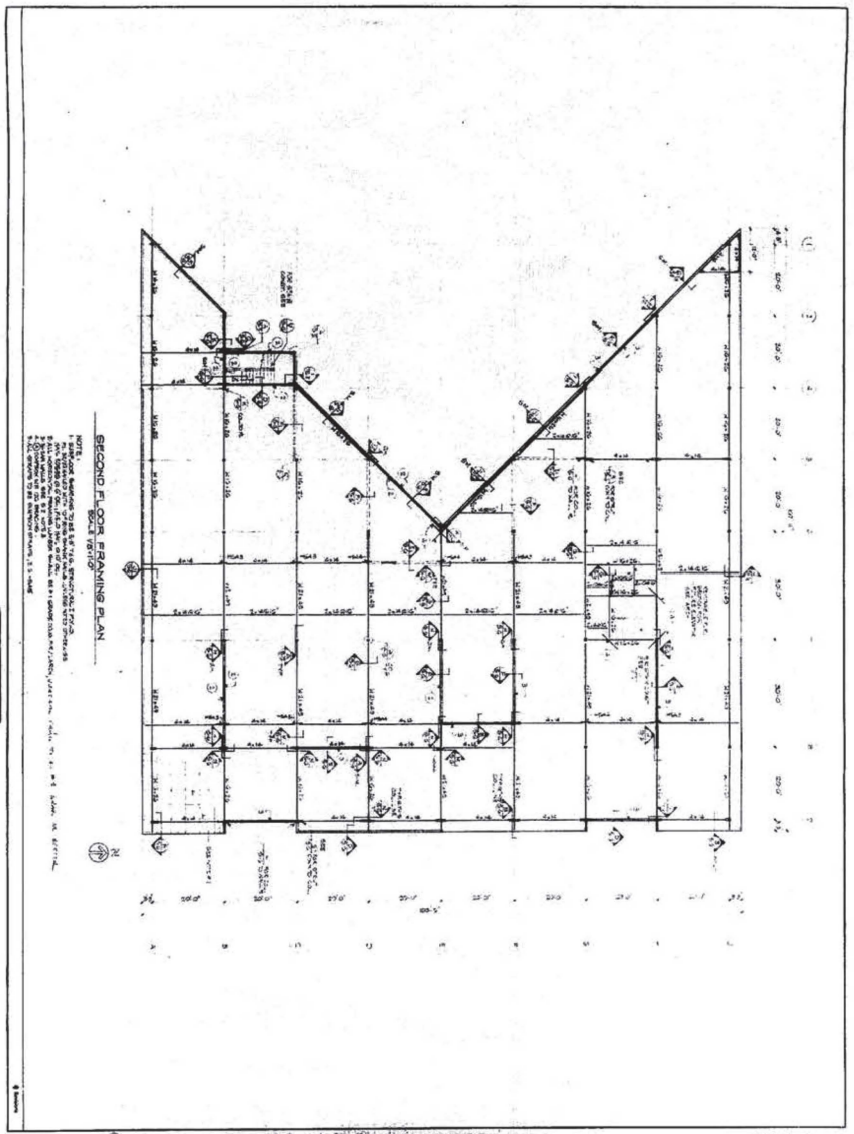
0051

S2

TELEFLORA BUILDING

TORREY PINES SCIENCE PARK LOT 8 UNIT 2 TORREYANA RD.
TORREY PINES PROPERTIES, LTD.

Dale Naegle A.I.A.
Architecture & Planning Inc.
2210 Avenida de la Playa
La Jolla California 92037
714-459-2800



SECOND FLOOR FRAMING PLAN
SCALE 1/8"=1'-0"

NOTE:

0052

S3

TELEFLORA BUILDING
TORREY PINES SCIENCE PARK LOT 8 UNIT 2 TORREYANA RD.
TORREY PINES PROPERTIES LTD.

Dale Naegle A.I.A.
Architecture & Planning Inc.
2210 Avenida de la Playa
La Jolla, California 92037
714-459-2606

ROOF FRAMING PLAN

SCALE 1/8"=1'-0"

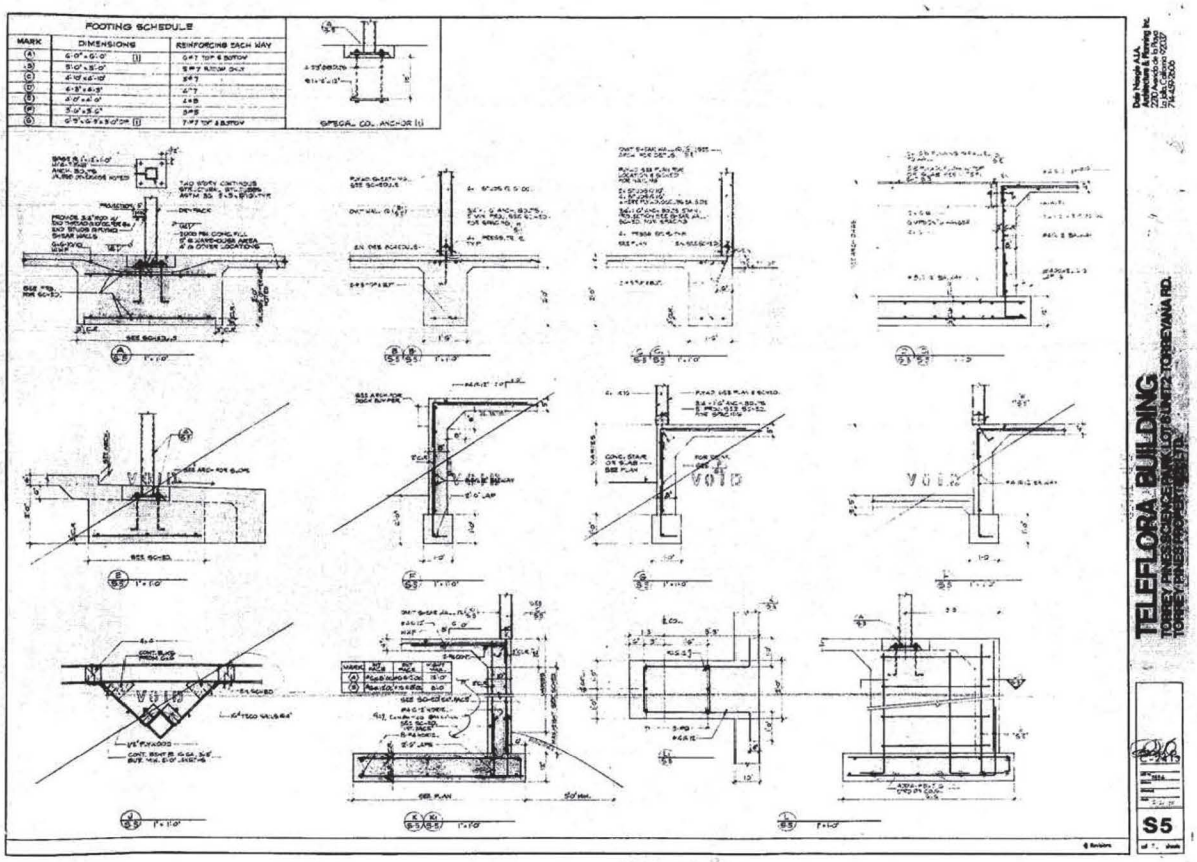
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S4

