APPENDIX H. PALEONTOLOGICAL RESOURCES MEMORANDUM



PALEONTOLOGICAL RESOURCES IDENTIFICATION REPORT

ARE Science Village

City of San Diego, California

April 2022



PALEONTOLOGICAL RESOURCES

IDENTIFICATION REPORT

ARE Science Village

City of San Diego, California

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April 2022

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INTRODUCTION

In support of the Science Village redevelopment project located at 9363, 9373, and 9393 Towne Centre Drive (APNs 345-200-04 and -05, respectively) (project), Michael Baker International staff completed a literature review and San Diego Natural History Museum (SDNHM) paleontological resources records search to determine whether the project could result in adverse impacts to paleontological resources in accordance with the California Environmental Quality Act (CEQA). Methods, results, and recommendations are summarized below; exhibits are provided in **Attachment 1**.

PROJECT DESCRIPTION

Proposed Project

Alexandria Real Estate Equities (applicant) proposes to redevelop an existing commercial site in the community of La Jolla, located in the City of San Diego, California. The proposed project consists of two primary components: (1) demolition of the existing on-site buildings totaling approximately 138,400 square feet (sq. ft.) and (2) redevelopment of the site with approximately 369,878 sq. ft. of mixed-use research, retail, and office uses across two buildings. The project would consist of approximately 310,416 sq. ft. of scientific research and development (R&D) uses and 59,462 sq. ft. are planned as accessory/amenity space. The accessory/amenity space is expected to consist of a 7,655 sq. ft. market, 563 sq. ft. food and beverage space, 23,397 sq. ft. fitness center, and 27,847 sq. ft. conference space(s). Additionally, three levels of subterranean parking with approximately 938 parking spaces are proposed. Consistent with the current University Community Plan, accessory and amenity spaces would be provided on-site within the principal buildings (non-freestanding) and the uses are planned to be oriented towards the interior of the project.

Use by Building	Square Footage of Proposed Use
Existing Buildings (to be Demolished)	
Scientific Research and Development	138,400
Total	138,400
Proposed Buildings	
Scientific Research and Development	310,416
Secondary Uses	
Food and Beverage	563
Retail/Market	7,655
Fitness Center	23,397
Conference Space	27,847
Subtotal	59,462
Total	369,878

TABLE 1. BUILDING USE SUMMARY



Discretionary actions associated with the project include a Specific Plan Amendment (SPA) to the Nexus Technology Centre Specific Plan, Planned Development Permit (PDP), a Rezone, and a Community Plan Amendment (CPA). If approved, these entitlements would allow for the proposed redevelopment of the project site.

Construction

Schedule

Construction of the project is anticipated to occur over an approximate 47-month timeframe (approximately 4 years) from the onset of demolition through final construction. It is anticipated that the work would be completed in 8- or 10-hour shifts, with a total of five shifts per week (Monday-Friday). Overtime and weekend work would occur as necessary to meet scheduled milestones or accelerate the schedule and would comply with all applicable City ordinances.

Demolition

Demolition of the three existing buildings on-site is anticipated to take approximately 5 months. Demolition would be accomplished with cranes, dozers, and other heavy equipment. Waste materials would be uploaded onto large trucks using small cranes, forklifts, and other construction equipment as needed. Demolition equipment would be delivered to the site on low-bed trucks unless the equipment can be driven to the site (e.g., on boom trucks).

Construction and Grading

As the subject site is fairly level, project grading is expected to be minor; no mass grading is required or proposed. It is anticipated that necessary earthwork would require a total cut of approximately 315,000 cubic yards (c.y.), mainly to accommodate the 3 levels of subterranean parking, and a total fill of approximately 100 c.y. Therefore, approximately 314,900 c.y. of soil would be exported off-site and disposed of at a licensed facility. Grading would be accomplished with scrapers, motor graders, water trucks, dozers, and compaction equipment. Building materials would be off-loaded and installed using small cranes, boom trucks, forklifts, rubber-tired loaders, rubber-tired backhoes, and other small to medium-sized construction equipment as needed. Construction equipment would be delivered to the site on low-bed trucks unless the equipment can be driven to the site (e.g., on boom trucks). Existing on-site vegetation would be removed where necessary to allow for construction of the proposed development.



