

JAN 31 1978

BE IT RESOLVED, by the Council of The City of San Diego, pursuant to California Public Resources Code, Section 21081, the following findings are made with respect to the environmental facts identified in Environmental Impact Report No. 76-11-17: Paragraph 1 of Summary and Conclusion, Growth Inducement.

Within the last year, the Floodway and Floodway Fringe zones were imposed on the segments of the San Dieguito River westerly of I-5. The Floodway zone specifically prohibits permanent residential or commercial development. Consequently, no additional development could occur without first obtaining a rezone and a change in the General Plan. The Del Mar Estates project conforms with both the current zoning and the General Plan. Therefore the project is in no way creating the conflicts with zoning or the General Plan that further growth would.

It is implied within this paragraph that by providing sewers to the valley that additional residential units will then be initiated. It should be noted that the utilities department of The City of San Diego has placed a maximum quantity of effluent that will be allowed to be pumped into the existing sewer mains in Minorca Cove. This amount is equivalent to 75 residential units. Obviously, 54 units will utilize this capacity with the adoption of this subdivision.

The only developable property that will be influenced by the Del Mar Estates project lies immediately westerly of this site. A tentative parcel map has been filed for this 18-acre site requesting three additional building sites to be in addition to the one residential unit already in

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existence. It is conceivable that a maximum of about twenty units could be developed on this property; however, due to the application for only three additional units, it is unlikely.

To summarize, the development of Del Mar Estates has a growth inducement of probably 2, possibly 20, residential units for the above-enumerated reasons, namely:

- 1) Restrictive Zoning.
- 2) Restrictive Sewer Capacity.
- 3) Limited acreage available for development which has not been previously acquired for open space, already developed, or lying within the FW Zone.

The mitigating measures to growth inducement are these three measures already in existence.

Paragraph 2 Conflict with Planning Goals.

Torrey Pines Community Plan was adopted in March, 1975, just prior to the Crest Canyon acquisition. At that time discussion was well underway for acquiring open space. At this time it was not known to what extent the resident surrounding the Crest Canyon and San Dieguito River area wished to purchase open space. A bond issue was put before the electorate with the various acquisition alternatives, and the limits of the open space purchase was chosen. Consequently, the open space plan for this area is no longer applicable as it has been studied and rejected by the residents. The boundaries of this project do not fall within the wetlands of the lagoon; therefore, the development of this property will not infringe on the management and planning of the wetlands. The City of San Diego is requiring the construction of the extension of Grand Avenue

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for primary access to Del Mar Estates. It should be noted that on page 68 of the Torrey Pines Community Plan a future major street is shown in about the location of the proposed access road. Therefore, the minimal construction that will occur within the wetlands does fall within the Community Plan.

Mitigating measures to conflict with the General Plan are the Crest Canyon Acquisition already consummated and defined and the exclusion of any wetland property within the development.

Paragraph 3 Disturbance of the Wetlands.

Sedimentation will occur at an increased rate during the period of time that the proposed slope planting on the proposed minor slopes is taking hold. This time frame is approximately one year. All drainage from the proposed subdivision will be coming through the local streets and out into the single-access road at the northeast corner of the subdivision. To control sedimentation it is proposed that the sedimentation traps be placed on this street for a period of one year after construction. It should be noted that due to the previous disturbance of the property, and with the lack of proper ground cover, an increased rate of sedimentation occurs during periods of rainfall. As the proposed grading operation confines itself to only the disturbed lands, no additional disturbance to native flora and fauna will occur. The landscaping that will occur due to this subdivision will stabilize the disturbed soils and reduce sedimentation from this property.

The influence of exotic pollutants generated from this subdivision upon the wetlands is an item which can neither

be defined nor substantiated. However, two mitigating factors exist. Parking for the Del Mar Ranch Track consists of approximately two hundred times more asphaltic pavement than will be generated from this subdivision. Also, the parking areas directly abut, and in some cases are actually within the wetlands of San Dieguito Lagoon. Pollutants from this parking area will directly mix with the water within the lagoon. Runoff from the Del Mar Estates project will have the ability to percolate through the soil between elevation 13 and 4. Furthermore, the entire south bank of the San Dieguito Valley westerly of this project is developed at a density equivalent to that of Del Mar Estates. The effect of pollutants from this project cannot be judged to exceed one part in a thousand of what is already being generated westerly of I-5. That effect becomes infinitesimally small when compared to the acreage easterly of I-5.

It has been erroneously stated in The City of San Diego's Impact Report for this project that the floodwater runoff for the San Dieguito River would increase as a result of this project. In determining the intensity and duration of the largest storm which occurs every 100 years, many factors are considered. Primary among these are the drainage basin's size and the length of reach. For a basin the size of the San Dieguito River, the worst condition that could occur would be for a storm duration of several hours. It should be noted that intensity is inversely related to duration; that is, the longer the storm, the less the intensity. For the maximum conditions on a larger basin, peak runoff at a point far downstream would lag several days after the storm occurs. The

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time lag for the runoff from the Del Mar Estates project to reach the San Dieguito River is approximately 30 minutes. Therefore the effects of water originating from the proposed project would in no way be additive to the peak discharge of the river. It could be further argued that a development density of 54 units per 40 acres creates an insignificant amount of overall impervious surfaces, and the subsequent increase of runoff is inconsequential.

Paragraph 4 Adverse Impact to Lagoon Ecosystem.

In accordance with the June 24 correspondence (see attached) from Ross E. Dingman, Ph.D., the grading will be kept to a minimum and in locations that have been previously disturbed. Grading for this subdivision will be restricted to a maximum of 45% of the gross acreage, which is substantially less than what has been previously disturbed. No grading will occur within the sandstone bluffs.

Paragraph 5 Archaeological Finds

As a mitigation to the archaeological finds on site, a salvage program as outlined in the original assessment and reiterated in the City's report shall be initiated prior to construction in the sensitive areas.

Paragraph 6 Visual Impact

Landscape plans will be provided The City of San Diego for its review and approval as to form and type. Proper landscaping could create a visual appearance similar to the west in which a rural atmosphere is protected. The following items should be reiterated relative to the significance of the impact:

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1) Over 60% of the northern and southern boundaries of the lagoon have been developed in either a similar or more extensive manner.

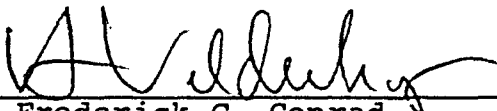
2) The property encompassed by the project boundaries has been rejected for open space acquisition.

3) The dominant visual feature of the valley is the sandstone bluffs in the southerly wall. No grading or development will occur in this area.

4) Proposed development will occur only within previously disturbed areas.

APPROVED: JOHN W. WITT, City Attorney

By



for Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
3/20/78
Or.Dept.:Clerk
T.M. 76-249

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JAN 31 1978

Passed and adopted by the Council of The City of San Diego on _____
by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Gade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larry Stirling	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jess D. Haro	<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.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By *Kathleen Martinez*, Deputy.

(Seal)

Handwritten:
1978 JAN 27
SAN DIEGO, CALIF.

Office of the City Clerk, San Diego, California

Resolution Number **220178** Adopted **JAN 31 1978**

Handwritten initials: ad

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