San Diego
partment
Environmental
Quality
Division
236-5775

Negative Declaration

EQD No. 82-0331

SUBJECT: Torrey Pines Federal Credit Union. LAND DEVELOPMENT PERMIT (700056) and ALLEY VACATION (82-513) to construct two commercial office buildings in two phases on 1.39 acres of M-1A zoned land. Located on the northwest side of Arbutus Street between Sorrento Valley Road and I-5 in the Torrey Pines community (Lots 12-19, Portion of 20, Block 17, Sorrento Lands and Town Site, Map 483). Applicant: Torrey Pines Federal Credit Union.

I. PROJECT DESCRIPTION: See attached Initial Study.

II. ENVIRONMENTAL SETTING: See attached Initial Study.

III. FINDING:

The City of San Diego has conducted an Initial Study and determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Finding.

V. MITIGATING MEASURES: None required.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Negative Declaration were distributed to:

Councilmember Bill Mitchell, District 1
Transportation and Traffic Engineering Division, City of San Diego
San Diego County Archaeological Society, Inc.
Archaeological Resource Management Society
Torrey Pines Protective Association
Torrey Pines Community Planning Group
California Coastal Commission, San Diego District

INITIAL STUDY
EQD No. 82-0331

SUBJECT: Torrey Pines Federal Credit Union. LAND DEVELOPMENT PERMIT (700056) and ALLEY VACATION (82-513) to construct two commercial office buildings in two phases on 1.39 acres of M-1A zoned land. Located on the northwest side of Arbutus Street between Sorrento Valley Road and I-5 in the Torrey Pines community (Lots 12-19, Portion of 20, Block 17, Sorrento Lands and Town Site, Map 483). Applicant: Torrey Pines Federal Credit Union.

I. PURPOSE AND MAIN FEATURES:

The proposed project consists of a Land Development Permit and Alley Vacation to grade a 1.39-acre site and construct approximately 28,000 square feet of commercial office floor area in two buildings of one and two stories. Phase I would include the site grading, construction of the single-story office building (5,232 square feet floor area), vacation of the alley between Arbutus Street and Begonia Street, and the construction of certain street improvements to Arbutus Street and Sorrento Valley Road. Landscaping and off-street parking for 24 cars would also be provided. Phase II would include a two-story office building of approximately 23,000 square feet floor area, plus additional parking and landscaping. Development would occur on 1.08 net acres of the 1.39 acre site (see Figures 1 and 2).

Grading would occur over the entire site and would require 550 cubic yards of cut and 10,010 cubic yards of fill (including the importation of 9,460 cubic yards from off-site). Site gradients, with horizontal to vertical ratios of 2:1 maximum, would include cut slopes up to 19 feet in height and fill slopes of up to eight feet in height.

II. ENVIRONMENTAL SETTING:

The project site is a vacant parcel situated near the junction of I-805 with I-5 in the Sorrento Valley area of the Torrey Pines community. The site is adjoined on the northeast by I-805, on an elevated right-of-way. To the southwest, the site borders Sorrento Valley Road. Beyond the road, on an elevated road bed are the tracks of the Atchinson, Topeka and Santa Fe Railway. Just beyond, and parallel to the tracks, is the concrete channelized course for Carroll Creek, which flows northwesterly towards Penasquitos Lagoon, approximately two miles away. Adjacent properties are vacant. However, immediately to the southeast a 78,000-square-foot floor

area office complex has been proposed. Several hundred feet to the northwest is a pet cemetery.

Both the project site and all lands adjacent are zoned M-1A (light industrial, manufacturing and certain commercial uses). The site is located within the California Coastal Zone. A North City Local Coastal Program Addendum, which includes the Torrey Pines community, has been adopted by City Council, but has not been certified yet by the Coastal Commission. The existing 1975 Torrey Pines Community Plan shows the site as part of the Sorrento Valley Industrial Park, but makes recommendations for rezoning lands from M-1A to M-IP or M-1B, so as to provide for additional design controls.

The existing topography of the site is shown in Figure 2, and consists of a portion of the relatively flat valley associated with Carroll Creek, and the southwest facing slopes rising into the I-805 right-of-way. A drainage swale collects waters from both the site and the adjacent parcels. The project site is within the 100-year flood boundaries of Carroll Creek. Fill proposed with the grading would raise elevations above the 100-year flood levels. Existing elevations range from 36 to 75 feet MSL.