PALEONTOLOGICAL RESOURCES IDENTIFICATION METHODS

SAN DIEGO MUSEUM OF NATURAL HISTORY SEARCH

The SDNHM completed a paleontology collection records search for locality and specimen data on September 2, 2019 (McComas 2019: **Attachment 2**). The records search identified no previously identified fossil localities within the project site. The project site was identified as having early to middle Pleistocene-age very old paralic deposits (Lindavista Formation), middle Eocene-age Stadium Conglomerate, and middle Eocene-age (approximately 47 million years old) Scripps Formation.

The early to middle Pleistocene-age very old paralic (Lindavista Formation) deposits (approximately 1.5 to 0.5 million years old) underlie the majority of the project site. The Lindavista Formation is known to produce marine invertebrate and vertebrate fossil specimens throughout San Diego County. In other regions of San Diego County, the Lindavista Formation is identified as highly sensitive for paleontological resources. Within the project site and 1-mile vicinity, the Lindavista Formation is assigned a moderate sensitivity rating because only one fossil locality of pholad clams borings has been previously identified. Excavation between 15.5 and 24.9 feet deep will extend into the Lindavista Formation according to the geotechnical investigations completed for the project (Geocon 2017).

The middle Eocene-age Stadium Conglomerate includes non-marine deposits (approximately 44-42 million years old) that underlie the Lindavista Formation within the project site. No previous fossil localities from the upper or lower members of this formation have been identified within a 1-mile radius of the project site, but the members are assigned high resource sensitivity because they are known to produce fossilized plants, marine invertebrates, and scientifically important assemblages of fossilized mammals. However, the Stadium Conglomerate was not encountered during a geotechnical investigation of the project site, and therefore may or may not be present. The Stadium Conglomerate should be located between the Lindavista Formation and Scripps Formation, meaning excavation between 15.5 and 34 feet deep has the potential to extend into the Stadium Conglomerate (Geocon 2017).

The middle Eocene-age (approximately 47 million years old) Scripps Formation underlies either the Lindavista Formation or artificial fill deposits within the project site. The SDNHM has 49 recorded fossil collection localities from the Scripps Formation within a 1-mile radius of the project site that have included trace fossils, fossilized plant impressions or remains, marine invertebrates, and marine vertebrates. The Scripps Formation has high paleontological sensitivity. Excavation between 25 and 34 feet deep will extend into the Scripps Formation (Geocon 2017).

In summary, the project site is underlaid with the moderately sensitive Lindavista Formation at depths of 15.5 to 24.9 feet deep and the highly sensitive Scripps Formation at depths between 25 to 34 feet deep, as well as potentially underlaid by the highly sensitive Stadium Conglomerate at depths between 15.5 to 34 feet deep.



SUMMARY OF FINDINGS AND RECOMMENDATIONS

The project site is underlaid with the moderately sensitive Lindavista Formation at depths of 15.5 to 24.9 feet deep and the highly sensitive Scripps Formation at depths between 25 to 34 feet deep, as well as potentially underlaid by the highly sensitive Stadium Conglomerate at depths between 15.5 to 34 feet deep. Excavation for the project is planned at an approximate maximum depth of 71 feet. Excavation would therefore extend approximately 50 feet deeper than the existing development.