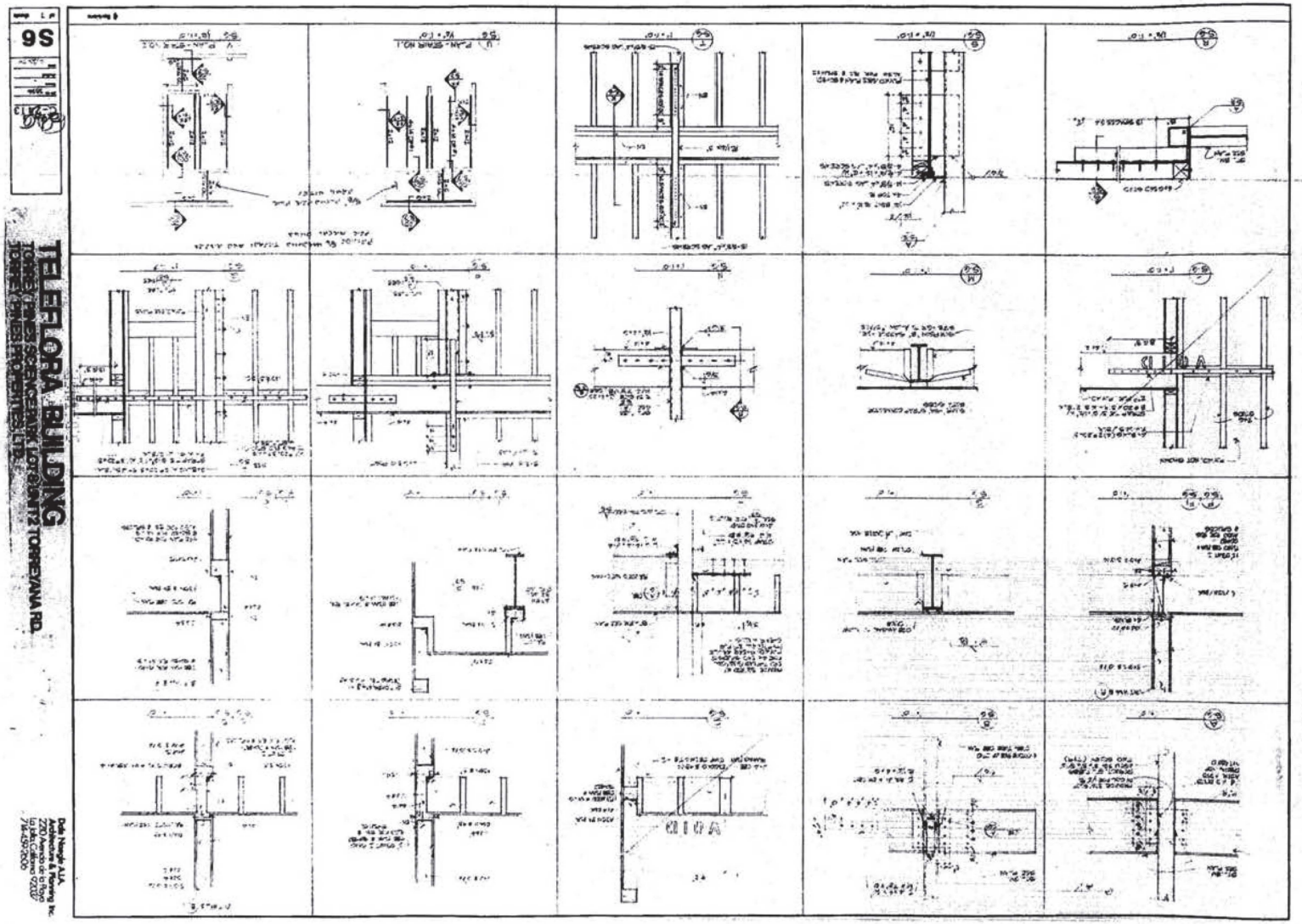
TELEFLORA BUILDING

TORREY PINES SCIENCE PARK LOT 8 UNIT 2 TORREYANA RD.

Dale Naegle A.I.A.
Architecture & Planning Inc.
2210 Avenida de la Playa
La Jolla, California 92037
714-459-2606


FOOTING SCHEDULE
MARK
DIMENSIONS
REINFORCING EACH WAY
OPTEGA CO. ANCHOR (1)
VOID
TELEFLORA BUILDING
S5

0500

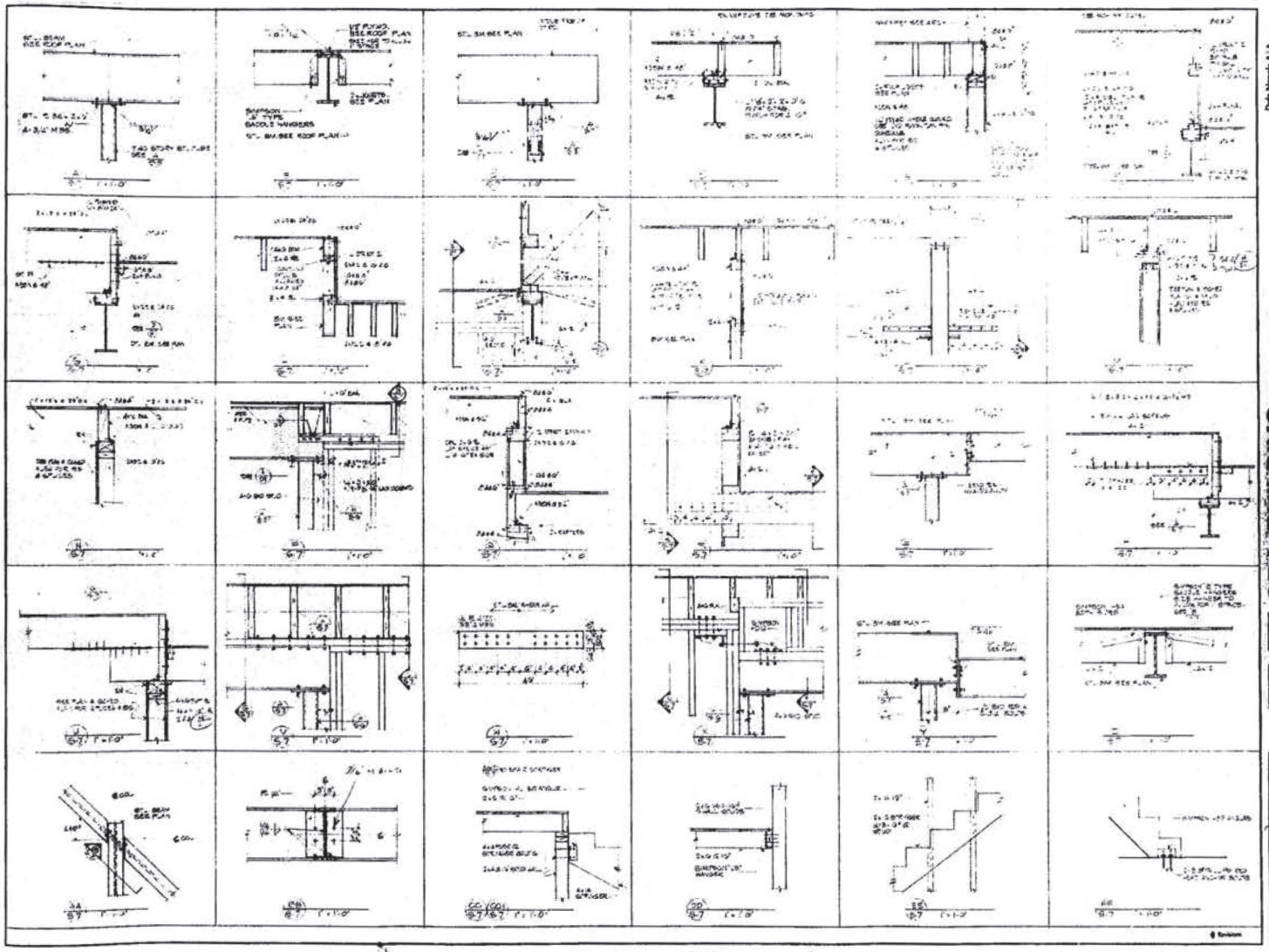


S6

TELEFLORA BUILDING

TORRE DE LAS FLORES

Dale Naegle A.I.A.
Architecture & Planning Inc.

