



October 18, 2006 [Revised February 9, 2007] [Second Revision September 15, 2008]

Alex Herrell Newhall Land 23823 Valencia Boulevard Valencia, California 91355

SUBJECT: Jurisdictional Delineation for Entrada, An Approximately 850-Acre Property in

Los Angeles County, California

Dear Mr. Herrell:

This letter report summarizes our preliminary findings of U.S. Army Corps of Engineers (Corps) and California Department of Fish and Game (CDFG) jurisdiction for the above-referenced property. The Entrada project site in Los Angeles County [Exhibits 1 & 2], comprises approximately 850 acres and contains two blue-line drainages as depicted on the U.S. Geological Survey (USGS) topographic map Newhall, California [dated 1995]) [Exhibit 2]. On August 28, 29 and September 6, 8 12, and 15, 2006, and September 12, 2008, regulatory specialists of Glenn Lukos Associates, Inc. (GLA) examined the project site to determine the limits of (1) Corps jurisdiction pursuant to Section 404 of the Clean Water Act, and (2) CDFG jurisdiction pursuant to Division 2, Chapter 6, Section 1600 of the Fish and Game Code. Enclosed is a map [Exhibit 3], which depicts the areas of Corps and CDFG jurisdiction. Photographs to document the topography, vegetative communities, and general widths of each of the waters are provided as Exhibit 4.

¹ This report presents our best effort at estimating the subject jurisdictional boundaries using the most up-to-date regulations and written policy and guidance from the regulatory agencies. Only the regulatory agencies can make a final determination of jurisdictional boundaries. If a final jurisdictional determination is required, GLA can assist in getting written confirmation of jurisdictional boundaries from the agencies.

Corps jurisdiction at the site totals approximately 4.50 acres, of which 0.15 acres consist of jurisdictional wetlands.

CDFG jurisdiction at the site totals approximately 7.98 acres of which approximately 0.48 acres consist of vegetated riparian habitat.

I. METHODOLOGY

Prior to beginning the field delineation a 200-scale aerial photograph, a 200-scale topographic base map of the property, and the previously cited USGS topographic map were examined to determine the locations of potential areas of Corps/CDFG jurisdiction. Suspected jurisdictional areas were field checked for the presence of definable channels and/or wetland vegetation, soils and hydrology. Suspected wetland habitats on the site were evaluated using the methodology set forth in the U.S. Army Corps of Engineers 1987 Wetland Delineation Manual² (Wetland Manual). While in the field the jurisdictional area was recorded onto a 200-scale base map using visible landmarks.

The Soil Conservation Service (SCS)³ has mapped the following soil types as occurring in the general vicinity of the project site:

Castaic-Balcom Silty Clay Loams, 30 to 50 Percent Slopes (CmF)

The Castaic series consists of well-drained soils that formed in material from soft shale and sandstone. These soils are located within the upland areas on site. The upper nine inches consist of pale brown (10YR 6/3) silty clay loam when dry and dark brown (10YR 4/3) silty clay loam when moist. The Castaic soils are used for dryland small grains and pasture, for range, for watershed, and as wildlife habitat.

Hanford Sandy Loam, 2 to 9 Percent Slopes (HcC)

The Hanford series consists of well-drained or somewhat excessively drained soils on alluvial fans. These soils formed in granitic alluvium. The upper 8 inches consist of pale brown (10 YR

² Environmental Laboratory. 1987. <u>Corps of Engineers Wetlands Delineation Manual</u>, Technical Report Y-87-1, U.S. Army Engineer Waterways Experimental Station, Vicksburg, Mississippi.

³ SCS is now known as the National Resource Conservation Service or NRCS.

6/3) coarse sandy loam when dry and dark brown (10 YR 4/3) when moist. The Hanford soils are used for irrigated crops, for dryland small grains, for range, and as wildlife habitat.