Due to anticipated excavation depths, the project may have the potential to encounter undiscovered paleontological resources. To ensure the protection of such resources, the project would be subject to requirements identified in the City of San Diego grading ordinance [Land Development Code (LDC) Section 142.0151, Paleontological Resources Requirements for Grading Activities], which requires monitoring for paleontological resources during project grading activities. Specifically, the ordinance requires monitoring for grading that involves 1,000 c.y. or greater, and 10 feet or greater in depth, in a High Resource Potential Geologic Deposit/Formation/Rock Unit; or grading that involves 2,000 c.y. or greater, and 10 feet or greater in depth, in a Moderate Resource Potential Geologic Deposit/Formation/Rock Unit; or grading that involves 2,000 c.y. or greater, and 10 feet or greater in depth, in a Moderate Resource Potential Geologic Deposit/Formation/Rock Unit (LDC Section 142.0151(a)). If paleontological resources, as defined in the General Grading Guidelines for Paleontological Resources (Appendix P of the City's Land Development Manual), are discovered during grading, all grading in the area of discovery shall cease until a qualified paleontological monitor has observed the discovery and the discovery has been recovered in accordance with the General Grading Guidelines for Paleontological Resources (LDC Section 142.0151(b).

Project conformance with regulatory requirements of the grading ordinance would preclude potential impacts to unknown paleontological resources. Impacts would be less than significant and no mitigation measures are required.



REFERENCES

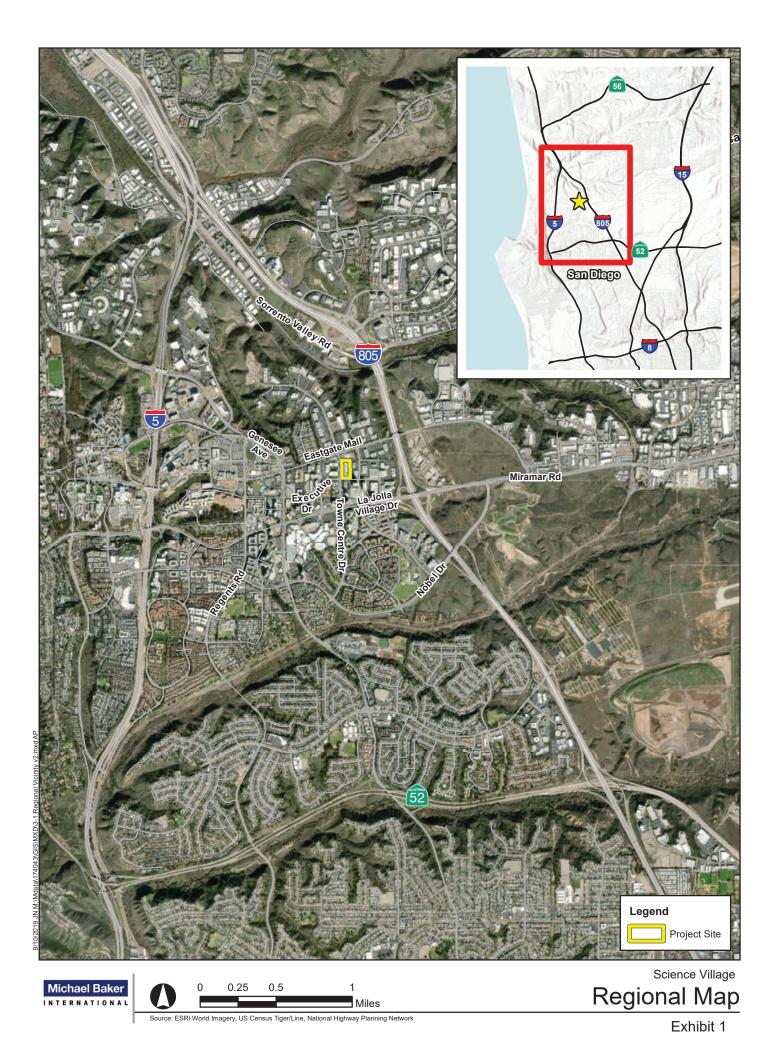
California Geological Society. 2010. "Geologic Map of California." Electronic resources, <u>http://maps.conservation.ca.gov/cgs/gmc/</u>, accessed multiple.

- Geocon Incorporated. 2017. "Geotechnical Investigation: Podium 93 9363, 9737, and 9393 Towne Centre Drive, San Diego, California." Prepared for Alexandria Real Estates Equities.
- McComas, Katie. 2019. "Paleontological Records Search Podium 93." San Diego Natural History Museum.