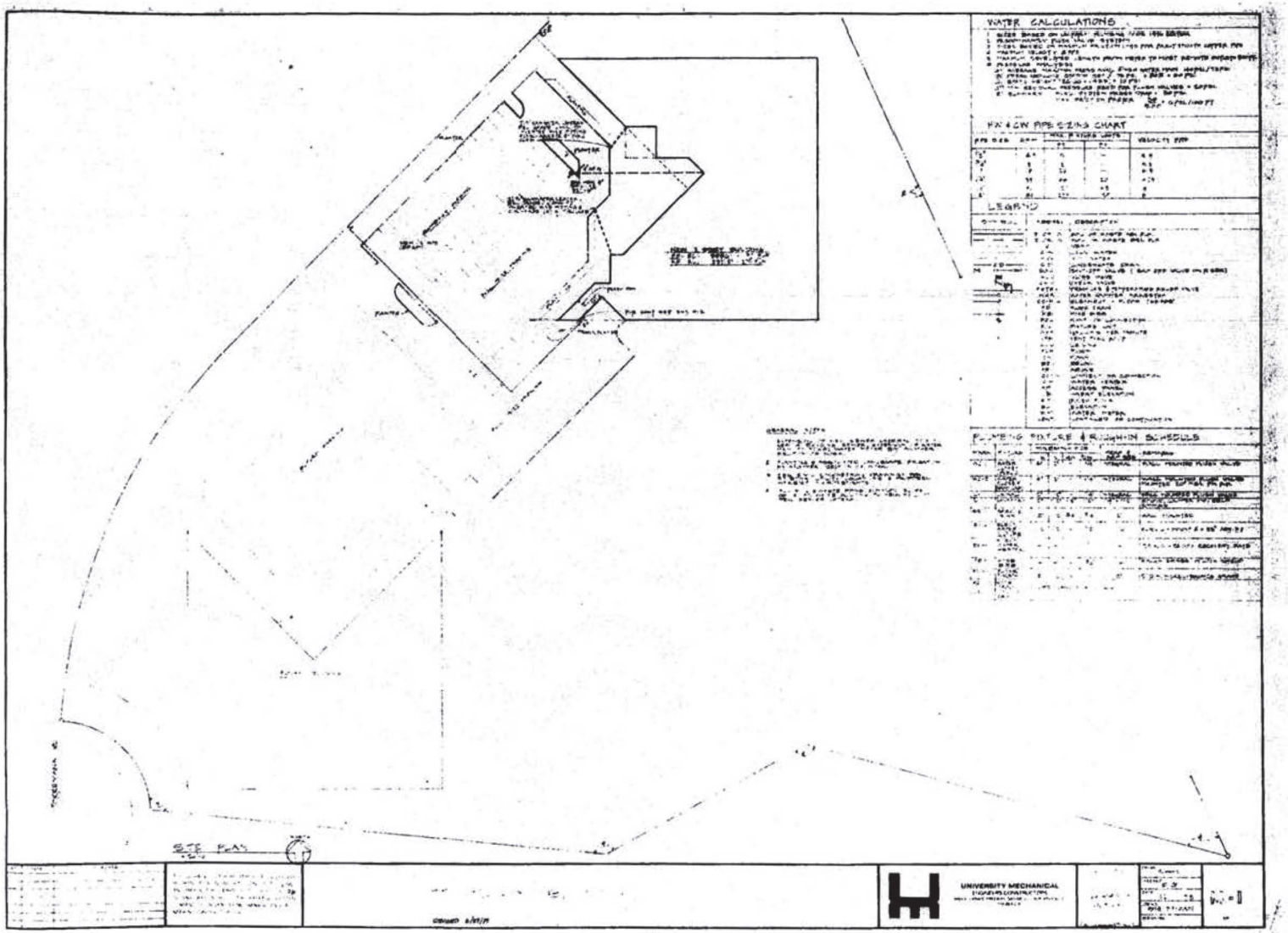


Dale Naegle A.I.A.
Architecture & Planning Inc.
2330 Torrey Pines Rd. Suite 201
La Jolla, California 92037
714 450 0000

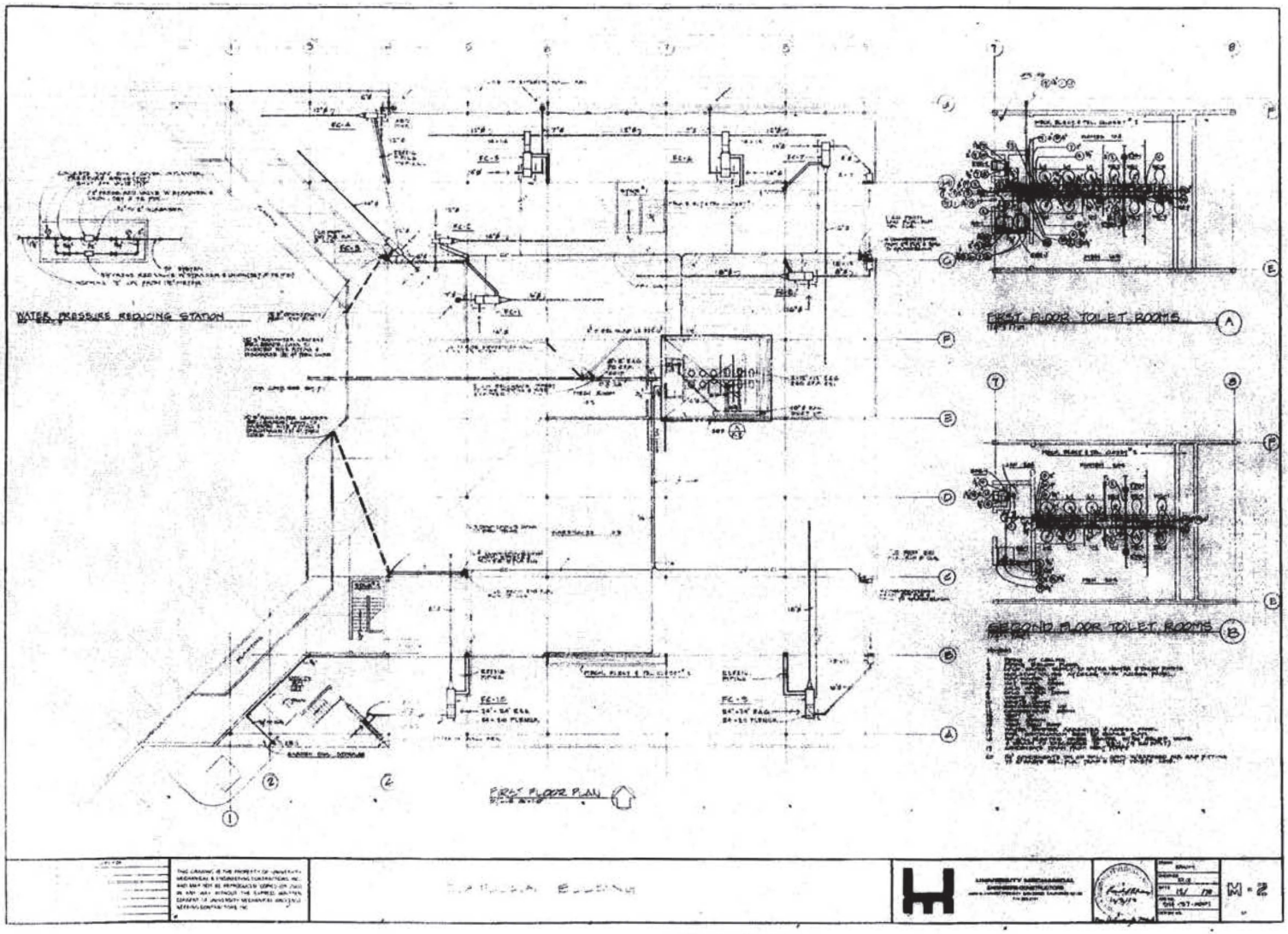
TELEFLORA BUILDING
TORREY PINES SCIENCE PARK, LOT 9, UNIT 2, TORREY PINES RD.
TORREY PINES ROAD & TORREY PINES ROAD

