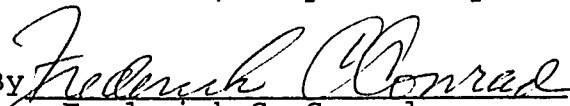


RESOLUTION NO. 222052

R.79-1052

BE IT RESOLVED, by the Council of The City of San Diego, that pursuant to California Public Resources Code, Section 21081, those findings entitled "Environmental Impact Report Findings for Penasquitos East Community Plan" attached hereto and made a part hereof, are made with respect to the environmental impacts identified in Environmental Impact Report No. 78-05-48.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
12/5/78
Or.Dept.:Clerk

00866

ENVIRONMENTAL IMPACT REPORT
FINDINGS FOR
PENASQUITOS EAST COMMUNITY PLAN

The following findings are recommended relative to the conclusions of the final environmental impact report (EIR) for the proposed Penasquitos East Community Plan (EQD No. 78-05-48). These findings have been prepared pursuant to Sections 15088 and 15089 of the California Administrative Code and to Section 21081 of the California Public Resources Code.

FINDINGS

A. The City Council, having reviewed and considered the information contained in the final Environmental Impact Report (EIR) for the proposed Penasquitos East Community Plan, including its supplement, finds that changes or alterations are being required in, or have been incorporated into, the project which mitigate or avoid the significant environmental effects thereof, as identified in the final EIR. Specifically:

1. General Effects

Impact. "Any large-scale plan proposing increased population and development of extensive natural areas would lead to general and unavoidable environmental impacts."

Finding. Mitigation of the impacts of urbanization of large vacant tracts of land has been achieved to the extent feasible through a number of actions by the City of San Diego in concert with various community groups and organizations. Mitigation of impacts on the regional scale here identified can be achieved only through the management and regional control of growth. The City of San Diego has, through a number of actions, determined that the Penasquitos East community is one of the next logical locations for residential growth. Actual events leading to this decision include:

- a. Adoption, in 1967, of the first Progress Guide and General Plan for the city. This document was the initial step in controlling and focusing growth within the city. It anticipated development of Penasquitos East prior to 1985.

222052

00887

- b. Adoption, on July 9, 1970, of the Rancho de los Penasquitos Master Development Plan by the City Council. This plan encompassed 3,700 acres of the eastern portion of Penasquitos and depicted the location of 19,500 homes and ancillary schools, parks, and commercial facilities.
- c. Incorporation of the Growth Management strategy into the Progress Guide and General Plan for the City of San Diego, through an introductory chapter Guidelines for Future Development. The general plan is presently undergoing review as part of the adoption process. A portion of this review has been accomplished by means of a comprehensive EIR (EQD No. 77-09-20) which addressed in detail the growth management concepts which led to the formulation of the summary guidelines. The draft general plan (1978) was reviewed by the Planning Commission and has been recommended to the City Council for adoption (this hearing has been tentatively set for October 17, 1978. All five alternatives of this program designate the Penasquitos East Community as a part of the "Planned Urbanizing" area. "Land [in the Planned Urbanizing area] will be opened for urbanization in a staged, contiguous manner through the orderly extension of public facilities and the provision of housing for a variety of income levels."

Specific impacts or effects are discussed in detail and mitigations presented in the following sections.

2. Effects Relative to Penasquitos Canyon and Black Mountain

Impact. "The Penasquitos East Community contains two highly scenic and valuable natural resources: Penasquitos Canyon and Black Mountain. The location and treatment of the interface - the sensitivity of development where urbanization will border these two resources - will determine to a large extent [the degree of impact experienced by these two resources]"

Finding. The Community Environment and Design Element incorporates the following objectives:

222052

00868

- a. Preserve the habitats of sensitive and/or critical biological species
- b. Maximize the utility of open spaces as wildlife habitat by creating contiguous open space systems where possible
- c. Preserve significant public views of and from hillsides.