Michael Baker

Attachment 1: Exhibits





400

Feet

Michael Baker

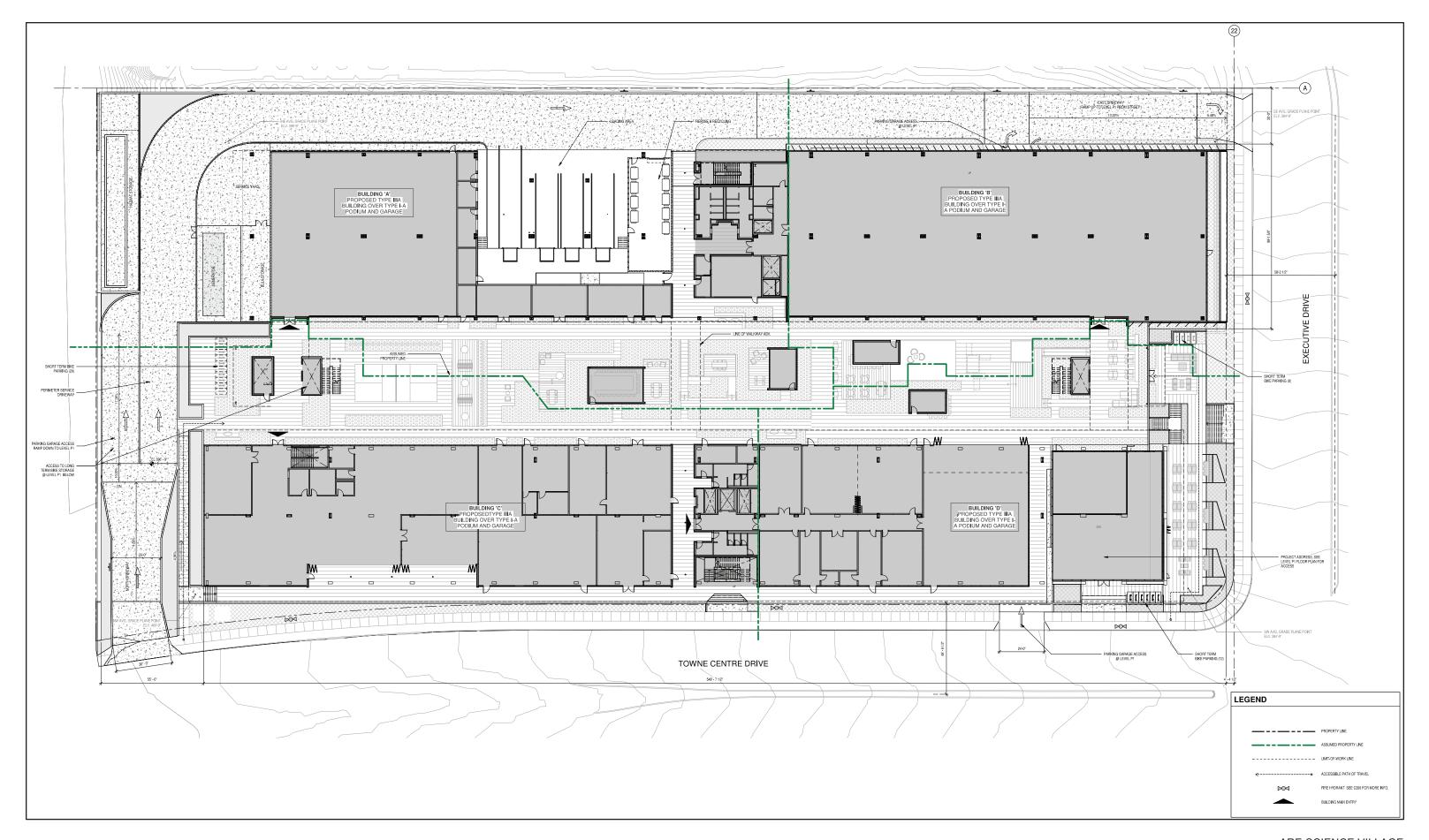


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Location Map Exhibit 2



Michael Baker INTERNATIONAL File: 174043Figures.indd

Not to Scale
Sources: The Miller Hull Partnership, LLP and Alexandria, 02/22/2022