Metz Loam, 2 to 5 Percent Slopes (MgB)

The Metz series consists of somewhat excessively drained soils on alluvial fans and floodplains. These soils formed in mixed alluvium. The upper 7 inches consist of brown (10YR 5/3) loamy sand when dry and dark brown (10YR 4/3) when moist. Metz soils are used for irrigated crops, for dryland farming, and as wildlife habitat.

Saugus Loam, 30 to 50 Percent Slopes (ScF)

The Saugus series consists of well-drained soils on uplands. These soils formed on weakly consolidated sediment that contained pebbles and cobblestones in some places. The upper 15 inches consist of grayish brown (10YR 5/2) loam when dry and dark grayish brown (10YR 4/2) loam when moist. The Saugus soils are used for range and homesites, as well as for wildlife and watershed purposes.

Yolo Loam, 2 to 9 Percent Slopes (YoC)

The Yolo series consists of well-drained soils on alluvial fans. These soils formed in sedimentary alluvium. The upper 6 inches consist of grayish-brown (10YR 5/2) loam when dry and very dark grayish brown (10YR 3/2) when moist. Yolo soils are used for irrigated cropes, for range, and for homesites.

None of these soil units are identified as hydric in the SCS's publication, <u>Hydric Soils of the</u> United States.

II. RESULTS

A. Corps Jurisdiction

The project site is located within the Santa Clara River watershed, an intrastate waterway that is tributary to the Pacific Ocean. The Corps retains jurisdiction of this watershed because its final destination (i.e. the Pacific Ocean) is a navigable water.

Corps jurisdiction at the project site totals 4.50 acres, of which 0.15 acre is jurisdictional wetland.

The boundaries of the waters of the United States are depicted on the enclosed map provided as Exhibit 3. Six drainages on site were identified that exhibit an OHWM. All of the onsite drainages are ephemeral and flow only during, and for a short duration after, precipitation events. Groundwater is not a source of water for ephemeral streams. Table 1 shows the total Corps jurisdictional acreages, and the acreages of associated jurisdictional wetlands for each drainage. This is followed by a description of the drainages.

Drainage	Total Corps Jurisdiction (acres)	Total Wetlands (acres)	Drainage Length (ft)	Drainage Width (ft)
Drainage A	1.45	0.13	5,299	5 to 21
Drainage B	0.55	0	7,384	1 to 10
Drainage C	2.15	0	9,226	1 to 52
Drainage D	0.24	0.02	2,907	1 to 16
Drainage E	0.06	0	740	3
Drainage F	0.05	0	772	2 to 5
TOTAL	4.50	0.15	26,328	

Table 1: Corps Jurisdictional Acreage on Site

1. Drainage A

Corps jurisdiction associated with Drainage A and its tributaries totals approximately 1.45 acres, of which 0.13 acre consists of wetlands. The channel is incised with a substrate of sand, silt, and cobble. Drainage A is an ephemeral drainage located in the southwest quadrant of the project and extends for approximately 5,299 feet to where it exits the site. The OHWM varies from five to 21 feet in width. The main stem of the drainage is interrupted in two places by artificial berms constructed to support a dirt road. A culvert in each berm allows discharges to pass through. The southern portion of the eastern tributary to Drainage A receives nuisance flows from nearby development, resulting in a small area of wetland.

Drainage A supports areas of upland vegetation including soft chess (*Bromus hordeaceus*, FACU-), red brome (*Bromus madritensis ssp. rubens*, NI), ripgut brome (*Bromus diandrus*, UPL), great basin sage (*Artemisia tridentata*, UPL), tocalote (*Centaurea melitensis*, UPL), black

mustard (*Brassica nigra*, UPL), black sage (*Salvia mellifera*, UPL), California buckwheat (*Eriogonum fasciculatum*, UPL), grassland goldenbush (*Ericameria palmeri var. pachylepis*, UPL), scrub oak (*Quercus berberidifolia*, UPL), desert scub oak (*Quercus cornelius-mulleri*, UPL), horseweed (*Conyza canadensis*, FAC). Wetland and riparian species include mulefat (*Baccharis salicifolia*, FACW), tall flatsedge (*Cyperus eragrostis*, FACW), rough cockleburr (*Xanthium strumarium*, FAC+), Bermuda grass (*Cynodon dactylon*, FAC), tree tobacco (*Nicotiana glauca*, FAC). Wetlands are limited to areas with standing water and/or saturation in the upper 12 inches. Hydric soils were indicated by the presence of sulfidic odor and/or low chroma matrix with redoxymorphic features.

