RESOURCE MANAGEMENT ELEMENT

I. INTRODUCTION

The resources in the University community are both abundant and highly valuable, due in part to the area's variable topography, undeveloped open spaces and location near the ocean and other water sources. The preservation and enhancement of these resources contributes to the attractiveness and interest of the community. The resources can also have regional and even national significance. For these reasons, the conservation and preservation of the community's resources should be an integral part of future development.

II. EXISTING CONDITIONS

A. Natural Resources

The natural resources in the community consist primarily of topographic features, such as hillsides and bluffs, biological resources and fossil remains. Imported resources include energy and water supplies. The community does not possess any significant agricultural land, mineral deposits or sources of sand and gravel.

1. Topographic Features

   The canyons, hillsides, bluffs and other unique landforms provide visual amenities which separate and define urban areas and impart a unique character to the community. The area's steepest slopes occur along the coastline, on the south side of Sorrento Valley and along the southern slopes of Rose Canyon and San Clemente Canyon. The bluffs along the coast at the Torrey Pines State Reserve and Torrey Pines City Park provide spectacular views. These bluffs, together with the coastal canyons and distinct vegetation, constitute a regional resource of great value. In addition, the wide valley floors and adjacent hillsides of Rose Canyon and San Clemente Canyon provide a unique character to the adjacent neighborhoods and to the community as a whole.

2. Biology

   The area's biological resources coincide with the areas of topographic interest. Rose Canyon and San Clemente Canyon contain riparian vegetation, consisting of oak and sycamore trees with associated undergrowth. The north-facing canyon slopes are vegetated with dense stands of chaparral while more open vegetation and grasslands occur on the drier, south-facing slopes. Similarly, the hillsides along Sorrento Valley contain valuable stands of native vegetation. Areas near Eastgate Mall east of I-805 contain some vernal pool resources.

The Torrey Pines mesa, coastal canyons and bluffs as well as the slopes and mesas bordering Peñasquitos Lagoon contain a unique assemblage of plant species. The Torrey Pine tree is endemic to California and is considered to be an important native resource for both aesthetic and biological reasons. In addition, many other sensitive plant species occur in the area. A variety of vegetation associations are located here, including several types of native chaparral associations, coastal sage scrub and inland sage scrub.

3. Coastal Resources

The University community includes over 14,000 feet of shoreline, most of which consists of a sandy beach bordered by sheer cliffs or relatively undisturbed coastal canyons. The City of San Diego owns a 1,000-foot-long strip of beach, located below the southern portion of the Torrey Pines City Park. The remainder of the beach area within the community is owned by the State of California as part of the Torrey Pines State Reserve.

Beach access is currently available from a parking area north of the State Reserve along North Torrey Pines Road. Pedestrian and emergency vehicle access is also available by means of a paved road owned by the University of California, located in Black Canyon off La Jolla Farms Road. Additionally, pedestrians have been reaching the beach area by following trails down the cliffs and canyons at the Torrey Pines City Park and, to a lesser degree, at the Torrey Pines State Reserve.

4. Paleontology

Recovery of fossil remains can aid in the documentation of the last 150 million years of earth history. Several areas within the City of San Diego contain accessible paleontological resources. Although no specific areas within the University community are known to have produced significant paleontological resources, the community contains several geological rock units that have recognized resource potential. The lack of significant finds in the community thus far may be due to the relative lack of disturbance of the formations in which fossil resources occur.

In the University community, the most abundant geologic formations containing fossils include the Scripps Formation and Ardath Shale. The Scripps Formation includes marine sediments and has a “medium” resource potential. The Ardath Shale contains some important marine invertebrate fossils and the resource potential is considered to be “medium to high.” The Bay Point Formation and Stadium Conglomerate occur near the future surface in a few isolated locations in the planning area, and these geologic units have a “low to medium” resource potential.

The Scripps Formation and Ardath Shale are relatively common near the surface of the major slopes in the University community. These formations occur along the coastline, on the slopes bordering San Clemente and Rose Canyons and on adjacent finger canyons. Most of the Villa La Jolla area and slopes bordering I-5 also have these geologic formations near the ground surface.

5. Energy and Water Supplies

   While existing service to the region is adequate, energy and water are regional resources in limited supply. Conservation practices will probably become increasingly important in the future to supply the San Diego area with adequate quantities at affordable prices. The contribution of each community to this conservation of energy and water should be assured at the planning stage of development in order to best implement conservation measures.

6. Cultural Resources

   Cultural resources are physical features associated with human activity. The features can be either natural or man-made and include such things as buildings, signs, planted material, rock art, burial grounds or almost anything that indicates the past presence of humans.

