

RESOLUTION NO. 221946

R.79-1383

OCT 3 1978

BE IT RESOLVED, by the Council of The City of San Diego,
that pursuant to California Public Resources Code, Section 21081,
those findings entitled "Environmental Impact Report
Section 15088/15089 Findings for Carroll Ridge Subdivision"
attached hereto and incorporated herein, are made with respect
to the environmental impacts identified in Environmental Impact
Report No. 77-10-43.

APPROVED: JOHN W. WITT, City Attorney

By


Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
1/23/79
60-78-2
Or.Dept.:Clerk
Attachment

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ENVIRONMENTAL IMPACT REPORT
SECTION 15088/15089
FINDINGS FOR
CARROLL RIDGE SUBDIVISION

The following findings are recommended relative to the conclusions of the final environmental impact report (EIR) for the proposed Carroll Ridge industrial subdivision (EQD 77-10-43). These findings have been prepared pursuant to Title 14, Division 6, Chapter 3, Sections 15088 and 15089 of the California Administrative Code.

The final EIR concludes that project implementation will have three areas of potential impact.

1. Biological Resources

Conclusion. "The site alteration would remove about 15 mature eucalyptus trees, about 100 individuals of the rare but not endangered Coast White Lilac and about 50 individuals of the rare and endangered Coast Barrel Cactus. While the on-site loss of these species of interest would be of only marginal significance, this cumulative loss is highly significant."

Finding. Full mitigation of the impacts of development on biological resources is not feasible. Such mitigation would necessitate a "no project" alternative or would require purchase and dedication of wildlands comparable in acreage to the areas to be developed. Both of these steps would cause severe financial hardship for the existing property owner and/or would require funds in excess of those available to the City of San Diego for open space preservation. The infeasibility of complete mitigation is exacerbated by the fact that available funds for such open space preservation need be applied to more critical areas and habitats.

The native plant resources extant on the property do not constitute a critical habitat or resource. The Coast White Lilac occurs only in coastal San Diego County and adjacent Baja California. Although relatively restricted in its range, it is abundant within that range. Stands with several thousand individuals are known to occur in the region around Lake Hodges and excellent examples of the species have been preserved at such localities as Florida Canyon (Balboa Park), Torrey Pines State Park and Cabrillo National Monument.

Similarly the Coast Barrel Cactus is limited in its distribution to coastal San Diego County and northwestern Baja California. Within this range, however, it is relatively common on drier south-facing slopes. Populations of a few hundred individuals or more are generally preserved through the

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environmental review process by the application of open space easements. Populations of 50 individuals or less, such as on the subject property, are generally not considered to be sufficiently critical as to warrant protection.

Loss of approximately 15 mature eucalyptus trees can be partially mitigated by the extensive utilization of eucalyptus in the re-landscaping of the project. Such landscaping has been proposed by the applicant.

2. Topography and Visual Character

Conclusion. "Implementation of the project would alter irrevocably. . . the land use, topography and visual character from a rural. . . natural aspect. . . to an urbanized graded area. However,. . . this alteration is not highly significant."

"The Carroll Ridge development, by eliminating about half of the [eucalyptus] trees, would diminish the value of the [scenic] resource. . ."

Finding. Loss of visual character and scenic values can be mitigated through implementation of adequate landscaping plans. The applicant has submitted plans and is proposing to landscape the Carroll Ridge site to "Hillside Review" (HR) standards (even though the project is not in the HR zone). These standards are more critical than the requirements of the land development ordinance.

3. Air Quality

Conclusion. "The proposed project is. . . a part of the total growth being experienced in the San Diego region and as such is a part of the continued, cumulative impact that this growth is having on the air basin. This cumulative impact should be considered significantly adverse."

Finding. Mitigation of air quality impacts is a regional problem which is not amenable to addressment on a project by project basis. Action must be taken on an air basin-wide basis. Effective mitigation of air quality impacts are essentially the responsibility of agencies other than the City of San Diego, specifically, the Air Pollution Control District (APCD) and the Comprehensive Planning Organization (CPO). Both of these agencies have adopted basin-wide standards and are mandated to improve air quality.

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OCT 3 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jess D. Hare	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Betty Gooding, Deputy.

(Seal)

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