2. Drainage B

Corps jurisdiction associated with Drainage B and its tributaries totals approximately 0.55 acre and is limited to the OHWM of the mainstem channel and its tributaries. Drainage B is an ephemeral drainage located in the southern portion of the project and extends approximately 7,384 feet to where it exits the site at the boundary with Magic Mountain. The channel bottom consists of silt and sand. The OHWM varies from one foot for the tributaries up to 10 feet for the mainstem channel. One tributary creates a one-foot braid running adjacent to the mainstem channel.

The drainage and its tributaries support soft chess (*Bromus hordeaceus*, FACU-), red brome (*Bromus madritensis ssp. rubens*, NI), ripgut brome (*Bromus diandrus*, UPL), tocalote (*Centaurea melitensis*, UPL), black mustard (*Brassica nigra*, UPL), black sage (*Salvia mellifera*, UPL), California buckwheat (*Eriogonum fasciculatum*, UPL), bull thistle (*Cirsium vulgare*, FACU), rough cockleburr (*Xanthium strumarium*, FAC+), purple sage (*Salvia leucophylla*, UPL), white sage (*Salvia apiana*, UPL), doveweed (*Eremocarpus setigerus*, UPL), elderberry (*Sambucus mexicana*, FAC), scalebroom (*Lepidospartum squamatum*, UPL), coastal sagebrush (*Artemisia californica*, UPL), wild oats (*Avena fatua*, UPL), tree tobacco (*Nicotiana glauca*, FAC), and chamise (*Adenostoma fasciculatum*, UPL). No wetlands are associated with Drainage B.

3. Drainage C

Corps jurisdiction associated with Drainage C totals approximately 2.15 acres and is limited to the OHWM of the channel and its tributaries. The channel is incised with a substrate of sand, silt, and cobble. Drainage C is an ephemeral drainage located in the southeast quadrant of the project and extends for approximately 9,226 feet to where it exits the site through a culvert. The OHWM varies from one foot for the tributaries up to 52 feet for the mainstem channel. Located

adjacent to the mainstem channel is a large terrace that no longer receives flows and has revegetated with coastal sage scrub.

The drainage and its tributaries support soft chess (*Bromus hordeaceus*, FACU-), red brome (*Bromus madritensis ssp. rubens*, NI), ripgut brome (*Bromus diandrus*, UPL), tocalote (*Centaurea melitensis*, UPL), black mustard (*Brassica nigra*, UPL), coastal sagebrush (*Artemisia californica*, UPL), scalebroom (*Lepidospartum squamatum*, UPL), California buckwheat (*Eriogonum fasciculatum*, UPL), doveweed (*Eremocarpus setigerus*, UPL), Valley oak (*Quercus lobata*, FAC), California yerba santa (*Eriodictyon californicum*, UPL), and telegraph weed (*Heterotheca grandiflora*, UPL). Local areas of riparian habitat consist of mulefat (*Baccharis salicifolia*, FACW) and elderberry (*Sambucus mexicana*, FAC) however; the mulefat and elderberry were not predominant. The soils in this dry ephemeral drainage exhibit no hydric characteristics and no wetlands are associated with this drainage.

4. Drainage D

Corps jurisdiction associated with Drainage D totals approximately 0.26 acre, of which 0.02 acre consists of wetlands. The uppermost reach of the drainage is incised, however below this area, installation of a silt fence has captured sediment resulting in a widened floodplain with multiple braids. The lowest portion of the reach, immediately before discharging into a stormdrain inlet supports cattail-dominated wetland that is hydrologically supported by temporary irrigation that originates on the adjacent upland slope and is carried to the canyon bottom via concrete "V" ditches. The channel bottom is sand and silt over its entire length. Drainage D is largely ephemeral, with the exception of the wetland area that is fed by temporary irrigation and is located in the southeast quadrant of the project site. From where it originates, the drainage extends for approximately 2,907 feet to where it exits the site. The OHWM varies from one to 16 feet in width.