S7

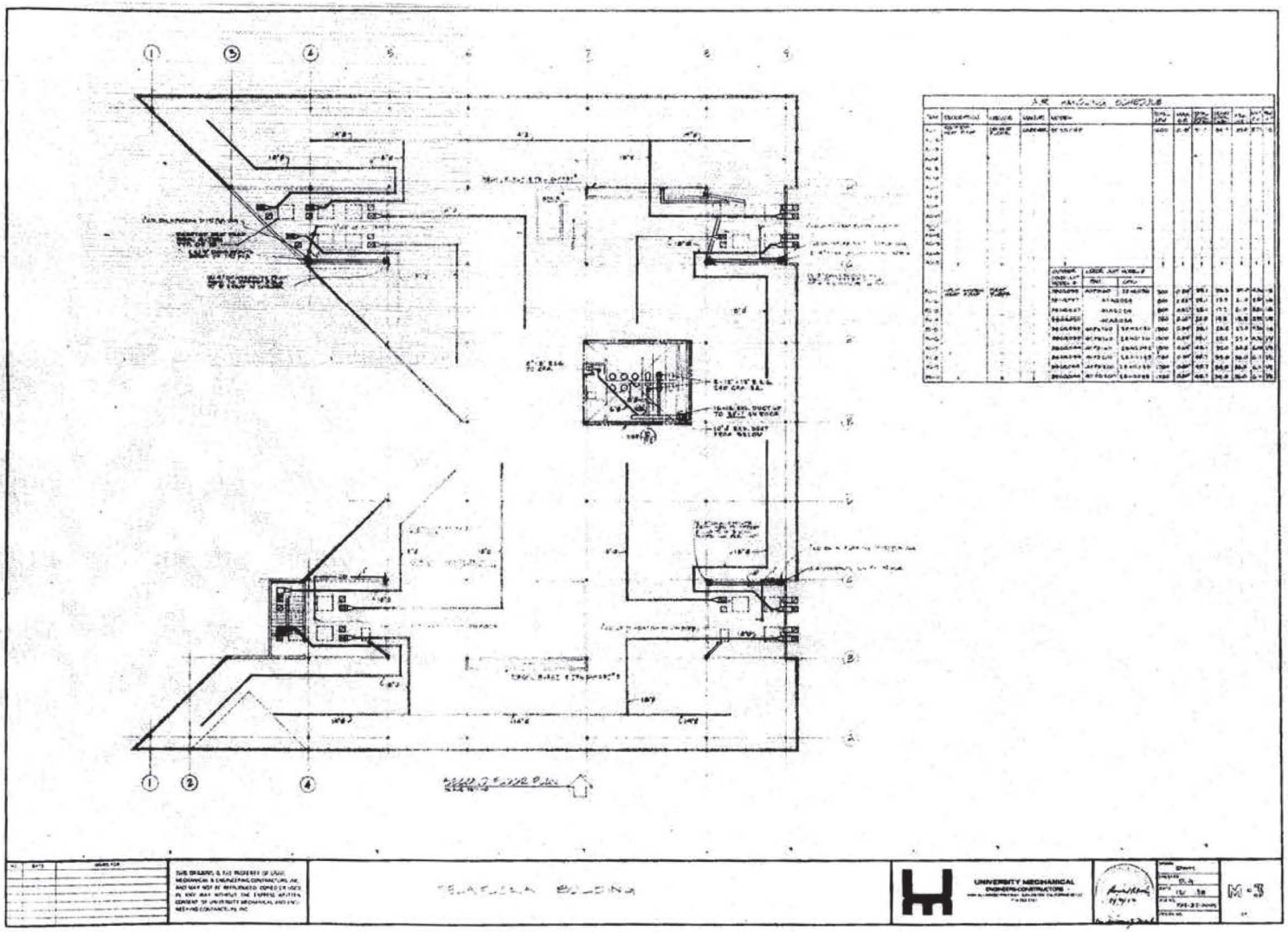
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WATER CALCULATIONS
LEGEND
SITE PLAN
UNIVERSITY MECHANICAL