   A records search for archaeological sites has been conducted by the San Diego Museum of Man for the University community planning area (May 10, 1982). Over 50 sites have been recorded in the University community. The majority of the sites occur along the mesa areas overlooking Sorrento Valley and on the Torrey Pines Mesa. Several sites have also been recorded on the UCSD campus.

   The recorded finds may vary greatly in their resource value, ranging from isolated artifacts to sites of regional significance. Many of the sites are adjacent to the archaeological resources in Sorrento Valley, which have been considered for listing on the National Register of Historic Places. Therefore, resources within the University community may have significance on a regional scale and could aid in interpreting data gathered from adjacent communities.

7. Air Quality

   The University community is located in the San Diego Air Basin/San Diego County, which has been classified as a non-attainment area for the pollutants of carbon monoxide, ozone, and particulates. The County is an attainment area for nitrogen dioxide. Ozone, carbon monoxide, and particulates are considered to be the major air quality problems in San Diego. The most significant source of air pollution in the San Diego Basin is automobile emissions. There are no known stationary sources in the University community which significantly impact air quality.

III. GOALS

A. Preserve the community's natural topography, particularly in the coastal zone and in major canyon systems.

B. Increase accessibility to the beaches and shoreline in a manner compatible with resources preservation.

C. Protect biological resources through the wise management and use of community's natural open space and parks.

D. Contribute to the maintenance or improvement of regional water quality by controlling siltation and urban pollutants in runoff.

E. Encourage the conservation of water in the design and construction of buildings and in landscaping.

F. Reduce energy consumption by requiring energy efficiency in building design and landscaping and by planning for a self-contained community and energy-efficient transportation.

G. Provide for the identification and recovery of significant paleontological resources.

H. Ensure the effective preservation and management of significant archaeological and historic resources.

IV. PROPOSALS

A. Natural resources

1. Landform Preservation

   Canyons, hillsides and natural drainage systems should be preserved. Grading should be kept to a minimum, particularly adjacent to designated open space areas. Specific proposals for development of resource-based parks and hillside development are contained in the **Open Space and Recreation Element**.

2. Biological Resources

   Many of the community's biological resources are proposed for preservation in natural parks, as specifically addressed in the **Open Space and Recreation Element**. In other areas, native vegetation should be retained wherever feasible to reduce erosion, to preserve native species and representative habitats and to buffer open space parks and canyons from urban encroachment. Disturbed areas should be revegetated with native flora.

3. Water Quality/Erosion

   Development should minimize erosion and sedimentation. If a project site is on or adjacent to sloping lands, drainage systems should be designed so that the peak rate of runoff for the ten-year-frequency storm event will not exceed the rate under undeveloped conditions. Runoff control should be accomplished by catchment basins, siltation traps, or detention basins along with energy dissipating measures or by other methods which are equally effective.

   Grading during the rainy season should be avoided wherever possible. Erosion should be minimized by grading in increments during the rainy season and by using temporary erosion control measures. In areas where grading is completed, all disturbed slopes should be stabilized by vegetation or other means prior to the rainy season.

4. Water Conservation

   Building construction should incorporate equipment or devices with low water requirements. Landscaping plans should utilize drought-tolerant plants and efficient watering systems. In addition, as health laws allow, “Gray Water” or water reuse systems should be explored for application within the community.

5. Energy Conservation

   Development plans should be reviewed for energy conserving features. Site design should maximize opportunities for active and passive heating and cooling by means of appropriate building orientation, solar access and landscaping. If a proposed development would impact solar energy systems off-site, compensating measures should be included in project plans.

   Commercial and industrial developments should incorporate measures to increase energy-efficient forms of transportation by supplying bicycle racks, showers, priority parking for car pools, bus stops with support facilities and other incentives.

6. Air Quality

   The City of San Diego cooperated with citizens and other governmental entities in developing the Regional Air Quality Strategy (RAQS) to comply with Federal requirements of the 1977 Clean Air Act and is committed to implementing the RAQS as a regional policy. The transportation tactics included in the RAQS are for the most part implemented by proposals included in the University Community Plan. In addition, traffic flow improvements intended to smooth traffic flow on arterial streets and reduce hydrocarbon and carbon monoxide emissions by reduction in idling time at intersections and at points of traffic congestion should be implemented. To implement this tactic

streets and intersections should be designed and traffic lights adjusted to maximize the smooth flow of traffic.

B. Cultural Resources

1. Paleontology

   Although many areas with a moderate to high potential for fossil remains coincide with designated open space, resources may be lost by grading activities associated with development. Impacts to paleontological resources should be identified and mitigated, if necessary, through the environmental review process.

2. Cultural Resources

   Potential impacts to archaeological resources should be identified during the permit process. If the impact of the proposed development is determined to be significant, mitigation measures should be determined by a qualified archaeologist and required as a part of project approval.