The majority of Drainage D supports areas of upland vegetation including soft chess (*Bromus hordeaceus*, FACU-), red brome (*Bromus madritensis ssp. rubens*, NI), ripgut brome (*Bromus diandrus*, UPL), telegraph weed (*Heterotheca grandiflora*, UPL), tocalote (*Centaurea melitensis*, UPL), black mustard (*Brassica nigra*, UPL), ragweed (*Ambrosia ssp.*, UPL), California buckwheat (*Eriogonum fasciculatum*, UPL), doveweed (*Eremocarpus setigerus*, UPL), Valley oak (*Quercus lobata*, FAC), tree tobacco (*Nicotiana glauca*, FAC), lambsquarters (*Chenopodium album*, FAC), and horseweed (*Conyza canadensis*, FAC). The presence of wetlands in the lowest reach was indicated by a predominance of hydrophytes including rough cocklebur (*Xanthium strumarium*, FAC+) and southern cattail (*Typha domingensis*, OBL). Wetlands are limited to areas with standing water and/or saturation in the upper 12 inches that originates with

temporary irrigation water from the adjacent graded slopes. Hydric soils were indicated by the presence of sulfidic odor and/or low chroma matrix with redoximorphic features.

5. Drainage E

Corps jurisdiction associated with Drainage E totals approximately 0.06 acre and is limited to the OHWM of the channel. Drainage E is an ephemeral drainage located in the southeast quadrant of the project and extends for approximately 740 feet to where it exits the site. The OHWM for the portion on the project site maintains three feet and the channel bottom consists of silt and cobble. The offsite portion has been maintained with construction of a v-ditch.

Drainage E supports areas of upland vegetation including soft chess (*Bromus hordeaceus*, FACU-), red brome (*Bromus madritensis ssp. rubens*, NI), ripgut brome (*Bromus diandrus*, UPL), black mustard (*Brassica nigra*, UPL), tocalote (*Centaurea melitensis*, UPL), and coastal sagebrush (*Artemisia californica*, UPL). A single Fremont cottonwood (*Populus fremontii*, FACW) is located in the drainage.

6. Drainage F

Corps jurisdiction associated with Drainage F totals approximately 0.05 acre and is limited to the OHWM of the channel. The channel bottom consists of silt and cobble. Drainage E is an ephemeral drainage located in the southeast quadrant of the project and extends for approximately 772 feet to where it exits the project site. The OHWM varies from two to five feet in width. The offsite portion has been maintained with construction of a v-ditch.

Drainage F supports areas of upland vegetation including soft chess (*Bromus hordeaceus*, FACU), red brome (*Bromus madritensis ssp. rubens*, NI), ripgut brome (*Bromus diandrus*, UPL), black mustard (*Brassica nigra*, UPL), tocalote (*Centaurea melitensis*, UPL), and coastal sagebrush (*Artemisia californica*, UPL).

7. Additional Features

Additional features on the site appeared to exhibit potential for the presence of an OHWM based on site topogaphy, however, field examination showed no evidence of flow or OHWM. As such, Corps jurisdiction is not associated with these features [depicted as dashed lines on Exhibit 3].

B. <u>CDFG Jurisdiction</u>

CDFG jurisdiction at the project site totals 7.98 acres, of which approximately 0.48 acre consists of vegetated riparian habitat.

The boundaries of CDFG jurisdiction are depicted on the enclosed map provided as Exhibit 3. Six drainages on site were identified that exhibit a defined channel with bed and bank. All of the onsite drainages are ephemeral and flow only during, and for a short duration after, precipitation events. Table 2 shows the total CDFG jurisdictional acreages, and the acreages of associated riparian vegetation for each drainage. This is followed by a description the drainages.