The site is covered with a dense mix of introduced and native grasses, forbs and shrubs. It appears that the site has been disturbed in the past, as large, mature sycamores, which are associated with the drainage swale on the adjacent properties, are absent from the site. Dominant on-site species include mulefat, elderberry, and wild mustard. Due to the urbanization of the area (I-805, Sorrento Valley Road, the railroad, Carroll Creek's concrete channel and other nearby developments), the project site is not expected to serve as a significant wildlife corridor.

The project site is considered by the Comprehensive Land Use Plan for NAS Miramar to be partially within the 65 dB CNEL and partially within the 60 dB CNEL noise contours. The site is also designated to be within the C Aircraft Produced Accident Potential Zone for NAS Miramar. This zone denotes office buildings and professional uses to be normally acceptable and the noise levels are compatible with the intended land use.

The City's Seismic Safety Study (Geotechnical Land Use Capability Map) indicates that the subject area has a potential for ground failure due to liquefaction. The potential for liquefaction on the site is due to the probable presence of groundwater approximately 25 feet below the existing, natural surface. However, the proposed importation and compaction of 10,000 cubic yards of fill should reduce the liquefaction hazard to a relatively insignificant level. No geologic faults or landslides are known in the immediate project area.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

Archaeology:

Consideration was given to the possibility of archaeological resources being located on the site, since a number of significant archaeological sites have been identified throughout Sorrento Valley. Records indicate that two resource sites are located within 2,000 feet of the project site (Sites W-939 and SDi 5443). Consequently, a resources survey was conducted over the site. The survey, conducted by archaeologist Richard L. Carrico, concluded that there were no cultural resources associated with this project site. The findings letter of that survey is attached.

V. RECOMMENDATION:

On the basis of this initial evaluation:

__X__ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

_____ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.

_____ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: TURNER:hr

Attachments: Figure 1, Location Map
Figure 2, Grading/Site Plan
Archaeology Survey Report

City of San Diego
Planning Department

Environmental Quality Division
236-5776

INITIAL STUDY
EQD No. 82-0331

III. Environmental Analysis

This Initial Study is designed to identify the potential for significant environmental impacts which could be associated with a project. All answers of "yes" and "possible" indicate that there is a potential for significant environmental impacts and these answers are explained in an attached discussion section.

Thirteen categories are examined below for potential impacts: Geology and Soils, Water, Land-Related Resources, Biology, Historical and Cultural Resources, Land Use, Visual Quality, Growth Inducement/Services, Transportation, Air Quality, Energy and Water Conservation, Noise, and Cumulative Effects.

Geology and Soils	Impacts		
	Yes	Possible	No
1. The Seismic Safety Study Geotechnical Land Use Capability Map or other evidence indicates that the project site has unstable geologic or soil conditions. (Rating is AC, BC, C, or D)	—	X	—
2. The project will result in an increase in soil erosion, either on or off the site.	—	—	X
3. The project will substantially change topography or ground surface relief features (generally more than 5,000 cubic yards of grading/acre).	—	X	—
4. Proposed or probable grading exceeding 3,000 cubic yards per acre will occur in unique or unusual landforms, such as natural canyons, sandstone bluffs, rock outcrops, or hillsides with a slope in excess of 25 percent.	—	—	X
5. Construction will take place within a 50-foot setback of a coastal bluff or within an area extending inland to a line formed by a 20-degree angle from the base of the coastal bluff.	—	—	X

Water	Impacts		
	Yes	Possible	No
1. The project will have adverse direct or indirect effects on a domestic water supply, lagoon, bay, or beach.	—	—	X
2. The project will substantially degrade subsurface water quality.	—	—	X
3. The project will obstruct the flow of water in a floodway or change the course or direction of water movements in either marine or fresh water.	—	—	X
4. The project will alter the landform in a flood-plain fringe.	—	—	X
5. The quality of surface waters will be changed by discharges or altered in terms of temperature, dissolved oxygen, turbidity or other factors.	—	—	X

