

(R-83-715)

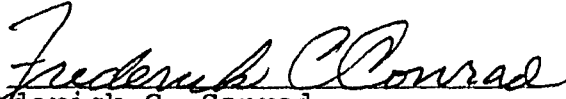
RESOLUTION NUMBER R- 257423

Adopted on NOV 1 1982

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

That pursuant to California Public Resources Code, Section 21081, the findings made with respect to the feasibility of the mitigating measures and project alternatives contained in the Environmental Impact Report for the amendment of the Sabre Springs Community Plan to expand the Northridge Industrial area, on file in the office of the City Clerk as E.I.R. No. 82-01-07, 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

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ENVIRONMENTAL IMPACT REPORT
FINDINGS FOR THE
NORTHRIDGE INDUSTRIAL PARK
(MODIFICATION TO THE SABRE SPRINGS
COMMUNITY PLAN)

The following findings are made relative to the conclusions of the final environmental impact report (EIR) for the proposed Northridge Industrial Park project (EOD #82-01-07), which consists of modifying the Sabre Springs Community Plan in order to allow an expansion of a currently designated industrial area from 12 to 28.5 acres. These findings have been prepared pursuant to Sections 15088 and 15089 of Title 14 of the California Administrative Code and Section 21081 of the California Public Resources Code.

FINDINGS

A. The City Council and Planning Commission, having reviewed and considered the information contained in the final EIR for the proposed Northridge Industrial Park (EQD #82-01-07) and in the record, find that changes have been incorporated into the project which mitigate or minimize some of the significant environmental effects thereof as identified in the final EIR. Specifically, changes have been made in this project, and the community plan has been revised to include design and development guidelines for the site which will 1) create an open space corridor to preserve a linkage between the Penasquitos Creek to the north and the major hillside open space areas to the east, 2) designate the industrial park as a special design treatment area in order to minimize the visual impact of large slopes, 3) limit manufactured slopes to a steepness of 2:1 in order to assure revegetation comparable to surrounding natural areas, and 4) establish landscaping guidelines for external and transitional slopes in order to provide a sense of continuity with the open space backdrop to the east, including the extensive use of native species found on and adjacent to the site. A modified project design, labeled "Northridge Industrial Park Study, Scheme E" and a "Landscape Concept Plan" are on file with the Environmental Quality Division.

B. The City Council and Planning Commission, having reviewed and considered the information contained in the final EIR and the record, find that none of the significant environmental effects anticipated as a result of the proposed project are within the responsibility or jurisdiction of another public agency.

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C. The City Council and Planning Commission, having reviewed and considered the information contained in the final EIR and the record, find that specific economic, social, or other considerations make infeasible the mitigations or project alternatives identified in the final EIR. Specifically:

1. Land Use

a. Resources Management

1. Biology

Impact and Proposed Mitigation. The project will result in the reduction of hillside open space, the disruption of the connection between the open space areas between the Miramar Ranch North community and the southern hillsides of Sabre Springs, and the loss of a sensitive species (p. 14). Alternative development schemes such as a reduction in the scope of the project would mitigate the impacts (p. 15).

Finding. A reduction in the scope of the project would not reduce the landslide potential on the eastern portion of the property. If the landslide potential is mitigated in an effort to protect residents and the public as noted in Section 12.4 of the community plan, the natural hillside open space and a small population of a sensitive plant species will be lost regardless of whether the development results in building pads. Therefore, the stabilization of landslide formations has been incorporated into the project through the use of buttressing, and will result in building pads and appropriate landscaping on disturbed areas. The open space connections will be maintained to the extent possible by the incorporation of an open space corridor into the design of the development.

2. Landform and Grading

Impact and Proposed Mitigation. With respect to slope height, the currently proposed design does not conform to the objectives of the community plan; the existing natural views of the hillsides would be unavoidably changed (p. 13, 14). Alternative development schemes (p. 15) or limitation of slope heights to 30 - 50 feet (summary and conclusions) would mitigate this impact.

Finding. Due to the volume of fill material which must be placed in the eastern project area in order to stabilize the ancient landslide formations, reduction of slope heights to the recommended limits is not possible from an engineering perspective. However, in order to reduce the potential visual impact of manufactured slopes, the project site has been designated as a special treatment area in the community plan, with concomitant landscaping and design requirements. The use of rounded and variable grade slopes is recommended, as is a transitional planting area to provide a sense of continuity with the natural open space.

The project as designed results in a balance of the on-site earthwork. Were the project configuration significantly changed, the concentration of development on the ridge top could result in even higher slopes in order to create building pads, with an even greater visual impact than the current design. A project of reduced scope would also require the off-site transport of cut materials, resulting in higher per acre costs and an economically less feasible project.

Since finalization of the EIR, some project modifications have been made which bring the project in conformance with the community plan. The secondary access road has been eliminated reducing the large internal manufactured slope at the boundary of the planning area. The access road to the lower pad will likely be private, thereby reducing the disturbed area near the open space corridor. The above changes have resulted in the reduction in height and length of the northern and eastern external project slopes. These changes also result in an increase in pad area due to the reduction in slope area.

b. Community Design

Impact and Proposed Mitigation. Implementation of the project will result in the loss of hillside open space and the elimination of the western extremity of the visual "backdrop" to the community (p. 15). Implementation of alternate development schemes would mitigate this impact (p. 15).

