RESOLUTION NO. 222596

R.79-1454
Revised
JAN 16 1979

BE IT RESOLVED, by the Council of The City of San Diego, that pursuant to California Public Resources Code, Section 21081, the following findings are made with respect to the environmental impacts identified in Environmental Impact Report No. 78-07-44:

A. The City Council finds that changes or alterations are being required in, or have been incorporated into, the project which mitigate or avoid the following significant environmental effects of the project identified in the final EIR.

1. Cultural Resources

a. Impacts. An archaeological site on the property would be subject to direct impacts from grading and construction, and one adjacent to the property would be subject to indirect impacts from the project.

b. Mitigation. Prior to the issuance of a grading permit for the project, the cultural resources present on the property or adjacent to it must be salvaged or included in a preservation program to the satisfaction of the Director of the Environmental Quality Division.

2. Traffic Circulation

a. Impacts. "Toward completion . . . of [the] development, considerable traffic congestion could result at the intersection of Genesee Avenue and the [proposed] project road.

b. Mitigation. The intersection of Genesee Avenue and the access road to the project will be signalized, and other improvements, such as lane restriping, eliminating the median and road expansion of Genesee Avenue, shall be incorporated into the project as deemed necessary by the City Engineer.

3. Geology and Soils

a. Impacts. "The structures . . . could be subjected to damage from soil expansion, possible landsliding and seismic shaking. Cut and fill banks would be particularly susceptible to erosion."

b. Mitigation. All grading shall be made following the recommendations of a qualified soils engineer in order to minimize the potential for damage to future structures. The grading plans for the project shall specify control measures necessary to minimize the potential for erosion and sediment production from all manufactured slopes. Typical measures include the installation of permanent drainage facilities to protect the slopes, the creation of benches with drainage structures at periodic elevations on tall banks, and the use of landscaping for erosion control purposes.

4. Land Use/Growth Inducement

a. Impacts. The southeast portion of the project site is designated residential by the University Community Plan and several small canyons

are designated as open space. These areas would be graded and developed for research and industrial uses under the proposed project.

"The need for housing . . . could hasten expansion of the existing residential areas along Genesee Avenue and could stimulate new development in currently undeveloped areas . . . to the east."

b. Mitigation. The University Community Plan and the Industrial Element of the Progress Guide and General Plan for The City of San Diego both designate the general project site as scientific research. The proposal conforms with the spirit and intent of the plans and does preserve one major canyon area as open space.

The growth-inducing effect on nearby residential areas, due to a need for housing new employees, is a natural outcome of this type of development; however, mitigation of this aspect is not feasible within the scope of this project. Growth in this and other portions of the City would occur regardless of the completion of the proposed project.

Mitigation of the 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 organizations.

Mitigation of impacts identified here can be achieved only through the management and regional control of growth. This management is being accomplished through the utilization of various plans, including the Progress Guide and General Plan for the City of San Diego and studies prepared in conjunction with the Residential Growth Management Plan. The residential areas adjacent to Campus Point are in the "Tier III" communities, or developing areas. Thus, any growth directly induced through the project would be within areas in which growth has been planned.

5. Biological Resources

a. Impacts. "Two San Diego Barrel Cactus . . . and approximately 1,000 square feet of Mesa Clubmoss, both considered rare plants, will be destroyed by the project."

b. Mitigation. Although the loss of the two rare plant populations on the site is not significant on a regional scale, it is offset by the permanent preservation of a third rare plant species, "Palmer's Sagebrush," within an open space easement over the large canyon along the eastern boundary of the project.

6. Hydrology and Water Quality

a. Impacts. ". . . increased in runoff . . . could potentially contribute to accelerated erosion downstream . . . . During grading and construction

. . . soils would be exposed and could potentially contribute to the deposition of sediment downstream . . . [leading] to a premature 'aging' or infilling of [Penasquitos] lagoon."

b. Mitigation. Various measures described in the EIR will be incorporated in the grading specifications of the project. Briefly, these measures include a close phasing of clearing, grading, and revegetation operations, a system of ditches and benches on graded pads and slopes to control erosion, sandbagging along graded roadbeds, landscaping for erosion control, and dissipators in the drainage system. These measures would reduce the sediment production to insignificant levels.