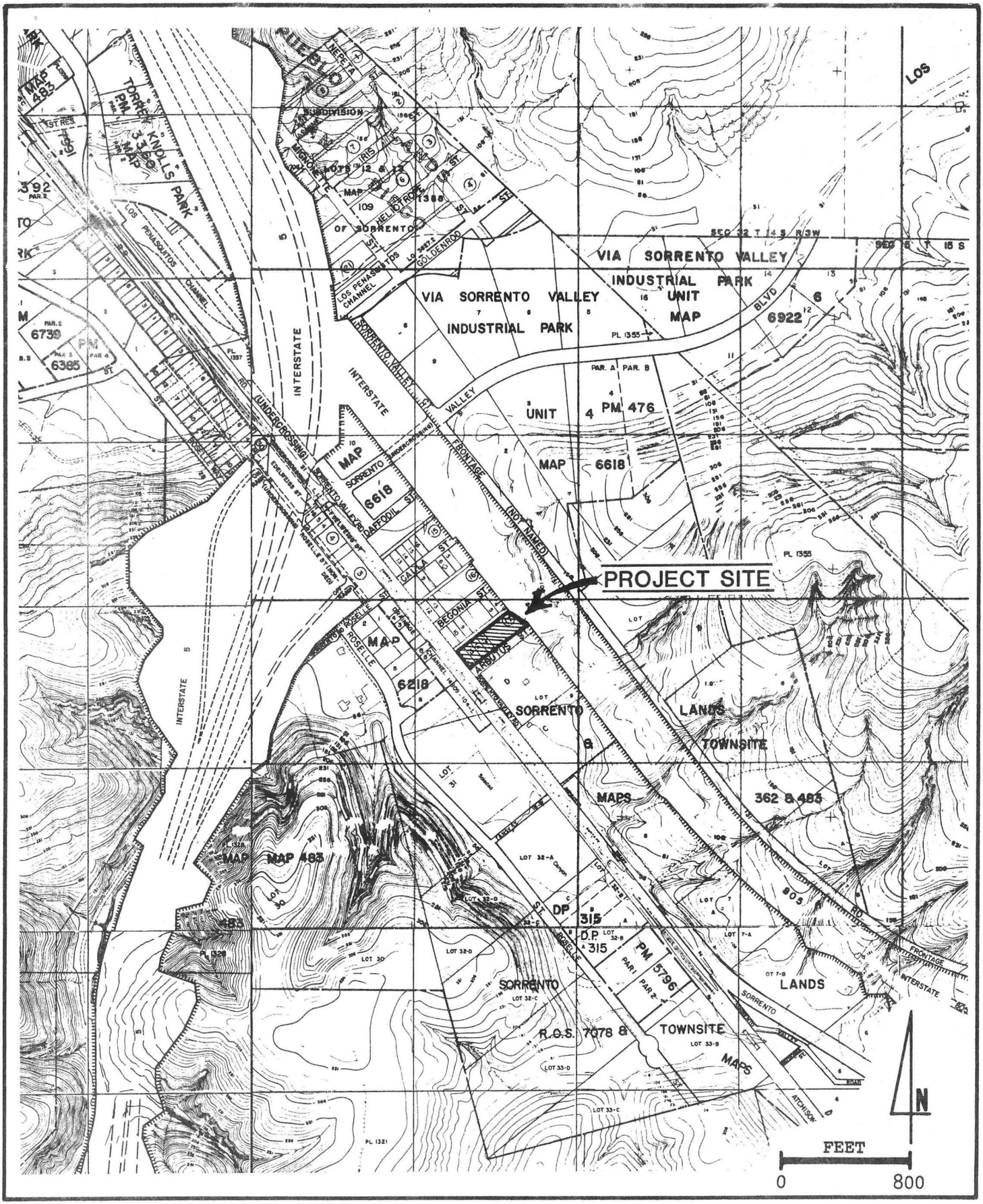
Land-Related Resources			
1. The project will substantially deplete or prevent potential use of any nonrenewable natural resources.	—	—	X
2. The project will significantly reduce the acreage of land rated for agriculture or currently used for agriculture.	—	—	X

Biology			
1. The project will significantly alter or eliminate the habitat utilized by a threatened, rare, or endangered plant or animal species as identified by the U.S. Fish and Wildlife Service or the California Department of Fish and Game.	—	—	X
2. The project will significantly alter the habitat utilized by a unique, sensitive, fully protected, or blue list species as identified by the California Native Plant Society, the California Department of Fish and Game, the Audubon Society, or other organizations.	—	—	X
3. The project will affect a sensitive habitat, including but not limited to streamside vegetation, oak woodland, vernal pools, coastal salt marsh, lagoon, wetland, or coastal sage or chaparral in the California Coastal Zone.	—	—	X