To these ends, the proposed Penasquitos East Community Plan IIIA (Modified) includes approximately 200 acres of open space west of Black Mountain Road, contiguous to Penasquitos Canyon Regional Park. Additional proposals of the Community Environment and Design Element include the following measures for the interface between the developed areas and Penasquitos Canyon:

- a. Roadway designs (on Parkview Road) which permit animal crossings
- b. Single style fencing visible from the canyon bottom
- c. Rounded, landscaped slopes to blend with the natural topography
- d. A landscaped buffer along Parkview Road where it is adjacent to the canyon bottom
- e. Provisions for erosion and sediment control to be installed by the developer and maintained for a period of two years following construction
- f. Viewpoints between groups of residential units and at the ends of cul-de-sacs
- g. Specific recommendations for landscaping designs and species.

In the Black Mountain area, the community plan calls for similar landscaping and grading techniques which provide a smooth transition from the developed areas to open space around Black Mountain. The lots in this area should vary in size according to the terrain.

The guidelines outlined above and described in more detail in the community plan can and should be considered by the Planning Department, Subdivision Review Board,

222052 00839

Planning Commission, and this council when evaluating future development proposals for these sensitive areas. The strict application of these design recommendations would adequately mitigate any impacts arising from the proximity of residential neighborhoods to Penasquitos Canyon and Black Mountain Regional Parks.

3. Air Quality

Impact. "Penasquitos East would cause, as would any other similar development in the region, an incremental degradation of air quality in the San Diego Air Basin."

Finding. Certain aspects of the proposed community itself will in fact result in some reduction of the potential air quality impact but cannot eliminate it completely. Provision within the community of expanded commercial facilities, additional schools, increased recreational activities, and bicycle and pedestrian paths would contribute to reduction in both the numbers and lengths of automobile trips. At present, these types and kinds of facilities are not available within the community at a level sufficient to engender shorter trip lengths. The plan does call for the installation of a centrally located park-and-ride facility, to promote the use of carpools and the express bus system. The feasibility of additional park-and-ride facilities should be evaluated in all tentative maps.

4. Traffic

Impact. ". . . development in Penasquitos East is expected to contribute to a significant cumulative impact on Interstate 15 traffic flow."

Finding. As identified in the final EIR, the critical section of Interstate 15 is the four-mile segment from Mira Mesa Boulevard to the junction with State Highway 163. At present, this segment is carrying approximately 91,000 vehicles per day and is scheduled to be replaced by an eight-lane freeway in 1982. This eight-lane segment will lie east of the existing freeway, the latter being retained as an additional "frontage" arterial between Black Mountain Road and the future junction of Interstate 15 and Highway 163. It is estimated (Jim Federhart and Associates, letter submitted during public review period for Penasquitos East Community Plan EIR) that Interstate 15 between Mira Mesa Boulevard and its junction with Highway 163 will carry 119,000 vehicles per day at freeway completion in 1982. This anticipated 1982 traffic load is well below the capacity for such a roadway (150,000 vehicles per day). This is especially true when it

222052

00870

is considered that an undetermined amount of the anticipated traffic will in fact utilize the "old" freeway between Black Mountain Road and Highway 163. Mitigation of the anticipated impact, therefore, will result as a consequence of the California Department of Transportation's construction program.

5. Geological Constraints

Impact. "Penasquitos East contains numerous landslides and hazardous soils which, without correction, would pose an impediment to development."

Finding. Existing and anticipated geological hazards can be adequately mitigated by requiring as a condition of individual subdivision map approval corrective engineering measures.

6. Biological Resources

a. Impact. "Several endangered and rare plants, including those found in two important areas of Vernal Pool systems, and several declining animal species are found within the planning area. Higher quality biological communities are present in the undisturbed lateral canyons tributary to Penasquitos Canyon." Varying degrees of impact would be anticipated dependent upon the manner and place in which development is permitted.

