RESOLUTION No. R- 252332 (R-81-488)

Adopted on JUL 22 1980

BE IT RESOLVED, by the Council of The City of San Diego as follows:

That pursuant to California Public Resources Code, Section 21081, those findings made with respect to ENVIRONMENTAL IMPACT REPORT NO. 79-08-61, are those findings marked Exhibit "A" which are attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

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

FCC:ps
9/10/80
Or.Dept. Clerk
TM 78-469

02221

CC-1265-B (REV. 12-76)

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CANDIDATE FINDINGS FOR
SORRENTO VALLEY INDUSTRIAL PARK, UNIT #8
EQD #79-08-61

The following findings are recommended for final action on the Environmental Impact Report for the proposed project. The findings have been prepared pursuant to Article 14, Division 6, Chapter 3, sec. 15088, 15089 of the California Administrative Code.

The final EIR concludes that the proposed project would have potentially significant impacts in four areas of concern.

1. Water Quality

Impact: "Erosion during construction, urban pollutants washed from paved surfaces during seasonal rains, and potential erosion of fill embankments could have a significant adverse effect on the ecological function of Penasquitos Lagoon. Incremental increases in urban pollutants and sedimentation would further degrade the lagoon by creating adverse changes in the water's alkalinity, temperature and dissolved oxygen which, in turn, could threaten the sustenance of the lagoon's ecosystem. Moveover, the existence of a sandbar which blocks the narrow lagoon entrance from all but the highest tidal influences greatly intensifies the effect of urban pollutants and sediment by preventing an adequate tidal flushing action which would dilute and disperse the introduced pollutants."

Mitigation: The minimization of sediment and pollutant concentrations in run-off water leaving the property will mitigate this impact. If feasible, grading and construction will take place during the dry season, after April and prior to October. All exposed graded areas will be immediately landscaped with dense, erosion-resistant ground cover. A regular maintenance program will be implemented which includes provision for landscape and catchment basins will be deposited where it cannot impact downstream aquatic resources.

Finding: Water Quality impacts are significant but mitigable. Mitigation measures incorporated into the project design will reduce potential impacts to a level of insignificance.

Finding: Traffic and circulation impacts of the proposed project are significant but mitigable. Measures currently in progress, and to be implemented by the General Plan fully mitigate potential adverse impacts.

Signature

1/9/80
Date

a. The placement of a 15- to 20-foot thick cap of compacted fill over areas subject to liquefaction.

b. Cut and fill slopes of up to 50 and 100 feet high to be constructed no steeper than 1.5 to 1.

c. Grading procedures will be used which reduce potential impacts of construction on expansive soils.

d. Deep foundations will be used where compressible soils exist.

e. Structures will be constructed in compliance with the Uniform Building Code to minimize structural damage from anticipated earthquakes.

Incorporation of these engineering solutions into the design of the project will mitigate the cited potential geologic hazards found on site.

Finding: Geology and soils impacts are significant but mitigable. The proposed mitigation measures reduce potential impacts to a level of insignificance.

4. Traffic/Circulation Efficiencies

Impact: "Project traffic would incrementally add to peak-hour traffic congestion in the area, causing traffic links already operating in excess of their design capacities to further exceed those capacities and diminishing the remaining available capacities on other traffic links. Certain portions (see Table 1, Page 29) of Sorrento Valley Boulevard, Sorrento Valley Road, Edelweiss Street and Roselle Street are already operating well beyond design capacity and the addition of traffic generated by this project (estimated 3,360 ADT) would further exacerbate existing congestion".

Mitigation: Mitigation measures will include the current implementation of the signalization of the intersection of Sorrento Valley Boulevard and Sorrento Valley Road. Improvements to the surface system of collector streets in the Sorrento Valley area are beyond the scope of this project. Circulation system improvements to be implemented by the General Plan include the widening of Sorrento Valley Road from two to four lanes from the end of its present four-lane segment north of Penasquitos Creek to the intersection of Sorrento Valley Boulevard, and the reconfiguration of Sorrento Valley Boulevard to four-lanes together with the widening of Edelweiss Street and Roselle.

2. Archaeology

Impact: "In September, 1978, an archaeological reconnaissance of the property resulted in the discovery of a single large (30 by 50 meters) prehistoric site (SDi-5826) on the eastern portion of the property. This was identified as a probable La Jollan age site comprised of scatter, ground, and flaked lithics, intermitted with varying densities of marine shell. As such, this archaeological site represents a significant archaeological resource. In contrast, the proposed project would adversely effect this archaeological site by extensive grading and construction."

Mitigation: The proposed salvage operation will mitigate to a level of insignificance any adverse impacts upon this archaeological site. The salvage program will entail an excavation of roughly two percent of the entire subsurface component, and a surface collection and mapping. All materials retained will be analyzed and a final report prepared by a qualified archaeolgist will be submitted to the Environmental Quality Division.

Finding: Archaeological impacts are significant but mitigable. Mitigation by the proposed salvage program will reduce adverse impacts to a level of insignificance.

3. Geology and Soils

Impact: "Potential geologic hazards include landslides, seismic liquefaction and expansive, erodible soils. The City of San Diego's Seismic Safety Map indicates that portions of the Ardath Shale near the site have been involved in landsliding and that Ardath Shale is generally highly susceptible to slope failure; however, a geologic field study suggests that there are no adverse geologic structures specifically on this site which would indicate susceptibility to landsliding. Liquefaction poses a potential hazard due to the shallow depth (three to eight feet) of ground water found on portions of the site. Liquefaction can create unstable earth movement underneath buildings which can lead to extensive structural damage in the event of seismic activities. The two soil types found on site (Altamont clay and Corralitas loamy sand) have high erodibility and the Altamont clay is rated as having high shrink-swell behavior and very low permeability. Erodible, expansive soils also pose a potential hazard to structural integrity through the movement of earth material."

Mitigation: Mitigation measures will be performed as proposed in the geotechnical report for the project. These include:

Passed and adopted by the Council of The City of San Diego on JUN 22 1980, by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	☑	☐	☐	☐
Bill Cleator	☑	☐	☐	☐
Bill Lowery	☑	☐	☐	☐
Leon L. Williams	☑	☐	☐	☐
Fred Schnaubelt	☑	☐	☐	☐
Mike Gotch	☑	☐	☐	☐
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 Maryellen L. Patterson, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R- 252332 Adopted JUN 22 1980

CC-1276 (REV. 11-79)