	Impacts		
	Yes	Possible	No
4. The project will affect a stand of distinctive, landmark, or mature trees.	—	—	X
5. The project will create a barrier to migration, movement, or dispersion of a plant or animal species.	—	—	X
6. The project will substantially diminish other natural wildlife habitat.	—	—	X
.storical and Cultural Resources			
1. The property contains an archaeological/ paleontological site or appears to have a high potential for containing cultural resources.	—	—	X
2. The project will affect an historical or architecturally significant site.	—	—	X
Land Use			
1. The project will be inconsistent with adopted environmental goals or land use designations as defined in a general plan, community plan, or precise plan.	—	—	X
2. The project will disrupt or divide the physical arrangement of a community.	—	—	X
The project will displace a large number of people.	—	—	X
4. The project will prevent existing public access to beaches, tidelands, parks, or other open space recreation areas.	—	—	X
5. The project is not compatible with noise levels or aircraft accident potential as defined by CPO Airport Land Use Plan or the Department of Defense Air Installation Compatable Use Zone.	—	—	X
Visual Quality			
1. Project bulk, scale, or architectural style will be incompatible with surrounding development.	—	—	X
2. The project will interfere with the view of significant natural features or landmarks.	—	—	X

	Impacts		
	Yes	Possible	No
3. The project will result in an adverse condition open to public view such as glaring lights, refuse areas, etc.	—	—	X
Growth Inducement/Services			
1. The project will result in a need for new systems, or an expansion of capacity of the following utilities:			
a. power or natural gas	—	—	X
b. communications systems	—	—	X
c. water	—	—	X
d. sewage treatment facilities or septic tank	—	—	X
e. storm water drainage	—	—	X
f. solid waste and disposal	—	—	X
2. The project will result in the need for new or altered governmental services such as police or fire protection, schools, parks or recreational facilities.	—	—	X
3. The project will require construction of new streets which would serve presently undeveloped or unplanned property.	—	—	X
Transportation			
1. The project will increase motor vehicle traffic through a high accident location as identified by the Engineering and Development Department.	—	—	X
2. The project will create or add to significant impacts to traffic circulation.	—	—	X
3. The project will increase or create parking congestion.	—	—	X
Air Quality			
1. The project will discharge or generate hazardous or objectionable materials (smoke, dust, chemical, odor) on a long-term basis.	—	—	X
2. The project will generate or result in substantial auto emissions in an area where state or federal ambient air quality standards have been frequently or greatly exceeded.	—	—	X

	Impacts		
	Yes	Possible	No
3. Residential or institutional projects will be subjected to CO concentrations, vehicle emissions, or other hazardous materials, worse than state of federal standards.	___	___	X
Energy and Water Conservation			
1. The proposed project will result in the use of substantial or excessive amounts of fuel or energy.	___	___	X
2. The design of the project significantly interferes with natural heating and cooling opportunities either on or off the site.	___	___	X
3. The project will result in the use of excessive amounts of water.	___	___	X
4. Less than 1/3 of the landscaped area will contain native or drought resistant vegetation.	___	___	X
Noise			
1. Current or future noise levels from an external source will exceed standards in the City Noise Element for the proposed use.	___	___	X
2. The project will generate noise incompatible with nearby uses according to the City Noise Element.	___	___	X
Cumulative Effect			
There are special circumstances associated with the project such that when added to past, present, or future projects in the area, the addition of this project would result in a significant cumulative impact for the vicinity.	___	___	X