7. Topography and Visual Aesthetics

a. Impacts. The project includes ". . . approximately 1.3 million cubic yards of grading, balanced on site . . . small canyons will have fill faces approximately 140 to 180 feet in height."

b. Mitigation. The extensive use of landscaping and contouring of major fills to blend into the natural topography will reduce the visual impact of the project. Further mitigation would only be possible through a major redesign of the project which would greatly reduce the available pad area.

8. Climate and Air Quality

a. Impacts. "Air pollution generated by the proposed project . . . is part of the cumulative effects on air quality in the basin."

b. Mitigation. This project represents part of the City's effort to encourage development of employment centers in the northern portion of the City. Among other benefits, the establishment of research and industrial facilities in this area should help to reduce long, work-related trips from the expanding residential communities also in the north City area. This concept is supported as part of the balanced communities tactic (T9) described in Regional Air Quality Strategies for the San Diego Air Basin (Taylor 1976).

B. The City Council 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.

Hydrology and Water Quality

1. Impacts. [The project] "could potentially contribute to the deposition of sediment downstream . . . [leading] to a premature infilling of [Penasquitos] lagoon."

2. Mitigation. It has been recognized for some time that one of the most effective means of combating sediment deposition and the general degradation of Penasquitos Lagoon is to establish a program to periodically

clear the sand which blocks the lagoon mouth and, thus, restore a more vigorous tidal flushing action. The State of California owns and controls the land at the lagoon mouth and has jurisdiction over the developments there. The City of San Diego encourages the establishment of a maintenance program for the lagoon but has no direct jurisdiction over the matter.

C. City Council finds that, due to specific economic, social, or other considerations, the following mitigation measures or project alternatives identified in the final EIR are infeasible.

1. Biological Resources

a. Impacts. Project implementation would necessarily result in the loss of two rare plant populations and a portion of a third species.

b. Mitigation. The loss of the two rare plant species could only be mitigated by a reduction in scope of the project. Although loss of two rare plant populations on the property results in the incremental reduction of these resources on a regional scale, certain factors represent overriding considerations in favor of implementing this project. A crucial need exists in San Diego for new, large-scale employment centers in order to keep pace with the increasing demand for jobs. A scientific research facility of the kind proposed would provide the City with clean industry, which would introduce a minimum of environmentally polluting side effects.

A shortage exists of reasonably available land suitable for large scale research and manufacturing purposes. The project location is ideally suited to the need of the City to provide localized employment opportunities in the north City area resulting from surrounding residential growth. A large-scale research facility would also represent a source of increased tax revenues critical to the City's economy.

2. Topography and Visual Impacts

a. Impacts. "Project implementation would include approximately 1.3 million cubic yards of grading balanced on site . . . small canyons will have fill faces 140-180 feet in height."

b. Mitigation. Reduction of the scope of the project to include utilization of smaller pads would provide the only means, in addition to an intensive landscaping plan, of mitigating the visual impacts resulting from fill slopes. Certain economical aspects represent overriding considerations in favor of implementing the project as is. Reduction of pad size to more closely maintain the existing topography would substantially reduce the value of the property for this project to make development infeasible. Since a crucial need exists in San Diego for large-scale, environmentally clean employment

centers, such as would be provided by the proposed project, an effort should be made to implement a facility of this type. The increasing demand for the City to provide employment opportunities in the north City area due to increased population pressures, combined with the shortage of reasonably available land suitable for large-scale research facilities, further emphasizes the need for implementation of this project. A failure to approve the project would also result in the loss of tax revenues necessary to maintain a healthy economy in San Diego.

The only alternatives capable of reducing the environmental impacts of the project are no project, smaller lots and lower density. Primary reasons why these alternatives were found unacceptable are the social and economic needs for industrial facilities of the size and location proposed for this project.

APPROVED: JOHN W. WITT, City Attorney

By Frederick C. Conrad
Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
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HRP No. 134
Or.Dept.:Clerk

Passed and adopted by the Council of The City of San Diego on JAN 16 1979, by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	☒	☐	☐	☐
Maureen F. O'Connor	☒	☐	☐	☐
Bill Lowery	☒	☐	☐	☐
Leon L. Williams	☒	☐	☐	☐
Fred Schnaubelt	☒	☐	☐	☐
Tom Gade	☒	☐	☐	☐
Larry Stirling	☐	☐	☒	☐
Lucy Killea	☒	☐	☐	☐
Mayor Pete Wilson	☒	☐	☐	☐

AUTHENTICATED BY:

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

(Seal)

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

By E. H. Cook, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number 222596 Adopted JAN 16 1979

CC-1276 (REV. 10-78)

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