ARE SCIENCE VILLAGE

Exhibit 3

Michael Baker

Attachment 2: San Diego Museum of Natural History Search Results

SAN DIEGO NATURAL HISTORY MUSEUM

3 September 2019

Margo Nayyar Michael Baker International 2729 Prospect Park Drive, Suite 220 Rancho Cordova, CA 95670

RE: Paleontological Records Search – Podium 93

Dear Ms. Nayyar:

This letter presents the results of a paleontological records search conducted for the Podium 93 project (Project), located in the northeastern portion of the University City neighborhood within the University community plan area of the City of San Diego, San Diego County, California. The Project site is bordered to the west by Towne Centre Drive, to the south by Executive Drive, and to the east and north by commercial/business development.

A review of published geological maps and the site-specific geotechnical investigation report covering the Project site and surrounding area was conducted to determine the specific geologic units underlying the Project site. Each geologic unit was subsequently assigned a paleontological resource sensitivity following City of San Diego guidelines (City of San Diego, 2011). In addition, a search of the paleontological collection records housed at the San Diego Natural History Museum (SDNHM) was conducted in order to determine if any documented fossil collection localities occur at the Project site or within the immediate surrounding area.

Geologic Units Underlying the Project Area

Published geological reports (e.g., Kennedy and Tan, 2008) covering the Project area indicate that the Project site is underlain by early to middle Pleistocene-age very old paralic deposits (broadly equivalent to the Lindavista Formation) and the underlying middle Eocene-age Stadium Conglomerate. However, the site-specific geotechnical investigation report for the Project indicates that the Lindavista Formation is instead underlain by the middle Eocene-age Scripps Formation (Geocon, 2017). These geologic units and their paleontological sensitivity are summarized below. The SDNHM has 55 recorded fossil localities within one mile of the Project site. Five of these localities are from the middle Eoceneage Ardath Shale, which is not anticipated to be impacted by construction of the Project. The remaining 50 localities are from the Lindavista Formation and Scripps Formation, and are discussed in more detail below.

very old paralic deposits (Lindavista Formation) – The marine and/or non-marine terrace deposits of the early to middle Pleistocene-age (approximately 1.5 to 0.5 million years old) Lindavista Formation underlie the majority of the Project site. More specifically, these deposits rest on the Linda Vista terrace (approximately 855,000 years old) of Kern and Rockwell (1992), and are equivalent to unit 9, very old paralic deposits, of Kennedy and Tan (2008). The SDNHM has one recorded fossil collection locality from the Lindavista Formation within a 1-mile radius of the Project site, which yielded trace fossil borings of pholad clams. Elsewhere in San Diego County, the Lindavista Formation has produced remains of nearshore marine invertebrates (e.g., clams, scallops, snails, barnacles, and sand dollars), as



well as sparse remains of marine vertebrates (e.g., sharks and baleen whales). Fossils have primarily been recovered from localities in Tierrasanta and Mira Mesa where the Lindavista Formation is assigned a high paleontological sensitivity; elsewhere in San Diego County, including in the vicinity of the Project site, the Lindavista Formation is assigned a moderate paleontological sensitivity.

Stadium Conglomerate – Non-marine deposits of the middle Eocene-age (approximately 44 to 42 million years old) Stadium Conglomerate underlie the Lindavista Formation within the Project site, and crop out at lower elevations in the southeastern corner of the site according to published geologic mapping (Kennedy and Tan, 2008). However, the Stadium Conglomerate was not encountered during a geotechnical investigation of the Project site, and therefore may or may not be present (Geocon, 2017). The SDNHM does not have any recorded fossil collection localities from the Stadium Conglomerate within a 1-mile radius of the Project site. The upper member of the Stadium Conglomerate has produced fossilized impressions or remains of plants (e.g., petrified wood), marine invertebrates (e.g., foraminifers and mollusks), and sparse remains of fossil mammals (e.g., opossums, insectivores, primates, rodents, carnivores, rhinoceroses, and artiodactyls). The lower member has yielded sparse marine fossil remains and a scientifically important assemblage of fossil mammals. While the upper and lower members of the Stadium Conglomerate have been assigned distinct paleontological resource sensitivities (high to moderate, and high, respectively), these deposits should be treated as having a high fossil potential when it is not possible to distinguish the two members.