Finding. Relative to the Vernal Pool systems, a number of mitigation measures are available. All, however, are more appropriately applied at the tentative map stage of the developmental process. These measures are:

- 1) Preservation of the pool areas as permanent open space
- 2) Contribution financially on an acre-by-acre basis to a fund established to create a vernal pool preserve. This mechanism was established as a part of the approval of Mira Mesa West (EQD No. 77-04-19).
- 3) Some combination of off-site mitigation and preservation.

Sensitive plant species identified within the planning area, other than those restricted to vernal pools, will be, in part, preserved within open space areas designated in the Parks, Recreation and Open Space Element of the

222052

00871

community plan. This is deemed to be adequate mitigation given the relatively few numbers of individuals involved of each of the species of concern.

Some of the higher quality biological communities identified within the lateral canyons tributary to Penasquitos Canyon will be preserved, including portions of the largest tributary canyon, which would contain Camino Ruiz.

b. Impact. Implementation of the community plan as proposed may have adverse effects on the long-term biological diversity and stability of the Torrey Pines State Park.

Finding. As proposed, the plan will result in the preservation of over 2,000 acres within Penasquitos Canyon. This park area will extend the length of the canyon from Interstate 15 to the extreme upper reaches of Los Penasquitos Lagoon and the adjacent Torrey Pines Reserve. The size of this preservation area should be adequate to maintain a viable community of floral and faunal resources available to the State Reserve. The proposed 2,000-acre park will mitigate to insignificance those potential impacts on the Torrey Pines State Reserve which are directly associated with the community plan area.

7. Archaeological Resources

Impact. "Approximately three dozen archaeological sites (ranging from isolated artifacts to middens) are located within the planning area."

Finding. Mitigation of the impact of eventual development can be achieved through implementation of a program of fieldwork, salvage, data recovery and/or preservation. Such a program will be made a condition of approval of individual subdivision maps when the affected areas are proposed for development. Such mitigation measures have been fully outlined in the final EIR.

8. Water Quality

Impact. "Development of the community would result in an increase in runoff rates accompanied by increased sediment loads and pollutant concentrations. This impact is of particular concern because of the immediate proximity of Penasquitos Creek and the downstream location of Penasquitos Lagoon."

222052

00872

Finding. Detailed mitigating measures to reduce erosion on the site during grading and construction, and to reduce downstream erosion from increased runoff rates, are discussed in the EIR. Engineering solutions to mitigate erosion and sedimentation involving drainage designs, energy dissipators and sedimentation basins should be conditions of tentative map approvals.

9. Noise

Impact. "Certain existing or proposed four-lane roads within the community would carry traffic generating noise in excess of 65 dB CNEL, the level considered 'normally compatible' with residential development by the City's General Plan."

Finding. The impact can be reduced to insignificance by incorporating sufficiently large setbacks or noise barriers (such as walls or earthen berms) where needed into individual subdivision plans.

222052

00873

B. The City Council, having reviewed and considered the information contained in the final environmental impact report, finds that the following changes or alterations which mitigate or avoid the significant environmental effects of the project are within the responsibility and jurisdiction of another public agency.

1. Air Quality

The degree of community balance and promotion of carpools through park-and-ride facilities which are incorporated into the community plan represent the extent of feasible air pollution mitigation for this project which can be prescribed by the City of San Diego.

The further mitigation of air quality impacts is a regional problem which is not readily amenable to addressment on a project by project level. Action must be taken on an air basin-wide basis. Effective management of regional air quality is essentially the responsibility of agencies other than the City of San Diego, specifically, the Air Pollution Control District (APCD) and the Comprehensive Planning Organization (CPO). Both of these agencies have adopted basin-wide standards and are mandated to improve air quality.

2. Biological Resources

The California State Department of Fish and Game indicated in its letter (received during the public review period and attached to the final EIR) that development of vernal pool areas would be subject to the permit process established in section 1603 of the Fish and Game Code. In the absence of more clearly defined policies, it appears that the department's authority over this wetland habitat may be the most effective control to resolve the question of mitigating the loss of vernal pools.