Drainage	Total CDFG Jurisdiction (acres)	Total Riparian Vegetation (acres)	Drainage Length (ft)	Drainage Width (ft)
Drainage A	1.45	0.13	5,299	5 to 21
Drainage B	0.55	0	7,384	1 to 10
Drainage C	5.15	0.01	9,226	1 to 160
Drainage D	0.70	0.32	2,907	3 to 193
Drainage E	0.08	0.02	740	3
Drainage F	0.05	0	772	2 to 5
TOTAL	7.98	0.48	26,328	

Table 2: CDFG Jurisdictional Acreage on Site

1. Drainage A

CDFG jurisdiction associated with Drainage A and its tributaries totals approximately 1.45 acres, of which 0.13 acre consists of vegetated riparian habitat. Drainage A is ephemeral and is located in the southwest quadrant of the project and extends for approximately 5,299 feet to where it exits the site. The channel is incised with a substrate of sand, silt and cobble. The mainstem of the drainage is interrupted at two locations by road crossings. Each road crossing is culverted, allowing storm discharges to pass through. The southern portion of the eastern tributary to Drainage A receives nuisance flows from nearby development, resulting in a small area of inchannel wetland. This drainage averages five to 21 feet in width.

The banks and bed support upland vegetation including soft chess (*Bromus hordeaceus*, FACU-), red brome (*Bromus madritensis ssp. rubens*, NI), ripgut brome (*Bromus diandrus*, UPL), great

basin sage (Artemisia tridentata, UPL), tocalote (Centaurea melitensis, UPL), black mustard (Brassica nigra, UPL), black sage (Salvia mellifera, UPL), California buckwheat (Eriogonum fasciculatum, UPL), grassland goldenbush (Ericameria palmeri var. pachylepis, UPL), scrub oak (Quercus berberidifolia, UPL), desert scub oak (Quercus cornelius-mulleri, UPL), horseweed (Conyza canadensis, FAC). Wetland and riparian species include mulefat (Baccharis salicifolia, FACW), tall flatsedge (Cyperus eragrostis, FACW), rough cockleburr (Xanthium strumarium, FAC+), Bermuda grass (Cynodon dactylon, FAC), tree tobacco (Nicotiana glauca, FAC).

2. Drainage B

CDFG jurisdiction associated with Drainage B and its tributaries totals approximately 0.55 acre, none of which consists of vegetated riparian habitat. Drainage B is an ephemeral drainage located in the southern portion of the project and extends for approximately 7,384 feet to where it exits the site at the boundary with Magic Mountain. The channel bottom consists of silt and sand. The channel ranges from one foot for the tributaries up to ten feet for the mainstem channel. One tributary consists of a one-foot braid running parallel with the mainstem channel.

The bed and bank of the channel supports a mix of upland scrub, grasses and forbs and riparian/wetland species and includes soft chess (*Bromus hordeaceus*, FACU-), red brome (*Bromus madritensis ssp. rubens*, NI), ripgut brome (*Bromus diandrus*, UPL), tocalote (*Centaurea melitensis*, UPL), black mustard (*Brassica nigra*, UPL), black sage (*Salvia mellifera*, UPL), California buckwheat (*Eriogonum fasciculatum*, UPL), bull thistle (*Cirsium vulgare*, FACU), rough cockleburr (*Xanthium strumarium*, FAC+), purple sage (*Salvia leucophylla*, UPL), white sage (*Salvia apiana*, FACU-), doveweed (*Eremocarpus setigerus*, UPL), Mexican elderberry (*Sambucus mexicana*, FAC), scalebroom (*Lepidospartum squamatum*, UPL), coastal sagebrush (*Artemisia californica*, UPL), wild oats (*Avena fatua*, UPL), tree tobacco (*Nicotiana glauca*, FAC), and chamise (*Adenostoma fasciculatum*, UPL). No vegetated riparian habitat is associated with this drainage.