Scripps Formation – The marine continental shelf deposits of the middle Eocene-age (approximately 47 million years old) Scripps Formation underlie either the Lindavista Formation or artificial fill deposits within the Project site, according to the site-specific geotechnical investigation report (Geocon, 2017). The SDNHM has 49 recorded fossil collection localities from the Scripps Formation within a 1-mile radius of the Project site. These localities produced trace fossils (e.g., borings in wood and shell, and burrows in sediment) and fossilized impressions or remains of plants (e.g., horsetail, tropical mangrove, willow, tropical almond, plane tree, and elm), marine invertebrates (e.g., snails, clams, mussels, oysters, tusk shells, barnacles, crabs, and heart urchins), and marine vertebrates (e.g., sharks and bony fish). Based on the diverse fossil assemblages known from this unit, as well as the co-occurrence of marine invertebrate and terrestrial vertebrate fossils, the Scripps Formation has been assigned a high paleontological sensitivity.

Summary and Recommendations

The moderate paleontological sensitivity of the Lindavista Formation and high paleontological sensitivity of the underlying Stadium Conglomerate and/or Scripps Formation in the City of San Diego (City of San Diego, 2011), as well as the presence of fossil collection localities in the vicinity of the Project site, suggest the potential for construction of the proposed Project to result in impacts to paleontological resources. Any proposed excavation activities that extend deep enough to encounter previously undisturbed deposits of these geologic units (i.e., deeper than any unmapped deposits of artificial fill present within the Project site, as reported by Geocon, 2017) have the potential to impact the paleontological resources preserved therein. For these reasons, implementation of a complete paleontological resource mitigation program during ground-disturbing activities is recommended.

The fossil collection locality information contained within this paleontological record search should be considered private and is the sole property of the San Diego Natural History Museum. Any use

or reprocessing of information contained within this document beyond the scope of the Podium 93 project is prohibited.

If you have any questions concerning these findings please feel free to contact me at 619-255-0321 or kmccomas@sdnhm.org.

Sincerely,

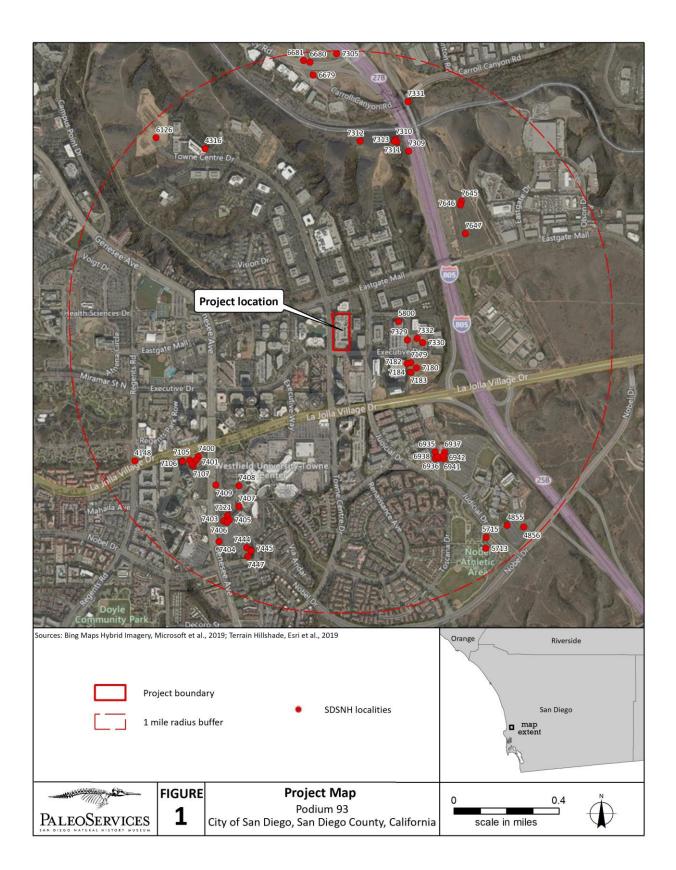
Katie McComas, M.S. Paleontological Report Writer & GIS Specialist San Diego Natural History Museum