3. Water Quality

The community plan proposes measures which can be implemented as conditions of tentative map approval for the control of sediment discharge into the Penasquitos Lagoon. Although these measures should prevent impacts from development in Penasquitos East on the lagoon, they do not eliminate the fact that the lagoon continues to receive sediment from other areas. The most effective mechanism to reduce the impact of sedimentation within Penasquitos Lagoon is the establishment and maintenance of a program to periodically clear the mouth of the lagoon, restoring tidal flushing

222052

00874

action. Although such a program can be encouraged by the City of San Diego, the State of California owns the lagoon property in question and the city has no direct jurisdiction over the matter.

222052

00875

C. The City Council, having reviewed and considered the information contained in the final environmental impact report, finds that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the final EIR. Specifically:

The impacts described above in the paragraphs discussing General Effects (A.1.), Effects Relative to Penasquitos Canyon and Black Mountain (A.2.), Air Quality (A.3.), Traffic (A.4.), and Biological Resources (A.6.) could all be further reduced through the adoption of a community plan alternative which provided a greatly reduced scope of residential development. Traffic and air quality impacts would be decreased in accordance with a significant reduction in the ultimate population of the community. Other aspects of the environment could be further enhanced through the provision of a greatly increased open space system, particularly in the area adjacent to Penasquitos Canyon.

Essentially, three reduced-scope alternatives are possible:

1. Confine development to the mesa-top areas only (Alternative 1 on page 92, 3 on page 95, and 4 on page 95 in the EIR)
2. Allow only large-lot estate type development on the slopes and canyons north of Penasquitos Canyon (Alternative 5a on page 98 of the EIR)
3. Clustered development within the canyon (Alternative 5b on page 98 of the EIR).

By 1995, projected growth within the City of San Diego is expected to require a net increase of 138,500 dwelling units, 82 percent of which must be accommodated in developing communities, such as Penasquitos East, under the current growth management policies (Hammer, Siler, George Associates, The Impacts of Alternative Growth Management Policies on the Housing Market of San Diego, California). These projections, even if fulfilled, would leave an "unsatisfied demand" for 17,600 units.

Penasquitos, Inc., has publicly offered to transfer approximately 2,000 acres of land, including most of the Penasquitos Canyon bottom and several lateral canyon areas, to the City of San Diego for inclusion in Penasquitos Canyon Regional Park, upon approval of a plan alternative designated IIIA Modified.

222052

00876

The need for housing within the city, the fact that a significant portion of this need can be met through further development within Penasquitos East, and the offer of land for inclusion in the regional park must all be considered as overriding considerations for rejecting the first two reductions in scope outlined above.

The clustering of development into some high density areas in the southern portion of the planning area while leaving other areas in open space could provide additional mitigation of biological impacts inherent in the proposed plan. The clustering alternative, however, would tend to orient the community away from the proposed Town Center, would not provide the necessary shopping and civic facilities in proximity to the higher density neighborhoods, and, as a result, may require additional commercial facilities in the vicinity of the Penasquitos Canyon bottom. This alternative would only serve to substitute one set of impacts, including increased inconvenience and traffic generation, in place of the reduction of lateral canyon open space. These added impacts, plus the offer of park land under the proposed alternative, constitute the reasons for rejection of this alternative.

llc
10/16/78

222052

00877

Passed and adopted by the Council of The City of San Diego on OCT 17 1978,
 by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bill Lowery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fred Schnaubelt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Gade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larry Stirling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lucy Killea	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

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

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

By Betty Gooding, Deputy.

(Seal)

RECEIVED
 CITY CLERK'S OFFICE
 1978 DEC -8 PM 3:47
 SAN DIEGO, CALIF.

Office of the City Clerk, San Diego, California

Resolution Number 222052 Adopted OCT 17 1978