

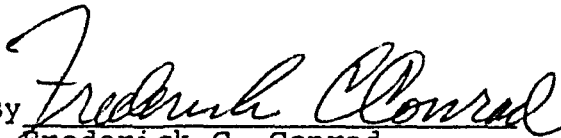
RESOLUTION No. R-251032 (R80-1892)

Adopted on JAN 22 1980

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

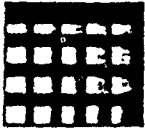
That pursuant to California Public Resources Code,  
Section 21081, those findings made with respect to ENVIRONMENTAL  
IMPACT REPORT NO. 79-02-23, are those findings marked  
Exhibit "A" which are attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By   
Frederick C. Conrad  
Chief Deputy City Attorney

FCC:ps  
4/3/80  
Or.Dept. Clerk  
60-79-17

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DESIGN • ENGINEERING • CONSULTATION

**AREVALO & SAFINO**  
OF SAN DIEGO, INC.

- CIVIL
- STRUCTURAL
- LAND SURVEYING

SAMUEL F. SAFINO  
NEIL J. ORMONDE  
WALTER F. BUTCHER, JR.

September 4, 1979  
25840.10

James F. Gleason  
Supervision Planner  
Environmental Quality Division  
City of San Diego  
202 "C" Street  
San Diego, California 92101

RE: Candidate Findings  
Carstens Industrial Park  
TM 79-280, EIR 79-02-23

Dear Mr. Gleason:

On behalf of Mr. William W. Carstens, we hereby submit our conclusion that mitigating measures incorporated into the project will reduce any potential environmental impacts to an insignificant level. These findings will justify the City decision to grant approval of the project.

ENVIRONMENTAL GOALS OF THE COMMUNITY PLAN

The MIRA MESA COMMUNITY PLAN (San Diego City, 1978) designates the project site, as well as lands to the east, south and west for "light industrial uses." Land to the north is designated for "extractive industrial" and open space, allowing sand and gravel extraction. Currently, H.G. Fenton Materials Company is planning to reactivate their sand and gravel operations for the next 30 years.

The Plan suggests that zoning be restricted to M-1B and M-1P which contain regulations on lot size, lot coverage, parking, and landscaping which most closely resemble the goals of the Plan.

Besides land use designations to promote the economic health of the City, the Plan recommends certain street improvements. The northerly extension of Camino Santa Fe is one such recommendation. Also, the westerly extension of Trade Street though the property will improve access from developments east of the site to Miramar Road and to I-805.

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RE:A. BIOLOGICAL RESOURCES

According to the Draft Environmental Impact Report (EIR), the most significant biological resources which should be preserved is the small pocket of Southern Oak Woodland and 26 species of Poway Mint located in the Carroll Canyon Floodplain. "The small on-site woodland is composed of 25 well developed coast live oaks (*Quercus Agrifolia*) with an understory predominantly of poison oak."<sup>1</sup> The oak woodland has been protected by the proposed design.

Development of the 36 lots in Unit 1 would not, in itself, destroy any Poway Mint. Extension of Camino Santa Fe from Unit 1 to the northerly property line would destroy 3 out of the 26 individuals of the species.<sup>2</sup>

Extending Camino Santa Fe northerly to Carroll Canyon Road and beyond is proposed in the draft Mira Mesa Community Plan and is a "vital residential bypass link" for efficiently moving goods "into and out of the Mira Mesa Community."<sup>3</sup>

Therefore, the loss of some of the Poway Mint is necessary due to the overwhelming social and economic requirements of the transportation network.

Development of the land in Unit 2 is not under consideration by the Developer. Were it not a requirement of the Subdivision Map Act, the lands would not be shown on the Tentative Map, and therefore not a subject of this report.

The land in Unit 2 is at elevations more compatible with proposed development elevations of land to the north. Therefore, it is more appropriate to reconsider the lower lands of Unit 2 along with the long term development of the H.G. Fenton Material Company. We respectfully request that you postpone any decision with regard to the development of Unit 2 at this time. No development can take place without an Environmental Impact Report for any such proposal. No other impacts are significant.

B. ARCHAEOLOGICAL RESOURCES

No significant archaeological resources exist on site and thus no mitigation is necessary.

1. Ann Brickelmaier, Allen M. Jones, WESTEC SERVICES, INC., Carstens Industrial Park, Draft Environmental Impact Report, July 31, 1979  
p. 11
2. Brickelmaier, p. 20
3. Brickelmaier, p. 42

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C. GEOLOGY AND SOILS

1. Earthquakes

As there is a low probability of damage from distant earthquakes shaking the earth, mitigating measures will be limited to efforts to detect geologic hazards during grading (undisclosed landslides, faults, etc.). No significant adverse impact is predicted.

2. Soil Erosion

Soils identified at the site by the U.S. Soil Conservation Service pose high erosion hazards which can cause long term effects in Los Penasquitos Lagoon. Properly designed protection measures can reduce this impact. EIR calculations demonstrate that this site will contribute less sediment to the Los Penasquitos Lagoon after development than in its present undeveloped state.<sup>1</sup>

The following measures will be designed and constructed to reduce soil erosion and downstream sedimentation effects:

- a) Sediment traps (retention ponds) will be installed at the northerly edge of the development in each of the three tributary canyons to prevent eroded soils from eventually entering Los Penasquitos Lagoon.
- b) The completed storm drainage system of catch basins, curb inlets, storm sewers, street cross-sections, etc. will collect water from the top of the canyon walls and conduct it safely to the canyon floodplain without erosive velocities.
- c) Energy dissipation devices will be provided at the downstream end of the permanent storm drains to reduce localized scouring.
- d) All newly manufactured slopes will be hydroseeded with native vegetation, or other suitable plant materials, and irrigated so that new vegetation will protect against soil erosion. These proposed measures will reduce the rate of erosion to less than 50% of the present, undeveloped soil loss rate.<sup>2</sup>

3. Expansive Soils

"The prevailing soil conditions are expected to be of low to moderate expansive potential. Some minor quantities of highly expansive soils, particularly within the topsoil layer, may be encountered and would require either selective grading or specially designed foundations and slabs."<sup>3</sup> This action will mitigate the impact.