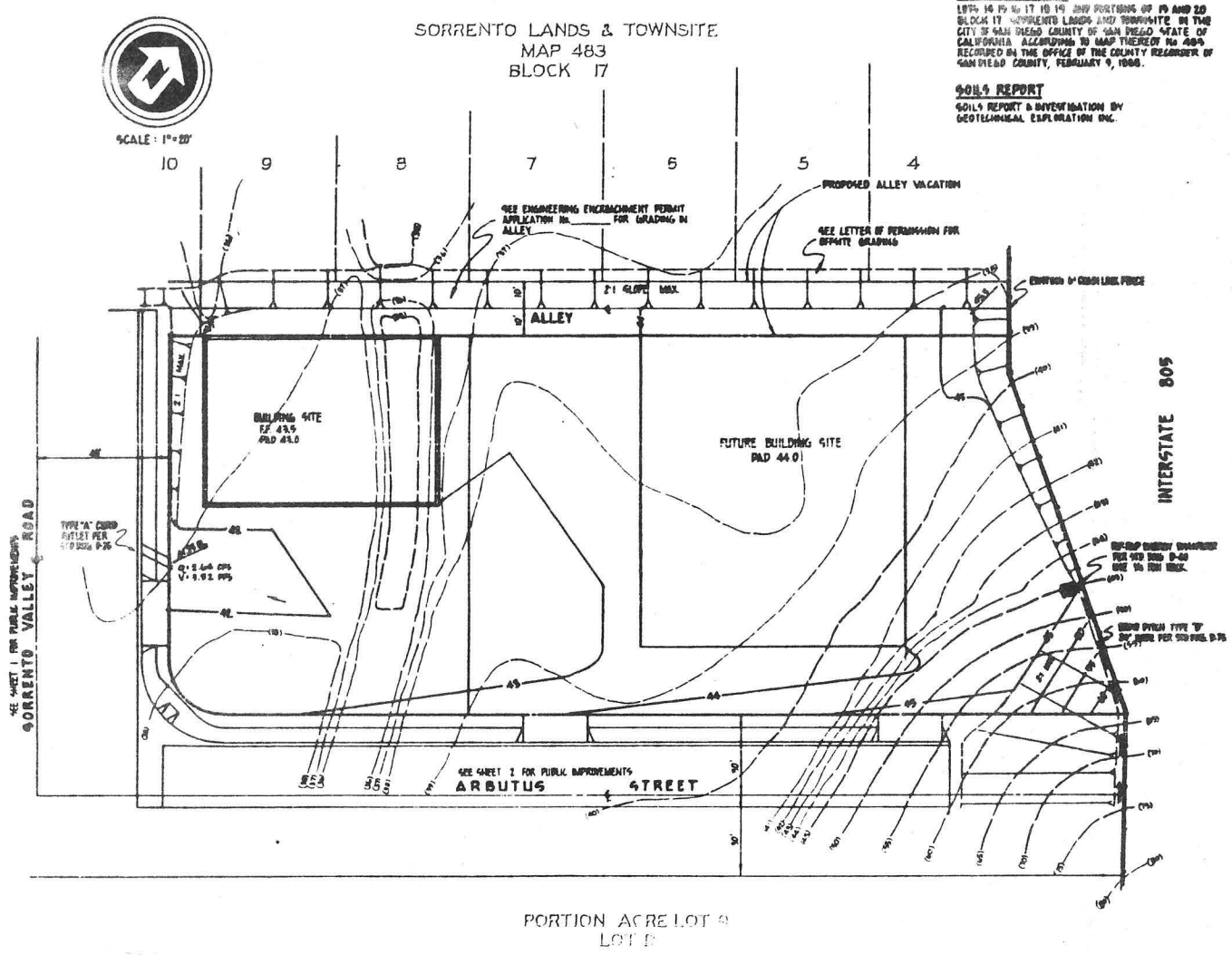
TORREY PINES FEDERAL CREDIT UNION: SITE LOCATION

Environmental Quality Division

CITY OF SAN DIEGO · PLANNING DEPARTMENT

FIGURE

1



LEGAL DESCRIPTION

LOTS 16 TO 18 IN BLOCK 17 AND PORTIONS OF 19 AND 20 BLOCK 17 SORRENTO LANDS AND TOWNSITE IN THE CITY OF SAN DIEGO COUNTY OF SAN DIEGO STATE OF CALIFORNIA ACCORDING TO MAP THEREOF No 483 RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 9, 1888.

SOILS REPORT

SOILS REPORT & INVESTIGATION BY GEOTECHNICAL EXPLORATION INC.

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS

STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (1979 ED.), DOCUMENT NO. 766720, FILED NOVEMBER 9, 1979..

STANDARD SPECIAL PROVISIONS, DOCUMENT NO. 767361 FILED NOVEMBER 9, 1979.

