

RESOLUTION NO. _____

222858

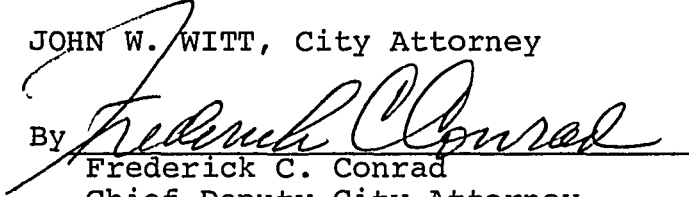
R.79-1707

FEB 20 1979

BE IT RESOLVED, by the Council of The City of San Diego,
that pursuant to California Public Resources Code, Section
21081, those findings for Torrey Pines Science Park Unit 3,
submitted by Nasland Engineering, dated December 8, 1978,
attached hereto and made a part hereof, are made with respect
to the environmental impacts identified in Environmental
Impact Report No. 78-07-43.

APPROVED: JOHN W. WITT, City Attorney

By


Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
3/3/79
36-78-3
Or.Dept.:Clerk
Attch.

MICROFILMED
01101



NASLAND ENGINEERING

CIVIL ENGINEERING SURVEYING LAND PLANNING

2020 OCEANSIDE BLVD., OCEANSIDE, CALIFORNIA 92054

(714) 439-3313

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DEC 12 1978

ENVIRONMENTAL QUALITY
DEPARTMENT

MR. PAUL FISKE
ENVIRONMENTAL QUALITY DIVISION
PLANNING DEPARTMENT
CITY OF SAN DIEGO
202 "C" STREET
SAN DIEGO, CA. 92101

DECEMBER 8, 1978
178-1016

SUBJECT: FINDINGS FOR THE TORREY PINES SCIENCE PARK UNIT 3 EIR,
EQD NO. 78-07-43.

DEAR MR. FISKE:

FROM THE ABOVE REFERENCED EIR, AND THE CITY OF SAN DIEGO'S
SUMMARY AND CONCLUSIONS REGARDING IT, THE FOLLOWING ITEMS OF
IMPACT HAVE BEEN IDENTIFIED BELOW.

THE PROJECT INVOLVES A LOT-SPLIT OF 93 ACRES INTO 4 LOTS, 3 OF
WHICH (26 ACRES TOTAL) WILL BE DEVELOPED IN SIMILAR FASHION
TO DEVELOPMENT SOUTH OF THE PROJECT SITE. THE REMAINING 67 ACRES
IS TO BE DEDICATED TO THE TORREY PINES STATE RESERVE.

1. BIOLOGICAL IMPACTS

CLEARLY NO SIGNIFICANT IMPACTS WILL OCCUR ON THE 67 ACRES OF
LAND TO BE DEDICATED TO THE TORREY PINES STATE RESERVE.
BUT ON THE 26 ACRES OF LAND TO UNDERGO DEVELOPMENT, VEGETATIVE
REMOVAL DUE TO GRADING AND CONSTRUCTION ACTIVITIES WILL
REDUCE A NUMBER OF PLANT SPECIES PRESENT ON THE PROPERTY.
NOTE WORTHY AMONG THESE SPECIES INCLUDE:

TABLE 1

NAME*	% REMOVAL (IF ALL 26 ACRES CLEARED)	ESTIMATED % REMOVAL (ACTUAL REMOVAL)
A TORREY PINE	75	LESS THAN 5**
A COAST BARREL CACTUS	LESS THAN 5	-0-
A DEL MAR MANZANITA	75	UND
B WARTY-STEM CEANOTHUS	80	UND
C BUSHRUE	50	UND
C CLEVELAND SAGE	100	UND

* FROM EIR PREPARED BY Westec (1978)

A: Rare & Endangered, CNPS 1978

B: Rare, CNPS 1978

C: Limited Distribution, but not Rare, CNPS 1978

** Note: No trees over 2" in diameter will be removed.

UND: Undetermined at this time, but significantly less since
efforts will be made to maintain a natural setting. Percentages
apply to the entire property, not just the 26 acres undergoing
actual development.

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REMOVAL OF THESE PLANTS ALONG WITH OTHERS WILL ALSO RESULT IN THE LOSS OF A HABITAT - ALBEIT DISTURBED, FOR WILDLIFE. NO SENSITIVE ANIMAL SPECIES WERE OBSERVED ON-SITE, HOWEVER. OTHER INDIRECT OFF-SITE BIOLOGICAL IMPACTS INCLUDE POSSIBLE URBAN RUN-OFF ELEMENTS WASHING INTO THE LOS PENASQUITOS LAGOON DRAINAGE AREA, AND THE TYPICAL IMPACT OF URBAN ACTIVITY UPON REMAINING WILDLIFE AREAS WITH REGARD TO NOISE, AUTO EMISSIONS, ETC.