0057

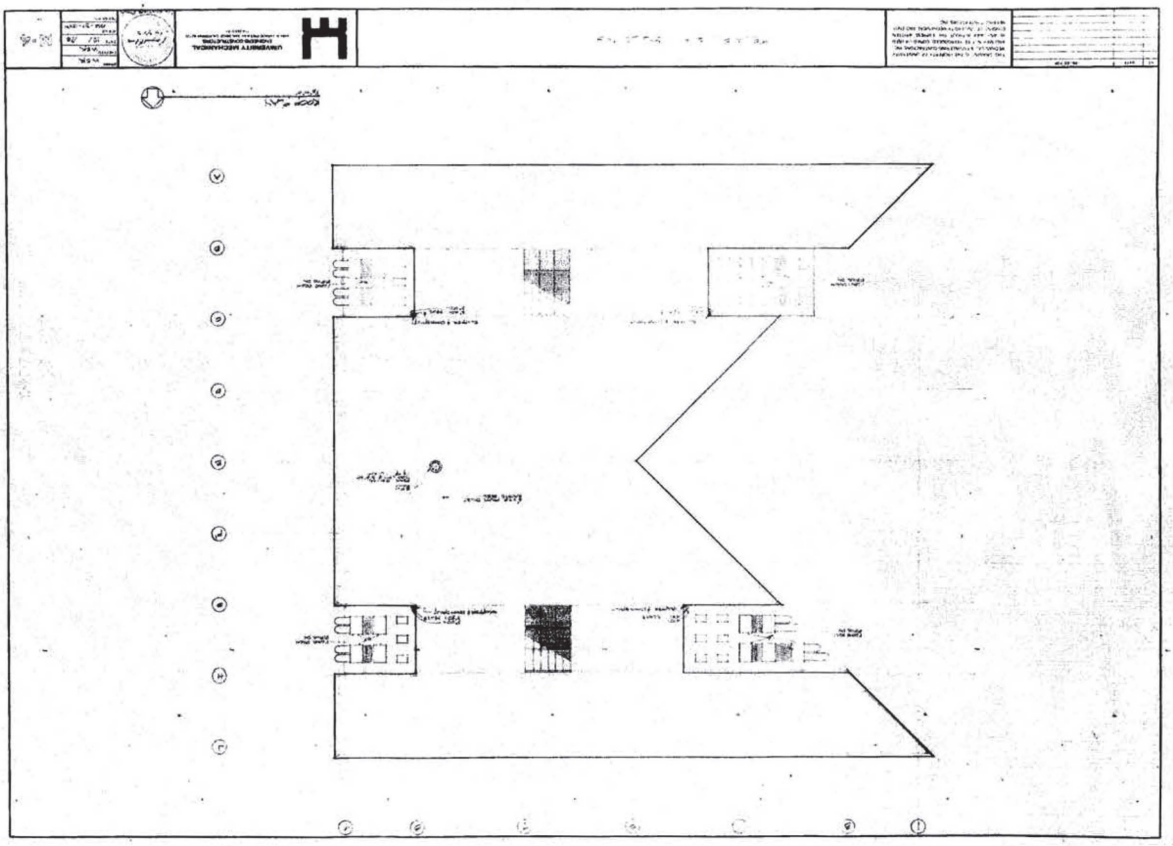

WATER PRESSURE REDUCING STATION
FIRST FLOOR TOILET ROOMS
SECOND FLOOR TOILET ROOMS
FIRST FLOOR PLAN

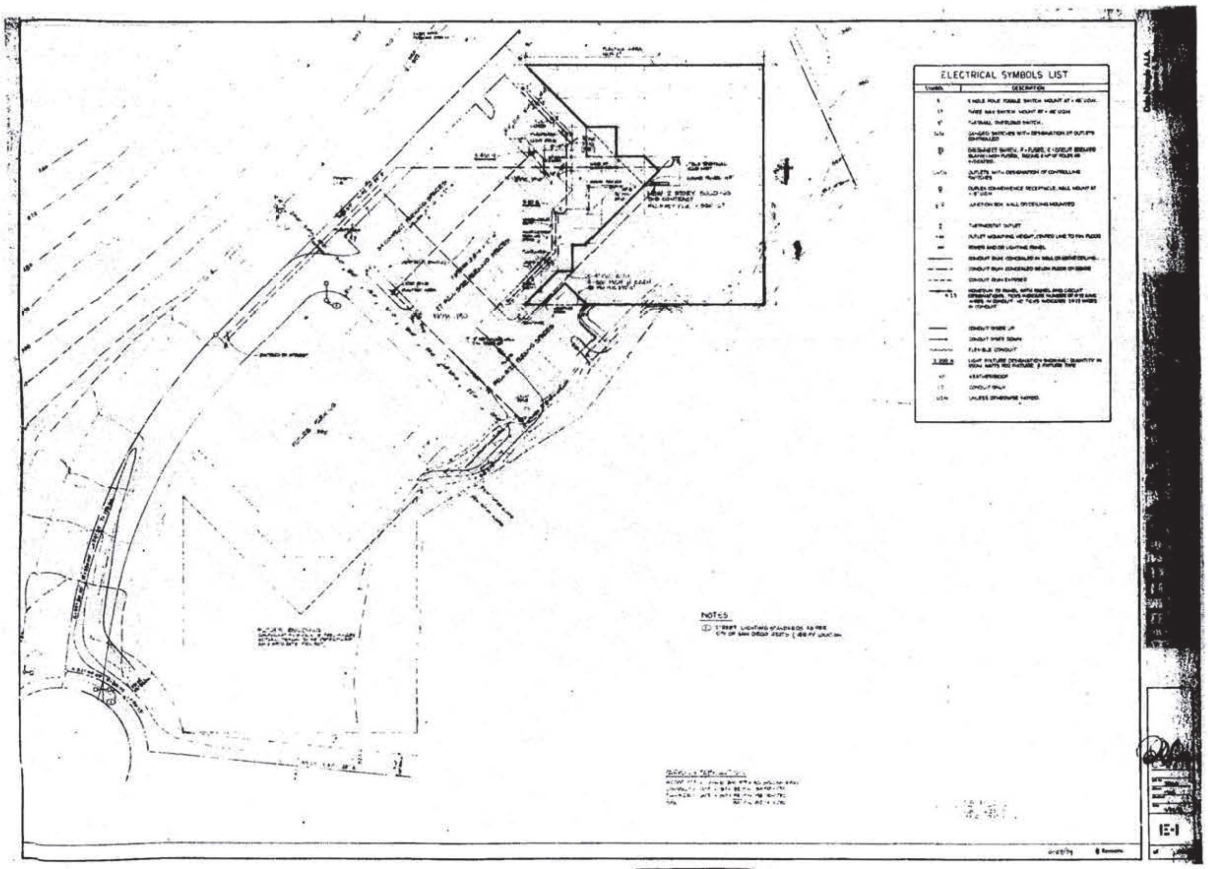