3. Drainage C

CDFG jurisdiction associated with Drainage C and its tributaries totals approximately 5.15 acres, of which 0.01 acre consists of vegetated riparian habitat. Drainage C is an ephemeral drainage located in the southern portion of the project and extends for approximately 9,226 feet to where it exits the site. The channel is incised with a substrate of sand, silt and cobble. The channel ranges from one foot for the tributaries up to 160 feet for the mainstem channel. Located adjacent to the mainstem channel is a large terrace that no longer receives flows and has revegetated with coastal sage scrub.

The drainage and its tributaries support soft chess (*Bromus hordeaceus*, FACU-), red brome (*Bromus madritensis ssp. rubens*, NI), ripgut brome (*Bromus diandrus*, UPL), tocalote (*Centaurea melitensis*, UPL), black mustard (*Brassica nigra*, UPL), coastal sagebrush (*Artemisia californica*, UPL), scalebroom (*Lepidospartum squamatum*, UPL), California buckwheat (*Eriogonum fasciculatum*, UPL), doveweed (*Eremocarpus setigerus*, UPL), Valley oak (*Quercus lobata*, FAC), California yerba santa (*Eriodictyon californicum*, UPL), and telegraph weed (*Heterotheca grandiflora*, UPL). Local areas of riparian habitat consist of mulefat (*Baccharis salicifolia*, FACW) and elderberry (*Sambucus mexicana*, FAC).

4. Drainage D

CDFG jurisdiction associated with Drainage D totals approximately 0.70 acre, of which 0.32 acre consists of vegetated riparian habitat. Drainage D is an ephemeral drainage located in the southern portion of the project and extends for approximately 2,907 feet to where it exits the site. This Drainage and associated riparian habitat varies from three to approximately 190 feet in width.

Drainage D supports areas of upland vegetation including soft chess (*Bromus hordeaceus*, FACU-), red brome (*Bromus madritensis ssp. rubens*, NI), ripgut brome (*Bromus diandrus*, UPL), telegraph weed (*Heterotheca grandiflora*, UPL), tocalote (*Centaurea melitensis*, UPL), black mustard (*Brassica nigra*, UPL), ragweed (*Ambrosia ssp.*, UPL), California buckwheat (*Eriogonum fasciculatum*, UPL), doveweed (*Eremocarpus setigerus*, UPL), Valley oak (*Quercus lobata*), tree tobacco (*Nicotiana glauca*, FAC), lambsquarters (*Chenopodium album*, FAC), and horseweed (*Conyza canadensis*, FAC). Wetland/riparian species include mulefat (*Baccharis salicifolia*, FACW), salt cedar (*Tamarisk ramosissima*, FAC), rough cocklebur (*Xanthium strumarium*, FAC+), red willow (*Salix laevigata*, FACW), sandbar willow (*Salix exigua*, OBL), rabbitfoot grass (*Polypogon monspeliensis*, FACW+), and southern cattail (*Typha domingensis*, OBL).

5. Drainage E

CDFG jurisdiction associated with Drainage E totals approximately 0.08 acre, of which 0.02 acre consists of vegetated riparian habitat. Drainage E is an ephemeral drainage located in the southeast quadrant of the property and extends for approximately 740 feet to where it exits the site. The width of the channel for the portion on the project site maintains three feet. Drainage E supports areas of upland vegetation including soft chess (*Bromus hordeaceus*, FACU-), red brome (*Bromus madritensis ssp. rubens*, NI), ripgut brome (*Bromus diandrus*,

UPL), black mustard (*Brassica nigra*, UPL), tocalote (*Centaurea melitensis*, UPL), and coastal sagebrush (*Artemisia californica*, UPL). A single Fremont Cottonwood (*Populus fremontii*, FACW) is located in the drainage.

6. Drainage F

CDFG jurisdiction associated with Drainage F totals approximately 0.05 acre, none of which consists of vegetated riparian habitat. Drainage F is ephemeral and is located in the southeast portion of the property and extends for approximately 772 feet to where it exits the site. This incised channel channel varies from two to five feet in width and is comprised of sand and cobble.

