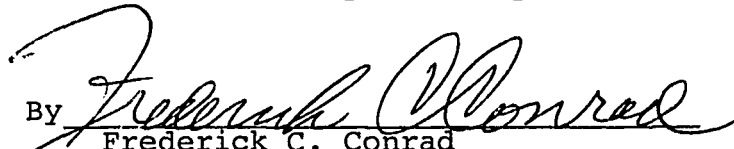


RESOLUTION NO. 222024

R.79-950
OCT 10 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 Findings
for Lusk Industrial Park Rezone and Tentative Map," attached
hereto and made a part hereof, are made with respect to
Environmental Impact Report No. 78-05-28.

APPROVED: JOHN W. WITT, City Attorney

BY 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
11/20/78
60-78-11
Or.Dept.Clerk

00786

ENVIRONMENTAL IMPACT REPORT
FINDINGS FOR
LUSK INDUSTRIAL PARK REZONE
AND TENTATIVE MAP

The following candidate findings are recommended relative to the conclusions of the draft environmental impact report (EIR) for the proposed Lusk Industrial Park Rezone and Tentative Map (EQD No. 78-05-28). These findings have been prepared pursuant to Section 15088 and 15089 of the California Administrative Code and pursuant to Section 21081 of the California Public Resources Code.

FINDINGS

A. The City Council, having reviewed and considered the information contained in the final EIR for the proposed Lusk Industrial Park Units 1, 2, and 3, finds that changes or alterations are being required in, or have been incorporated into, the project which mitigate or avoid the significant environmental effects thereof, as identified in the final EIR. Specifically:

1. Topography and Visual Quality

Impact. "Development of the proposed subdivision will require substantial landform modification. . . . mitigating measures will reduce the levels of impact, but not to insignificance."

Finding. Mitigation measures incorporated into the project reduce the impacts on aesthetic resources to some extent. These measures include the preservation of approximately 46 acres of open space, most of which is in Carroll Canyon, and landscaping on all manufactured slopes.

2. Archaeological Resources

Impact. "Four archaeological sites have been identified on the site . . ." and would be subject to direct and indirect impacts.

Finding. Prior to approval of a permit for grading on the property, the mitigating measures described in the EIR, including collection and mapping of cultural materials under the direction of a qualified archaeologist, shall be accomplished. In addition, the remains of the "Bovet Adobe" shall be fenced and included within an open space easement on the property. These actions will mitigate the anticipated impacts to insignificant.

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3. Biological Resources

Impact. "The subject property supports three plant communities: Inland Sage Scrub, Riparian Woodland, and Southern California Grassland. Four sensitive plant species have been identified on the site."

Finding. Mitigation to an insignificant level will be achieved through the dedication of an open space area which would preserve the Riparian Woodland and include the areas occupied by the sensitive plant species.

4. Hydrology and Water Quality

Impact. "Increased runoff and erosion are unavoidable effects of the type of mass grading the project proposes. . . . these impacts cannot be reduced to an insignificant level given the scope of the proposed project." The primary impact of the increased erosion accompanying land development in this area is sedimentation within Penasquitos Lagoon.

Finding. Detailed mitigating measures to reduce erosion on the site during grading and construction, and to reduce downstream erosion from increased runoff rates, are discussed in the EIR. Briefly these measures include the following:

- a. Close phasing of clearing, grading, and revegetation operations
- b. Various engineering measures to control erosion and sediment transport during grading and construction
- c. Energy dissipators where runoff is discharged into natural watercourses.

These techniques will result in a substantial reduction in the anticipated impacts.

5. Traffic Circulation

Impact. The project would generate approximately 45,000 trips per day which would contribute incrementally to traffic congestion at the western terminii of Mira Mesa Boulevard and Carroll Canyon Road and at nearby freeway interchanges.

Finding. The proposed project includes a roadway system which would promote efficient circulation in the area after future extensions are completed on adjoining traffic from the proposed project to an insignificant level.

B. The City Council, having reviewed and considered the information contained in the final EIR, finds that the following changes or alterations which mitigate or avoid the significant environmental effects of the project are within the responsibility and jurisdiction of another public agency.

The project includes measures to reduce the production of sediment in runoff and, thus, minimize its effects on Penasquitos Lagoon. However, the most effective mechanism to reduce the impact of sedimentation within Penasquitos Lagoon is the establishment and maintenance of a program to periodically clear the mouth of the lagoon, restoring tidal flushing action. Although such a program can be encouraged by the City of San Diego, the State of California owns the lagoon property in question and the city has no direct jurisdiction over the matter.

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C. The City Council, having reviewed and considered the information contained in the final EIR, finds that specific economic, social or other considerations make infeasible the mitigating measures or project alternatives identified in the final EIR. Specifically:

The foregoing discussions on topography and visual quality (A.1.) and hydrology and water quality (A.4.) impacts could be reduced to an insignificant level through approval of an alternative which significantly reduced the scope of the project and provided much larger areas of open space.

Essentially four alternatives discussed in the final EIR are capable of reducing the topographic and hydrologic impacts at the proposed development site to insignificant.

1. No Project - if the land were maintained in its current undeveloped state (Alternative A on page 55 of the EIR).
2. Smaller Lots - which would result in a reduction in necessary grading (Alternative B on page 55 of the EIR).
3. Alternate Site - which would leave the western Carroll Canyon site vacant in favor of an industrial development nearer the center of the city (Alternate E on page 56 of the EIR).
4. Lower Density - which would preserve larger areas of open space (Alternative F on page 57 of the EIR).

A need for further development of employment centers within the City of San Diego has been recognized for some time, particularly in the North City area. It has been recognized in the proposed Industrial Element of the Progress Guide and General Plan for the City of San Diego and its accompanying EIR, in the Regional Air Quality Strategies for the San Diego Air Basin, prepared by the San Diego Air Quality Planning Team, and in various other studies performed within the city and region.

None of the four alternatives mentioned above would meet this demonstrated need for additional large, industrial-type employment centers in a location easily accessible from the growing residential communities of the North City area. The smaller lot alternative would preclude large scale industrial development which is needed in the area and the alternate site alternative would not provide for the employment needs of the North City area.

Thus, this crucial need for employment centers represents an overriding consideration in favor of implementing this project as proposed, despite its impact on the aesthetic resources of the property and the area immediately surrounding it and its potential impact resulting from erosion and sediment production.

JPL:dap
10/5/78

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Passed and adopted by the Council of The City of San Diego on OCT 10 1978,
 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"/>
Jose D. Haro Lucy Killea	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Ineligible
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 Betty Gooding, Deputy.

(Seal)

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 SAN DIEGO, CALIF.

Office of the City Clerk, San Diego, California	
Resolution Number	<u>222024</u>
Adopted	<u>OCT 10 1978</u>