Enc: Figure 1: Project map Appendix: List of SDNHM fossil localities in the vicinity of the project

Literature Cited

- City of San Diego. 2011. California Environmental Quality Act, Significance Determination Thresholds. Development Services Department, 84 p.
- Deméré, T.A., and S.L. Walsh. 1993. Paleontological Resources, County of San Diego. Unpublished technical report prepared for the San Diego County Department of Public Works: 1–68.
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- Kennedy, M.P., and Tan, S.S. 2008. Geologic Map of the San Diego 30' x 60' Quadrangle, California. California Geological Survey, Regional Geologic Map Series 1:100,000 scale, map no. 3.
- Kern, J.P., and Rockwell, T.K. 1992. Chronology and deformation of Quaternary marine shorelines, San Diego County, California. In, Quaternary Coasts of the United States: Marine and Lacustrine Systems. Society of Economic Paleontologists and Mineralogists, Special Publication 48: 377– 382.

San Diego Natural History Museum (SDNHM), unpublished paleontological collections data.



Appendix: Locality List San Diego Natural History Museum Department of Paleontology

Locality Number	Locality Name	Location	Elevation (feet)	Geologic Unit	Era	Period	Epoch
7403	UTC Expansion	City of San Diego, San Diego County, California	352	Lindavista Formation	Cenozoic	Quaternary	middle Pleistocene
4148	University City Subsystem 1	City of San Diego, San Diego County, California	335	Scripps Formation	Cenozoic	Paleogene	<null> Eocene</null>
4316	Eastgate Acres	City of San Diego, San Diego County, California	343	Scripps Formation	Cenozoic	Paleogene	<null> Eocene</null>
4856	Nobel Research Center	City of San Diego, San Diego County, California	355	Scripps Formation	Cenozoic	Paleogene	middle Eocene
5713	Nobel Athletic Area and Library	City of San Diego, San Diego County, California	329	Scripps Formation	Cenozoic	Paleogene	middle Eocene
5715	Nobel Athletic Area and Library	City of San Diego, San Diego County, California	340	Scripps Formation	Cenozoic	Paleogene	middle Eocene
5800	La Jolla Commons	City of San Diego, San Diego County, California	358	Scripps Formation	Cenozoic	Paleogene	middle Eocene
6935	La Jolla Crossroads	City of San Diego, San Diego County, California	312	Scripps Formation	Cenozoic	Paleogene	middle Eocene
6936	La Jolla Crossroads	City of San Diego, San Diego County, California	317	Scripps Formation	Cenozoic	Paleogene	middle Eocene
6937	La Jolla Crossroads	City of San Diego, San Diego County, California	322	Scripps Formation	Cenozoic	Paleogene	middle Eocene
6938	La Jolla Crossroads	City of San Diego, San Diego County, California	323	Scripps Formation	Cenozoic	Paleogene	middle Eocene
6939	La Jolla Crossroads	City of San Diego, San Diego County, California	324	Scripps Formation	Cenozoic	Paleogene	middle Eocene
6940	La Jolla Crossroads	City of San Diego, San Diego County, California	325	Scripps Formation	Cenozoic	Paleogene	middle Eocene
6941	La Jolla Crossroads	City of San Diego, San Diego County, California	332	Scripps Formation	Cenozoic	Paleogene	middle Eocene
6942	La Jolla Crossroads	City of San Diego, San Diego County, California	328	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7105	Monte Verde Towers	City of San Diego, San Diego County, California	318	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7106	Monte Verde Towers	City of San Diego, San Diego County, California	325	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7107	Monte Verde Towers	City of San Diego, San Diego County, California	330	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7108	Monte Verde Towers	City of San Diego, San Diego County, California	340	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7121	Monte Verde Genesee Sewer	City of San Diego, San Diego County, California	330	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7179	i3	City of San Diego, San Diego County, California	337	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7180	i3	City of San Diego, San Diego County, California	343	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7182	i3	City of San Diego, San Diego County, California	358	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7183	i3	City of San Diego, San Diego County, California	357	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7184	i3	City of San Diego, San Diego County, California	338	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7305	Skanska I805N HOV BRT	City of San Diego, San Diego County, California	180	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7309	Skanska I805N HOV BRT	City of San Diego, San Diego County, California	248	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7310	Skanska I805N HOV BRT	City of San Diego, San Diego County, California	275	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7311	Skanska I805N HOV BRT	City of San Diego, San Diego County, California	280	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7312	Skanska I805N HOV BRT	City of San Diego, San Diego County, California	285	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7313	Skanska I805N HOV BRT	City of San Diego, San Diego County, California	300	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7329	Nexus Esplanade	City of San Diego, San Diego County, California	302	Scripps Formation	Cenozoic	Paleogene	middle Eocene