Drainage F supports areas of upland vegetation including soft chess (*Bromus hordeaceus*, FACU), red brome (*Bromus madritensis ssp. rubens*, NI), ripgut brome (*Bromus diandrus*, UPL), black mustard (*Brassica nigra*, UPL), tocalote (*Centaurea melitensis*, UPL), and coastal sagebrush (*Artemisia californica*, UPL). No vegetated riparian habitat is associated with this drainage.

7. Additional Features

Additional features on the site appeared to exhibit potential for the presence of a bed, bank, or channel based on site topogaphy, however, field examination showed no evidence of a bed, bank, or channel. As such, CDFG jurisdiction is not associated with these features [depicted as dashed lines on Exhibit 3].

If you have any questions about this letter report, please contact Tony Bomkamp at (949) 837-0404 ext 44.

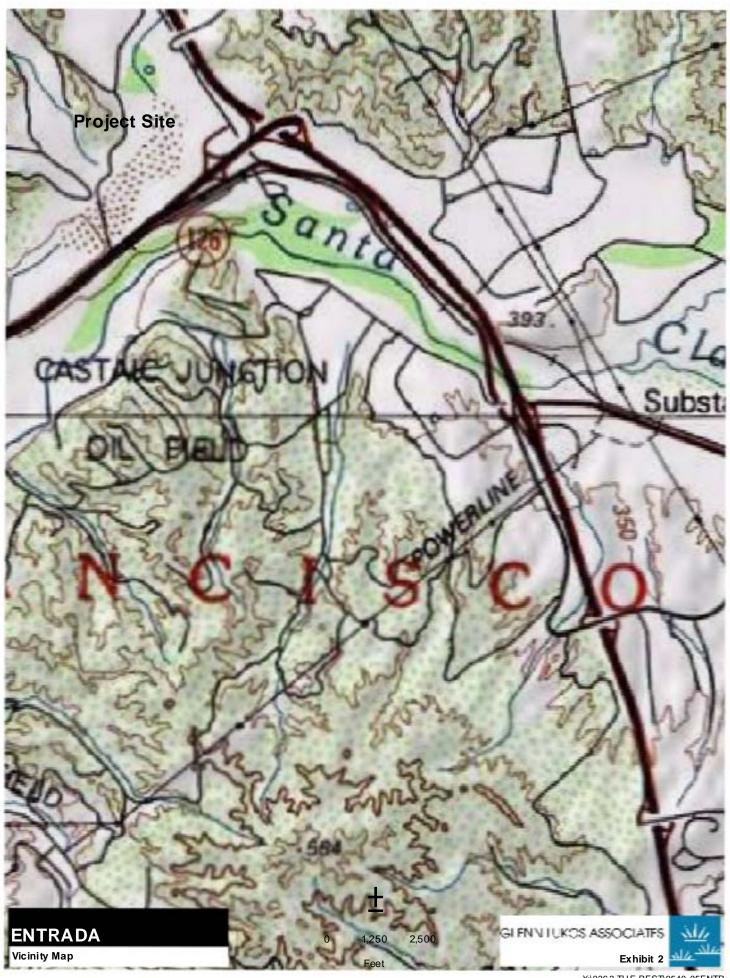
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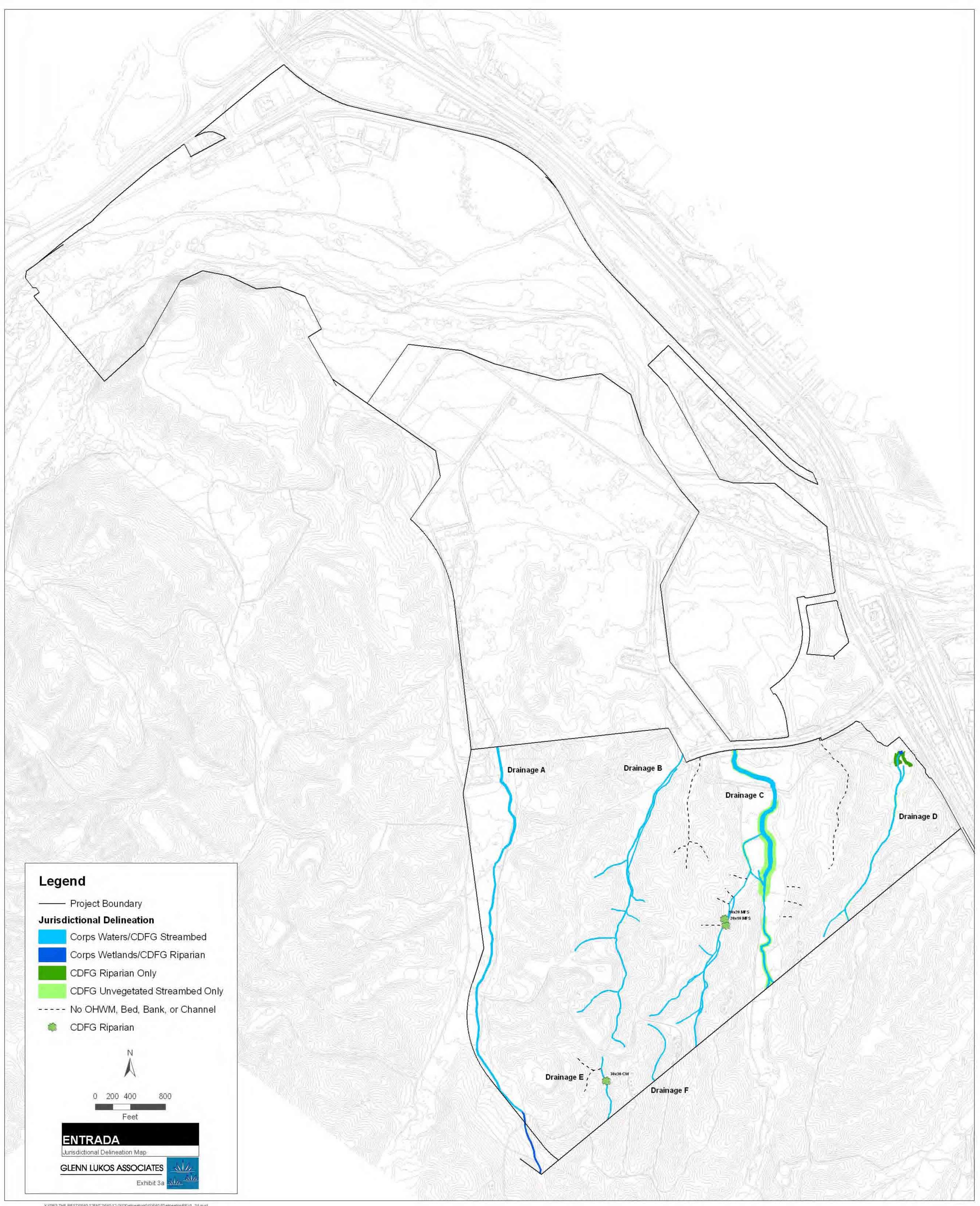
GLENN LUKOS ASSOCIATES, INC.

Alexis Kessans Regulatory Specialist

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PHOTOGRAPH 1 - View of unvegetated ephemeral Drainage C looking north.



PHOTOGRAPH 2 - View of unvegetated ephemeral Drainage C looking south.

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PHOTOGRAPH 3 - View of ephemeral Drainage B looking south. The drainage is largely populated with California buckwheat (Eriogonum fasciculatum, UPL).



PHOTOGRAPH 4 - View of unvegetated incised ephemeral Drainage D looking southwest.

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PHOTOGRAPH 5 - View of sparsely vegetated ephemeral Drainage D looking south. Notice the silt fence across the drainage in the background and the terrace in the foreground.



PHOTOGRAPH 6 - View facing northeast of storm drain inlet in lowest portion of Drainage D.