- 1. Brickelmaier, p. 27
- 2. Brickelmaier, p. 27
- 3. Thomas V. Langpap, GEOCON, INC., Soil and Geologic Reconnaissance for Proposed 60 Acre Industrial Development, June 4, 1979, p. 9

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#### 4. Colluvial Soils

"Colluvial soils visually classified as clayey sands and cobbles were observed in the ravine bottoms throughout the site."<sup>1</sup> "These soils should be removed and recompacted."<sup>2</sup> With this mitigating action, no significant adverse impact will occur.

#### D. WATER QUALITY (Urban Runoff)

The quality of urban runoff with respect to erosion and subsequent sedimentation downstream can be greatly improved. However, pollutants from paved surfaces in industrial areas will be incrementally worse. Even though the EIR considers this an incremental impact of low significance,<sup>3</sup> it could be mitigated by installation of subsurface seepage pits to leach urban pollutants out of the runoff waters.

#### E. TOPOGRAPHY AND VISUAL QUALITY

The draft EIR has identified the alteration to topography as a significant adverse topographic impact.<sup>4</sup> Please presume the following conditions:

- a) The development results in minimum disturbance of the terrain commensurate with the proposed use, and in accordance with the community plan.
- b) Grading will not result in soil erosion, silting of lower slopes, slide damage, and flooding problems.
- c) Scarred cut and fill slopes will be restored to a slightly, landscaped condition.
- d) Manufactured slopes will be blended into the natural terrain by using curvilinear slopes, rather than flat uniform planes.
- e) The most important natural resource, the Oak Woodland Habitat, will be preserved.
- f) Sizeable open space easements will be retained.

Under the above conditions, it would seem that "adverse" must be a subjective evaluation relating only to visual conception. As the surrounding areas are either now in industrial use, or planned to be so in the near future, the project's visual impact will not be significant.

1. Langpap, p. 6
2. Langpap, p. 10
3. Brickelmaier, p. 29
4. Brickelmaier, p. 34

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Creative landscaping, building design sensitive to the topography and natural earth colors, retention of open space and oak woodland mitigate any adverse topographic alterations.

F. LAND USE AND COMMUNITY PLAN COMPATIBILITY

The entire area surrounding the project is planned for industrial use, and is in conformance with the Mira Mesa Community Plan. There is not an abundance of land in the City available for industrial use. No mitigation is necessary.

G. TRAFFIC CIRCULATION

The westerly extension of Trade Street to Camino Santa Fe will help move traffic from the surrounding industrial area out to Miramar Road. Most likely, this area will connect with downtown San Diego via I-805 rather than I-15, at least until traffic congestion on I-15 is relieved.

The approval of the H.G. Fenton Materials Company's Conditional Use Permit will provide, along with the extension of Camino Santa Fe through our project, another link in connecting the Mira Mesa industrial areas with the residential areas to the north.

The Developer is not responsible for mitigating the off-site traffic caused by the several other industrial projects contemplated for this area, and implementation measures to improve traffic are proposed by the City of San Diego. Project impacts are not significant.

H. ENERGY/AIR QUALITY

Energy requirements and impact from the project can be reduced by using fluorescent lighting, heating with natural gas, using proper energy saving construction details, and installing insulation in compliance with the State Energy Law.

Other Energy and air quality impacts relate primarily to the use of the automobile for transportation. This impact is being mitigated by Regional, State and Federal efforts to improve public transit, implement exhaust emission controls, expedite car pooling, and eliminate bottlenecks in the local distribution system, of which the extensions of Trade Street and Camino Santa Fe are a part.

This project would "affect the regional air cell to only a very minor degree; it would constitute roughly 0.2 percent of the total county pollutant emissions."<sup>1</sup>

The social and economic consequences for this industrial project outweigh the small cumulative impact on air quality, considering that the region's unemployment rate is higher than the rest of the nation.

1. Brickelmaier, p. 48

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I. WATER CONSERVATION

Although water requirements are not known at this time, water conservation measures to mitigate the impact will include:

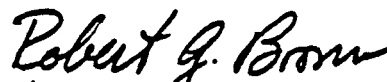
1. Low flush toilets and other water saving plumbing fixtures;
2. pressure reducing valves;
3. automatic sprinklers with soil moisture override; and
4. landscaping with drought tolerant species.

CONCLUSION

To summarize, this project's potential impacts on the environment can be mitigated; industrial development is in general conformance with the Community Plan and will strengthen the economic viability of the area.

Very truly yours,

AREVALO & SAFINO  
of San Diego, Inc.



Robert G. Brown  
Project Engineer

RGB:kmb

cc: William W. Carstens  
Westec, Inc.

Passed and adopted by the Council of The City of San Diego on JAN 22 1980,  
 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"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Lowery	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
Mike Gotch	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 *Yvonne Bloom*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-251032 Adopted JAN 22 1980