Appendix: Locality List San Diego Natural History Museum Department of Paleontology

Locality Number	Locality Name	Location	Elevation (feet)	Geologic Unit	Era	Period	Epoch
7330	Nexus Esplanade	City of San Diego, San Diego County, California	344	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7331	Nexus Esplanade	City of San Diego, San Diego County, California	352	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7332	Nexus Esplanade	City of San Diego, San Diego County, California	358	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7400	Monte Verde Towers	City of San Diego, San Diego County, California	316	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7401	Monte Verde Towers	City of San Diego, San Diego County, California	307	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7404	UTC Expansion	City of San Diego, San Diego County, California	344	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7405	UTC Expansion	City of San Diego, San Diego County, California	336	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7406	UTC Expansion	City of San Diego, San Diego County, California	350	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7407	UTC Expansion	City of San Diego, San Diego County, California	340	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7408	UTC Expansion	City of San Diego, San Diego County, California	350	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7409	UTC Expansion	City of San Diego, San Diego County, California	326	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7444	UTC Residential Tower	City of San Diego, San Diego County, California	337	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7445	UTC Residential Tower	City of San Diego, San Diego County, California	343	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7446	UTC Residential Tower	City of San Diego, San Diego County, California	344	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7447	UTC Residential Tower	City of San Diego, San Diego County, California	347	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7645	NCPWF Geotechnical Investigation, Eastgate Mall	City of San Diego, San Diego County, California	366	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7646	NCPWF Geotechnical Investigation, Eastgate Mall	City of San Diego, San Diego County, California	377	Scripps Formation	Cenozoic	Paleogene	middle Eocene
7647	NCPWF Geotechnical Investigation, Eastgate Mall	City of San Diego, San Diego County, California	376	Scripps Formation	Cenozoic	Paleogene	middle Eocene
4855	Nobel Research Center	City of San Diego, San Diego County, California	353	Ardath Shale	Cenozoic	Paleogene	middle Eocene
6126	Summit Pointe Plaza	City of San Diego, San Diego County, California	321	Ardath Shale	Cenozoic	Paleogene	middle Eocene
6679	Caltrans 805 Carroll Canyon Road	City of San Diego, San Diego County, California	82	Ardath Shale	Cenozoic	Paleogene	middle Eocene
6680	Caltrans 805 Carroll Canyon Road	City of San Diego, San Diego County, California	101	Ardath Shale	Cenozoic	Paleogene	middle Eocene
6681	Caltrans 805 Carroll Canyon Road	City of San Diego, San Diego County, California	111	Ardath Shale	Cenozoic	Paleogene	middle Eocene