CITY OF SAN DIEGO STANDARD SPECIAL PROVISIONS, DOCUMENT NO. 767246 FILED SEPT. 20, 1979.

STANDARD DRAWINGS

SAN DIEGO REGIONAL STANDARD DRAWINGS (JUNE 1979 ED.), DOCUMENT NO. 767429 FILED DECEMBER 3, 1979.

CITY OF SAN DIEGO STANDARD DRAWINGS, DOCUMENT NO. 767694, FILED MAY 9, 1980.

NOTES

1. GRADING AS SHOWN ON THESE PLANS AND IN CONFORMANCE WITH THE CITY STANDARD DRAWINGS G-101 & G-102, CURRENT STANDARD SPECIFICATIONS AND DIVISION 4, SECTION 62 OF THE SAN DIEGO MUNICIPAL CODE.
2. PLANT AND HYDROSEED ALL CUT AND FILL SLOPES AS REQUIRED BY DIVISION 4, SECTION 62 OF THE SAN DIEGO MUNICIPAL CODE AND ACCORDING TO CITY ENGINEERS SPECIFICATION FOR LANDSCAPING AND EROSION FOR LAND DEVELOPMENT, DOCUMENT 746995, FILED FEBRUARY 20, 1974.

LEGEND

EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED ELEVATION
PROPERTY LINE
PROPOSED SLOPE (2:1 MAX)
PROPOSED SWALE DITCH

EARTHWORK

CUT: 5500 CU YDS
FILL: 10010 CU YDS
IMPORT: 4460 CU YDS
NOTE: NO SHRINKAGE FACTOR HAS BEEN INCLUDED

BENCH MARK

S.E.B.P. CORNER OF BRIDGE OVER FLOOD CHANNEL SORRENTO VALLEY ROAD & SORRENTO VALLEY BOULEVARD
ELEVATION: 59.948 M.S.L. DATUM

TORREY PINES FEDERAL CREDIT UNION: GRADING/SITE PLAN

Environmental Quality Division

CITY OF SAN DIEGO · PLANNING DEPARTMENT

FIGURE

2

WESTEC Services, Inc.
3211 Fifth Avenue
San Diego, CA 92103
(714) 294-9770

82-77-E
June 21, 1982

Mr. Phillip Brodie
Clifton West Properties, Inc.
8388 Vickers Street
Suite 111
San Diego, CA 92111

Re: Archaeological Assessment of the Torrey Pines Federal Credit Union Property (APN - 340-120- 21&24).

Dear Mr. Brodie:

On June 21, 1982 an archaeological survey and assessment was conducted on the Torrey Pines Federal Credit Union Property in Sorrento Valley. The survey was conducted in accordance with verbal stipulations provided by Mr. Dennis Turner of the City of San Diego Environmental Quality Division. Specifically Mr. Turner and I agreed that the archaeological assessment should include: 1) a thorough walkover of the project site, 2) an examination of spoil dirt from soil test borings 3) excavation of postholes to evaluate subsurface soils and 4) examination of cut slopes, erosional rills and other soil exposures.

As per that agreement, the project site was thoroughly examined by myself and Mr. Jay Thesken. Although vegetation obscured some areas, sufficient "bald spots" and cleared areas were present to allow for an adequate spot check of the project. Examination of soil test boring spoils, including screening of select soils, did not reveal any evidence of artifacts or prehistoric debris. Excavation of four postholes to an average depth of almost 3 feet also provided no evidence of buried materials. Thorough investigation of cut slopes, recently graded areas, disturbed areas and highway easement impacts failed to identify any prehistoric artifacts or features.

It is our conclusion that the subject property does not contain surface or subsurface cultural resources. In general, the flat area in and around the project has relatively low archaeological potential. Apparently most prehistoric sites are located on adjacent knolls or on the valley floor to the southwest.

Future development and landform alteration on the Torrey Pines Federal Credit Union property will in no way adversely impact or affect any known archaeological site or feature. It is our recommendation that no archaeological conditions or constraints be

imposed upon any future project at this location.

If you have questions or if I can be of further assistance to you on this project please feel free to contract me at your earliest convenience.

Very truly yours,

Richard L. Carrico

Richard L. Carrico
Manager,
Cultural Resources Group

RLC:evn