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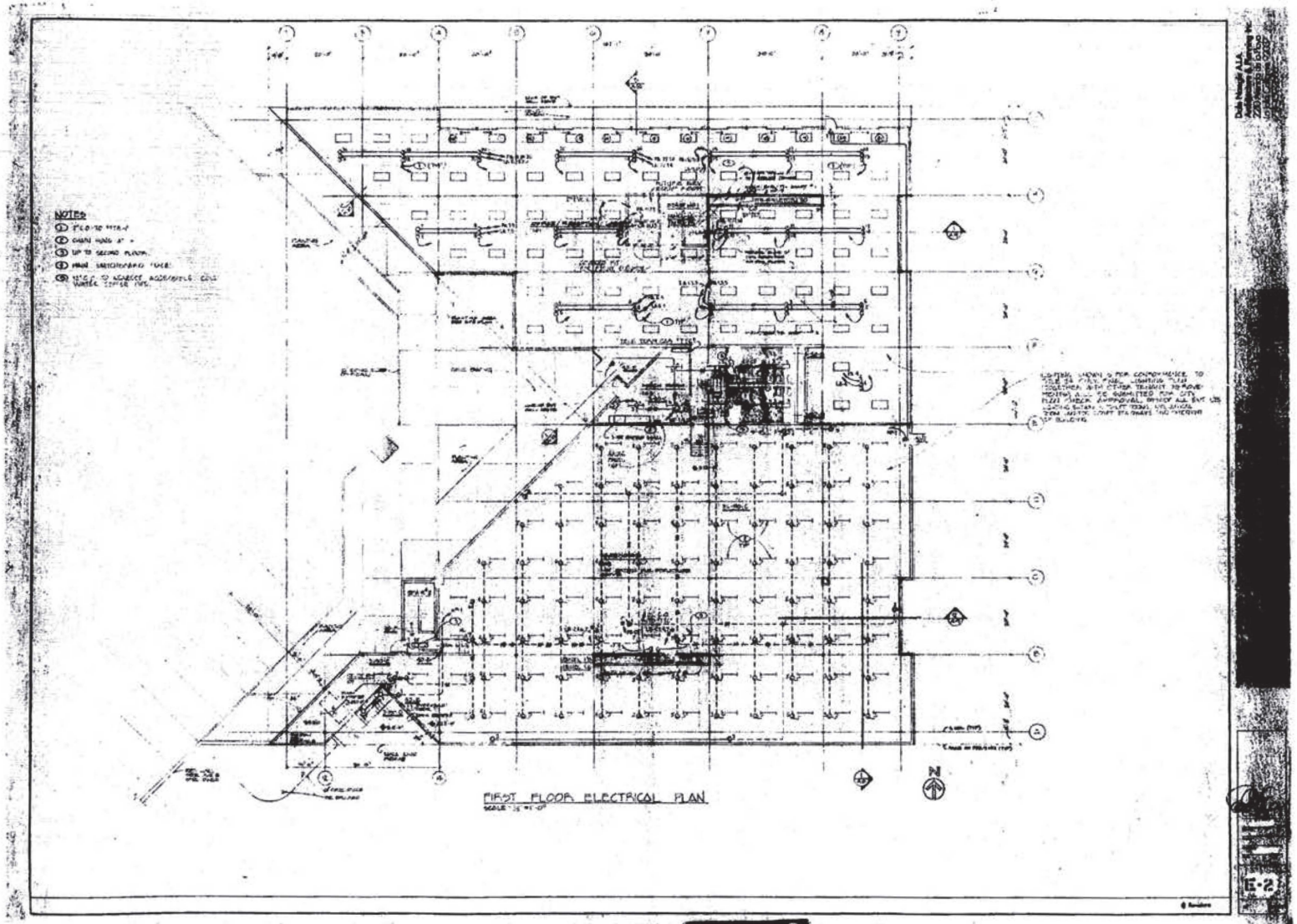
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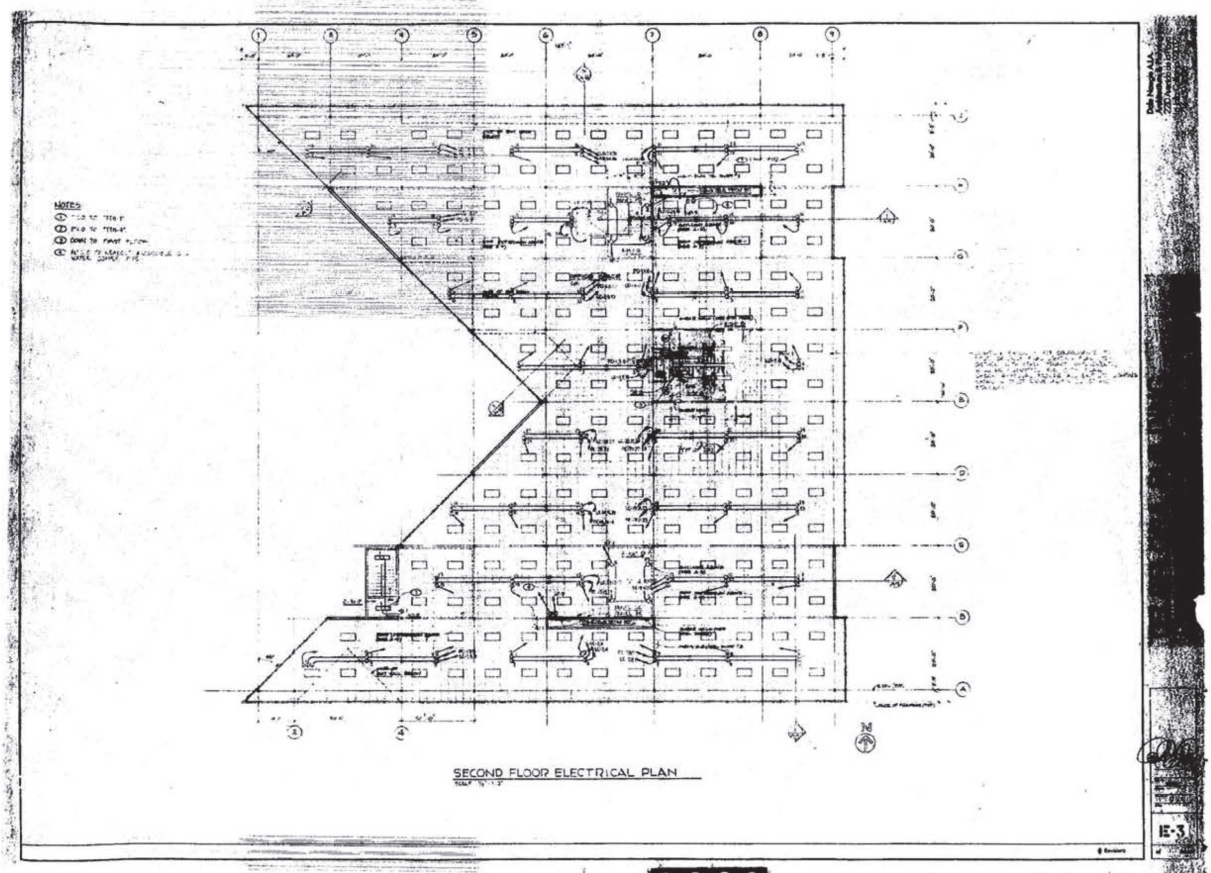
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0061

