

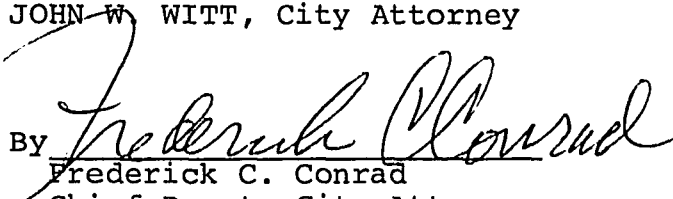
RESOLUTION No. 223915 (R. 80-1622)

Adopted on JUL 3 1979

BE IT RESOLVED, by the Council of The City of San Diego as follows:

That pursuant to California Public Resources Code,
Section 21081, those findings made with respect to Environmental
Impact Report No. 78-12-43, are those findings marked "Exhibit A"
which are attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:ps
3/6/80
60-79-8
Or.Dept. Clerk

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EXHIBIT A



CONROCK CO.

STADIUM WAY AT FRIARS ROAD / P. O. BOX 3098 / SAN DIEGO, CALIFORNIA 92103 / (714) 298-0551

March 23, 1979

City of San Diego
Environmental Quality Division
202 "C" Street, Fifth Floor
San Diego, California 92101

Subject: Candidate Findings for "Carroll Canyon Centre,"
Environmental Impact Report No. 78-12-43

Gentlemen:

CONROCK CO. hereby submits the following findings that provide evidence of mitigation measures incorporated into the Carroll Canyon Centre project that will reduce environmental impacts identified in the Draft EIR to an insignificant level. These findings will serve as written evidence for the public record.

TRAFFIC CIRCULATION

The EIR identifies the traffic impact as insignificant when the proposed project is considered by itself, but potentially significant in a cumulative context. Mitigation of cumulative impacts (additional future development in the area by others) is beyond the control of CONROCK CO. The incremental circulation effects directly associated with the development of Carroll Canyon Centre will be mitigated by the construction of proposed Carroll Centre Road at its intersection with Black Mountain Road, with two inbound lanes and three outbound, two of which will be for left turns only. The present traffic signal at the intersection of Black Mountain Road and proposed Carroll Centre Road will be upgraded to accommodate the ultimate design of this intersection. It is anticipated that existing regular and commuter bus service in the project area could serve as an effective partial traffic mitigation in reducing project-generated auto trips. Weight restrictions will be placed on proposed Maya Linda Road to prevent heavy trucks from passing through the proposed residential development area.

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BIOLOGICAL RESOURCES

The EIR concludes that the number of San Diego Sunflower (*Viguiera lacinata*) lost as a result of the proposed development are too few to constitute a significant impact. Mitigation is therefore not required. Loss of additional chaparral habitat in the region is considered to be cumulatively significant, and will be mitigated by revegetation of approximately eight percent of the site in the swale area, with native grasses and flowers, trees such as lemon gum, toyon and ironwood, and the natural development of the creekbed with cat-tails and willows.

ENERGY AND WATER CONSERVATION

While the development and operation of Carroll Canyon Centre will consume additional energy and water resources, potentially significant and excessive consumption has been avoided by incorporation into project design of the following specific conservation measures: solar heating in some of the buildings; natural ventilation; fluorescent lighting; and an automatic sprinkler system with a soil moisture override.

AIR QUALITY

An incremental contribution of Carroll Canyon Centre to the regional air pollutant burden is identified by the EIR as being cumulatively significant, but beyond the control of CONROCK CO. to fully mitigate. Partial mitigation of the impact is achievable through such measures as employer-sponsored vanpools. CONROCK CO. will make an attempt to incorporate the usage of vanpools if the actual development is carried out by CONROCK CO.; however, if portions of the proposed project are leased or sold to others to develop, implementation of this mitigating measure would be up to them.

LAND USE

The proposed development will create no adverse land-use-related impacts. As concluded in the EIR, the proposed mix of land-use types is considered to have no adverse environmental effect, and no mitigating measures are necessary. However, since a Title 25 Acoustical Analysis will be required for the

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proposed residential development, whatever level of sound attenuation is necessary to mitigate interior noise levels to acceptable levels will be carried out.

ARCHAEOLOGICAL RESOURCES

A surface survey of the property identified no cultural resources; therefore no mitigation measures are considered necessary.

LOSS OF EXTRACTIVE RESOURCES

The EIR concludes that use of the property for sand and gravel resource extraction is unfeasible. The proposed urban development therefore will cause no significant loss of non-renewable natural resources. Mitigation measures are not required.

GRADING

The proposed grading plan will significantly modify the natural topography and, by creating manufactured slopes, pose a potential erosion problem. Required revegetation will occur as soon as possible to avoid downstream siltation. The loss of the property as an unofficial passive open space will be mitigated by improving the aesthetic qualities of the east-west swale that runs through the site. This will be accomplished by densifying the natural riparian vegetation, by redeveloping the creekbed with cat-tails and willows, by hydroseeding the slopes with native grasses and flowers, and by plantings of lemon gum, toyon and ironwood trees.

In conclusion, it is expected that the preceding mitigation measures will reduce all project-related impacts to an insignificant level.

Very truly yours,

CONROCK CO. - SAN DIEGO DIVISION

William R. Walker

William R. Walker
Properties Manager

WRW/rc

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JUL 3 1979

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

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bill Lowery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
Lucy Killea	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.

(Seal)

By *Barbara Berridge*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number 223915 Adopted JUL 3 1979