MITIGATION

WITH THE ADDITION OF 67 MORE ACRES TO THE TORREY PINES STATE RESERVE, THE VALUE OF THE AREA AS A WILDLIFE HABITAT SHOULD IMPROVE SIGNIFICANTLY OVER THE LONG TERM AND BUFFER THE SENSITIVE LOS PENASQUITOS LAGOON AREA FROM HUMAN ENCROACHMENT. THOUGH SOME HABITAT AND SENSITIVE PLANTS WILL BE LOST THROUGH DEVELOPMENT, THE OPEN SPACE DEDICATION SHOULD MORE THAN MITIGATE THESE LOSSES. ADDITIONALLY, EFFORTS WILL BE MADE DURING CONSTRUCTION AND THROUGH CAREFUL PROJECT DESIGN, TO PRESERVE ALL TORREY PINES NOW EXISTING ON THE PROPERTY. AT A MINIMUM, NO TREE OVER 2" IN DIAMETER WILL BE REMOVED. PLEASE REFER TO TABLE 1. ALSO, NATURAL VEGETATION (AND SENSITIVE PLANTS) WILL BE PRESERVED SO THAT FUTURE BUILDINGS WILL BE IN AS NATURAL A SETTING AS POSSIBLE. THE NATURAL SETTING WILL REQUIRE LESS ENERGY AND MAINTENENCE.

2. ARCHAEOLOGICAL IMPACTS

TWO ARCHAEOLOGICAL SITES WERE DISCOVERED ON THE SUBJECT PROPERTY. ONE OF THE SITES, W-1760, IS LOCATED IN THE 67 ACRE PARCEL TO BE DEDICATED TO THE STATE AND FURTHER MITIGATION IS NOT NECESSARY. SINCE CONSTRUCTION ACTIVITIES COULD RESULT IN ADVERSE IMPACT TO THE OTHER SITE, W-1761, MITIGATION MEASURES ARE PROPOSED.

MITIGATION

SURFACE COLLECTION FOLLOWED BY SUBSURFACE TESTING (PRESENTLY BEING CONDUCTED) WILL BE CONDUCTED ON SITE W-1761. INCLUDED WILL BE THE NORMAL WRITTEN REPORT SUBMITTED TO THE PROPER AUTHORITIES. IF EXTENSIVE SUB-SURFACE ARTIFACTS ARE DISCOVERED, MORE MITIGATION WILL APPEAR TO BE IN ORDER. BUT UNTIL THE RESULTS OF THE TESTING ARE COMPLETED, FURTHER MITIGATION IS NOT PROPOSED AT THIS TIME.

3. TRAFFIC CIRCULATION IMPACTS

THE ULTIMATE PROJECT WOULD ADD APPROXIMATELY 1,525 DAILY TRIPS TO THE SCIENCE PARK AREA. THIS IS NOT EXPECTED TO BE A SIGNIFICANT IMPACT UPON TRAFFIC CIRCULATION IN THE AREA, AS A WHOLE, ALTHOUGH THE EIR STATED A POSSIBLE IMPACT IS POSSIBLE UPON "THROUGH-TRAFFIC" ON NORTH TORREY PINES ROAD DURING THE AFTERNOON PEAK PERIOD, AS WELL AS DURING THE ANNUAL ANDY WILLIAMS GOLF TOURNAMENT.

MITIGATION

NO MITIGATION IS THOUGHT TO BE NECESSARY, NOR IS ANY PROPOSED.

4. OFF-SITE IMPACTS

BECAUSE OF THE PROXIMITY OF THE LOS PENASQUITOS LAGOON, DRAINAGE OFF THE PROJECT SITE IS OF CONCERN. THE 26 ACRE DEVELOPMENT

AREA IS UNDERLAIN BY A MODERATE TO SEVERE EROSION CLASSIFICATION SOIL. THUS, A POTENTIAL FOR INCREMENTAL SILTATION EXISTS. ALSO, ELEMENTS AND COMPOUNDS FROM NORMAL URBAN RUNOFF CAN POTENTIALLY BE WASHED INTO THE LAGOON.

MITIGATION

TO LESSEN THE IMPACT OF URBAN RUNOFF AND SILTATION, THE FOLLOWING MEASURES ARE PROPOSED:

1. SLOW-RELEASE ROOF-TOP STORM-DRAIN MECHANISMS.
2. PERMEABLE ASPHALT OR GRASS-CRETE.
3. DRAINAGE OR SILTATION BEDS.
4. REGULAR STREET & PARKING-LOT SWEEPING, ESPECIALLY BEFORE THE RAINY SEASON BEGINS.
5. IMMEDIATE SLOPE PLANTING WITH HYDROSEEDS AND SOIL CONSERVATION MEASURES SUCH AS NETTING, PUNCHED-IN STRAW, BURLAP, ETC.

I HOPE THE ABOVE DISCUSSION IS ADEQUATE AND ANSWERS QUESTIONS WITH REGARD TO THIS PROJECT. IF I CAN BE OF ANY ASSISTANCE, PLEASE DO NOT HESITATE TO CALL ME.

VERY TRULY YOURS,

NASLAND ENGINEERING



JOHN ABBOTT

ENVIRONMENTAL PROJECT MANAGER

JA/KS

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Passed and adopted by the Council of The City of San Diego on FEB 20 1979,
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fred Schnaubelt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.

(Seal)

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

By E. J. Cook, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number 222858 Adopted FEB 20 1979