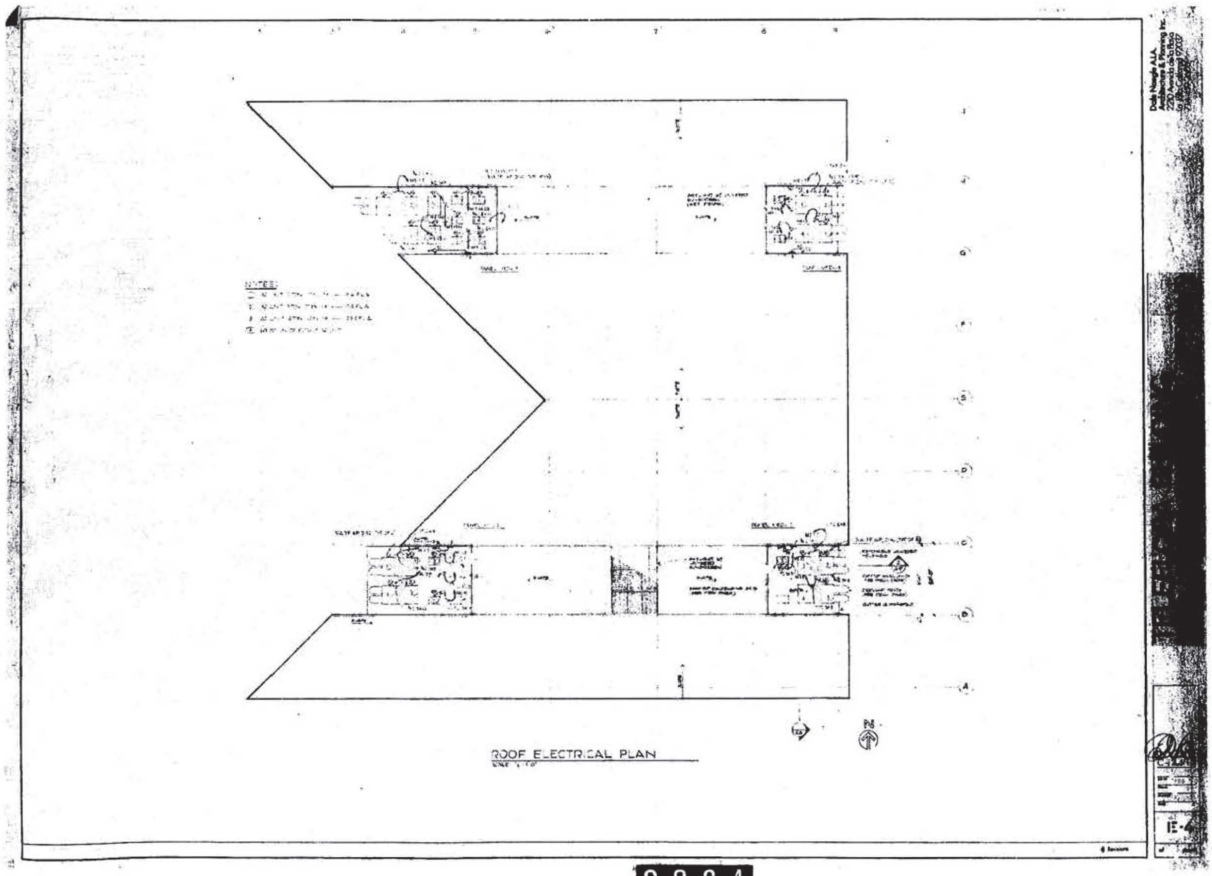

NOTES
FIRST FLOOR ELECTRICAL PLAN
N
E-2



SECOND FLOOR ELECTRICAL PLAN

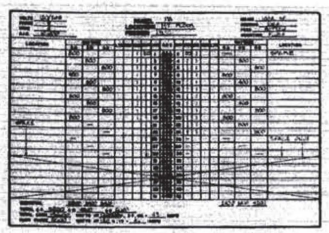
E-3

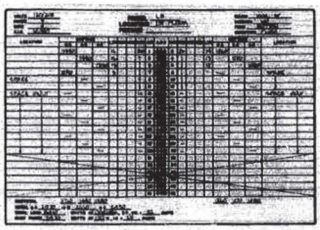
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ROOF ELECTRICAL PLAN

E-5

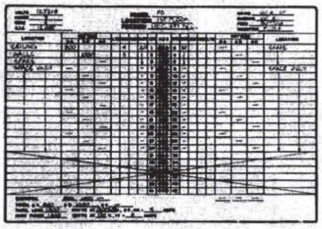
Dale Naegle A.I.A.
Architecture & Planning Inc.
7220 Avenida de la Playa
La Jolla, California 92037
714-459-2606

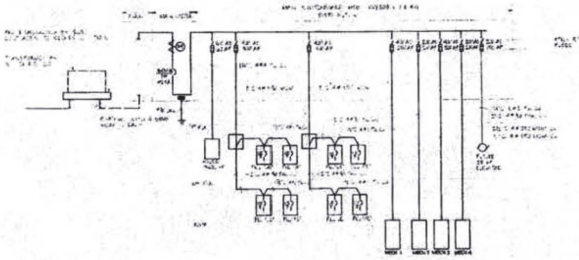




LIGHT FIXTURE SCHEDULE

SYMBOL	MANUFACTURER	CATALOG NUMBER	WATTS	VOLTS	MOUNTING	LAMP TYPE	REMARKS
A	PRUDENTIAL	[illegible]	160	277	RECESS	(2) 13W TRT PL/4 PIN	CHANNEL DIFFUSER
B	ACME	[illegible]	32	120	SURFACE	(2) 26W TRT PL/4 PIN	
C	PRUDENTIAL	[illegible]	96	120	SURFACE	(2) 26W TRT PL/4 PIN	FIXTURES W.I.C.
D	AO	PARAMOUNT	4995	120	SURFACE	36W PAR	
E	⊠	LITHONIA	EWEL-X-(2)	4.0	120		EXIT LIGHT
F		ACME	[illegible]	196	120	AMERICA	(2) 26W TRT PL/4 PIN
G	⊞	HOLOPHANE	[illegible]	50	120	SURFACE	70W HPS
H	⊡	HADCO/HP	[illegible]	490	120	POLE	400W HPS
N		PRUDENTIAL	[illegible]	40	120	CEILING MOUNTING	4 FOOT FLOW

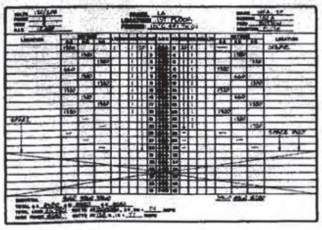




SINGLE LINE DIAGRAM

LOAD CALCULATION

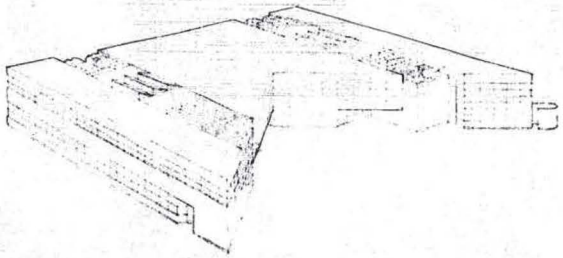
		CONNECTED LOAD	DEMAND LOAD
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
TOTAL		[illegible]	[illegible]



Dale Hemple A.I.A.
Architect & Planner, Inc.
230 Avenida de la Playa
La Jolla, California 92037
714/459-0300

E-6

0066



THE PINES · NORTH

TORREY PINES SCIENCE PARK
LOT 8 UNIT 2 TORREYANA RD.

TORREY PINES PROPERTIES, LTD.

ARCHITECTURAL

A-1 - SITE SURVEY
A-2 - SITE PLAN
A-3 - FIRST FLOOR PLAN
A-4 - SECOND FLOOR PLAN
A-5 - ROOF PLAN
A-6 - EXTERIOR ELEVATIONS
A-7 - BUILDING SECTIONS
A-8 - DETAIL SECTIONS
A-9 - DETAIL SECTIONS
A-10 - DETAIL SECTIONS
A-11 - WINDOW AND DOOR DETAILS ELEVATIONS
A-12 - TOILET ROOM PLANS & ELEVATIONS
A-13 - SCHEDULES AND DETAILS

CIVIL

C-1 NOTES LEGEND & DETAILS
C-2 GRADING, PAVING & DRAINAGE PLAN
C-3 PROFILES
C-4 HORIZONTAL CONTROL
C-5 UTILITIES

LANDSCAPING

L-1 LANDSCAPE PLANTING PLAN
L-2 IRRIGATION PLAN
L-3 SPECIFICATIONS

STRUCTURAL

S-1 GENERAL NOTES & DETAILS
S-2 FOUNDATION, FIRST FLOOR PLAN
S-3 SECOND FLOOR FRAMING PLAN
S-4 ROOF FRAMING PLAN
S-5 DETAILS
S-6 DETAILS
S-7 DETAILS

MECHANICAL

M-1 SITE PLAN AND SCHEDULES
M-2 FIRST FLOOR PLAN AND DETAILS
M-3 SECOND FLOOR PLAN
M-4 ROOF PLAN

ELECTRICAL

E-1 SITE SERVICE
E-2 SECOND FLOOR ELECTRICAL PLAN
E-3 FIRST FLOOR ELECTRICAL PLAN
E-4 ROOF ELECTRICAL
E-5 DISTRIBUTION PANELS
E-6 DISTRIBUTION RISER CALCULATIONS

ARCHITECT: Dale Naegle A.I.A. Architecture & Planning Inc. 2550 Fifth Ave. Suite 1000 San Diego, CA 92103 714-574-3000

LANDSCAPE ARCHITECT: KIMBREL DEVELOPMENT & ASSOC. 3239 FOURTH AVE. SAN DIEGO, CA 92103 714-298-7371

ELECTRICAL ENGINEER: MCDONALD ENGINEERING 780 TESTER WAY SPARKS, NEVADA 89431 714-359-6644

MECHANICAL ENGINEER: MARRIOTT MECHANICAL 4444 AVENIDA DEL PRADO SAN DIEGO, CA 92103 714-298-2181

STRUCTURAL ENGINEER: ENGINEERING ALLIANCE CORP. 4004 30th SAN DIEGO, CA 92104 714-298-2000

CIVIL ENGINEER: MESA ENGINEERING 4668 KEARNY MESA RD. SAN DIEGO, CA 92111 714-292-7770

0067

349

Return to:

MS-503

ORIGINAL

AGREEMENT

THIS AGREEMENT, made and entered into this 14th day of February, 1981 between Torrey Pines Properties, Ltd., a limited partnership authorized to do business in California, herein referred to as TORREY PINES, and the City of San Diego, a municipal corporation in the State of California, herein referred to as CITY.

The Real property is:

Lot 8, Torrey Pines Science Park Unit 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 8434, filed in the office of County Recorder of San Diego County on December 10, 1976.

WHEREAS, Torrey Pines has encroached into the existing open space easement on Lot 8, Torrey Pines Science Park and now wishes to reconcile the encroachment, by performing the procedures contained herein under:

WITNESSETH

THAT THE PARTIES HERETO DO COVENANT AND AGREE AS FOLLOWS:

1. Torrey Pines by these presents hereby agrees that in exchange for the encroachment areas of approximately 3.4 square feet, that the open space boundary be modified according to Drawing No. 19590-D, which will add approximately 5230 square feet to the open space easement over said Lot 8.

81-092469
FILE/PAGE NO. _____
BOOK 1981
RECORDED REQUEST OF
CITY OF SAN DIEGO
MAR 26 2 37 PM '81
OFFICIAL RECORDS
SAN DIEGO COUNTY, CA.
VERA L. LYLE
RECORDER

DOCUMENT NO. RR-253635
FILED FEB 17 1981
OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

NO FEE

No. 92469 81-

2. Torrey Pines, by these presents, hereby agrees to be responsible for the establishment and maintenance of landscaping for a distance of 25 feet inside the Westerly boundary of the open space easement from the revised open space line of Drawing No. 19590-D. Said 25 feet shall be maintained with such landscaping, replanting of flora and the installation, repair and replacement of irrigation lines, taking all reasonable steps to minimize the impact, if any, on the purposes and use of the open space easement. The plans for such landscaping and a plan for the maintenance of same shall be submitted to the City Manager for approval and Torrey Pines agrees to comply with such plans for the entire term of this Agreement.

3. Torrey Pines by these presents, hereby agrees to deliver to the City Treasurer, an amount of money equal to all the cost entailed by City to reach this settlement (which is $4,327.28) within three (3) days of the effective date herein.

4. City shall not be required to perform any maintenance or services with regard to the above specified landscape installation and maintenance or to assume any expense whatsoever therefor. City reserves and shall

No. 92469 81-

always have the right to enter onto the above described real property for the purpose of viewing and ascertaining the condition of the landscape improvements and for the purpose of enforcing the obligations contained in this Agreement. Such entry and inspection by the City shall be done without causing disturbance to Torrey Pines or any of its lessees and without causing damage to the real property. In the event such entry or inspection discloses that Torrey Pines is in violation of any of the conditions of this Agreement, City shall have the right to cause any necessary work to be done at Torrey Pines' sole cost and expense, after ten (10) days' written notice to Torrey Pines, in the event Torrey Pines fails to commence such work during said ten (10) day period and diligently pursue it to completion.

5. The provisions of this Agreement involving an obligation to plant and maintain landscaping shall be binding upon the parties hereto and their successors in interest and shall run with the land and shall extend to and bind any assigns or lessees or sublessees of Torrey Pines.

6. Torrey Pines agrees to indemnify and hold City harmless for any claim, cost or liability resulting from Torrey Pines' use and maintenance of the open space easement which results from Torrey Pines activities or any act

No. 92469 8 -81-

or omission with regard to Torrey Pines' obligations under this Agreement, excepting those arising out of the sole negligence of the City.

7. This Agreement may be modified by the mutual consent of the parties hereto.

This Agreement shall become effective on the date the City's City Council issues an authorizing resolution. That date is FEB 17 1981 by Resolution R-253635. This Agreement shall be effective for a term of thirty (30) years.

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed by their respresentatives thereto duly authorized as of the date first written above.

TORREY PINES PROPERTIES, LTD.

By UNIVERSITY FINANCIAL ASSOCIATES #109, General Partner

By UNIVERSITY FINANCIAL Managing General Partner

By Evan C. Kirkstrand, President

By _____
RICHARD REDMOND, General Partner

CITY OF SAN DIEGO

By Elaine M. Baird
ASSISTANT TO THE CITY MANAGER

ATTESTS:

_____

APPROVED:

By _____
City Attorney

R-253635

No. 92469 8-81

STATE OF CALIFORNIA)
)ss.
COUNTY OF SAN DIEGO)

On February 14, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Owen C. Wickstrand, known to me to be the President of University Financial, the General Partner of University Financial Associates #109, the corporation that executed this instrument and acknowledged that he executed this instrument on behalf of said corporation.

WITNESS my hand and official seal.

OFFICIAL SEAL
SUE E OGLE
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My comm. expires NOV 12, 1983

Sue E. Ogle
Notary Public in and for
said County and State

STATE OF CALIFORNIA)
)ss.
COUNTY OF SAN DIEGO)

On February 14, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared RICHARD REDMOND, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

OFFICIAL SEAL
SUE E OGLE
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My comm. expires NOV 12, 1983

Sue E. Ogle
Notary Public in and for
said County and State

No. 92469
8
81-

RESOLUTION No. R-253635 (R-81-1422)

Adopted on FEB 17 1981

BE IT RESOLVED, by the Council of The City of San Diego as follows:

That the City Manager is hereby authorized and empowered to execute an agreement with TORREY PINES PROPERTIES, LTD., a limited partnership, providing for the exchange of certain open space easements and for the landscaping and maintenance of open space, affecting a portion of Lot 8, Torrey Pines Science Park Unit 2, under the terms and conditions set forth in that agreement on file in the office of the City Clerk as Document No. RR-253635.

APPROVED: JOHN W. WITT, City Attorney

By Harold O. Valderhaug, Deputy

HOV:ps:754
2/3/81
Or.Dept. Prop.

CC-1265-B (REV. 12-76)

No. 92469 8 -81-

Passed and adopted by the Council of The City of San Diego on FEB 17 1981, by the following vote:

YEAS: Cleator, Golding, Williams, Schnaubelt, Gotch, Murphy, Killea, Wilson.

NAYS: None.

NOT PRESENT: Mitchell.

AUTHENTICATED BY:

PETE WILSON
Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

(SEAL)

By JUNE A. BLACKNELL, Deputy.

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of RESOLUTION NO. R-253635 passed and adopted by the Council of The City of San Diego, California, on FEB 17 1981.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

(SEAL)

By June A. Blacknell, Deputy.

(Rev. 8/79)
lbc

No. 92469 8 81-

DOCUMENT NO. RR-253635

FILED Feb. 17, 1981

OFFICE OF THE CITY CLERK

SAN DIEGO, CALIFORNIA

(F 742)

Agree w/Torrey Pines Properties, Ltd. for Exchange of certain Open Space Easements & for landscaping and maintenance affecting a portion of Lot 8, Torrey Pines Science Park Unit 2.

cc: Property/Marketing - Bud Bass M503 (dup. orig. & copy)
Auditor 7C (copy)

3-12-81

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No 92469