Finding. As described in Sections A and C3 above, the project has been slightly modified and the community plan revised to incorporate design and landscaping guidelines which will provide a sense of continuity with the open space backdrop to the east. The expansion of the industrial area represents a difference of approximately 1% of the total open space in the community plan area, yet would represent the addition of 18% more employees which would better balance the land use mix and provide additional revenue to the City. Even with the expansion of the industrial area, the community will contain over 50% of its land in open space. The Sabre Springs portion of the Northridge project will contain about 54% natural open space, with the total project (MRN and Sabre Springs) having about 44% of the land in undisturbed open space. Because of the cost of implementing a reduced scope project, the mitigation measures for the open space impact are deemed infeasible.

c. Parks and Recreation

Impact and Proposed Mitigation. Implementation of the project will result in the development of land which was originally proposed as natural open space (p. 15). Implementation of alternative development schemes would mitigate the impact (p. 15).

Finding. As noted in Section C2b above, the overall reduction in open space is only 1% of the total open space in the community, and reduced scope alternatives are infeasible.

d. Traffic

Impact and Proposed Mitigation. Expansion of the industrial park will create additional traffic on Spring Canyon Road, possibly resulting in a level of service "D" during peak hours (letter of comment, Traffic Division, City of San Diego). Reduced project alternatives could mitigate this impact.

Finding. The determination of traffic impacts in unbuilt areas is of necessity based on long range projections. The assignment of traffic to Spring Canyon Road was partially the result of a computer assignment of traffic from other roads not likely to be built until well after the project is occupied. Therefore, the project in and of itself will not create an exclusive overload of an otherwise functioning roadway. Rather, it will be part of a larger community which, when built out, may be subject to peak hour congestion. Further, there are numerous examples elsewhere in the City of roadways which exceed the theoretical design capacity in peak hours, yet still function at acceptable levels. Finally, even if a level of service "D" does result on Spring Canyon Road from development on and around the project site, this level is considered normal and even acceptable in urbanized areas, especially on sections of roadways adjacent to major freeway interchanges.

2. Visual Quality

Impact and Proposed Mitigation. Development of the project would result in a shortening of the open space system which was envisioned in the community plan as a "backdrop" and would result in slope heights in excess of those recommended in the community plan. The grading could limit the effectiveness of revegetation (p. 20; summary and conclusions). Complete mitigation is not possible; a comprehensive landscaping plan will lessen the impact (p. 20).

Finding. Project modifications have been made which better extend the open space backdrop by the elimination of a secondary access road to the eastern portions of the project. The new study (labeled "Scheme E") as well as a landscape plan are on file with the Environmental Quality Division. Additionally, as noted in sections A, Clal, Cla2, and Clb, the revision of the community plan to include design and landscaping guidelines for the project will minimize the visual impact of the grading required for the development. Two sections have been modified: section 5.4 on industrial design and implementation, and section 13.3 which calls out the Northridge park as a special design treatment area. Both sections note the inclusion of a natural open space corridor to preserve the linkage between open space areas to the north and east. Finally, a limit of 2:1 steepness has been placed on all slopes to assure revegetation. Smaller slopes may be possible, but due to the volume of earth necessary to stabilize the ancient landslide deposits, the final heights of slopes will be determined at the final stage of project implementation. The increase in developable area and the concomitant reduction in open space is a normal result of the creation of new communities and is recognized as an economic and social necessity in view of the rapid population increases in the region.

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3. Biology

Impact and Proposed Mitigation. The project would eliminate a population of San Diego thornmint and would reduce the available habitat areas for wildlife (p. 27). Mitigation could be achieved if the size of the project were greatly reduced (p. 27).

Finding. As noted in Section A, the community plan has been revised to include an open space corridor on the site. The increase in industrial area, as noted in Clb above, would only make a 1% difference in the total open space in the community plan. The original configuration would not necessarily assure a wildlife passage to Penasquitos Creek, as any development carries with it a species displacement which is a natural, recognized consequence of urbanization. This increase in industrial acreage in and of itself would not augment the problem. And, given the need to stabilize the landslide formations as noted in section ClAl, preservation of the population of San Diego Thornmint is infeasible, as the plants are located in the prime buttressing area. In view of the recognized need for industrial land, the economic penalties of a smaller project, and the desire to stabilize an existing landslide formation, the mitigation for the biological impact is deemed infeasible.

D. Statement of Overriding Considerations.

The City Council and Planning Commission, having reviewed and considered the information contained in the final EIR and the record, make the following statement of overriding considerations.

Although the proposed project may have several unavoidable environmental impacts, there are specific overriding considerations such that the benefits of the proposed project outweigh the unavoidable environmental effects. The identified unavoidable impacts are the elimination of a population of San Diego thornmint; the reduction of habitat areas for wildlife and the accompanying impact of a reduction in the visual backdrop provided by open space; the possible disruption or reduction of a wildlife corridor from the open space areas to Penasquitos Creek; the creation of large artificial slope banks; and possible traffic congestion on Spring Canyon Road at peak hours. These impacts are outweighed by the socially desirable correction of a potentially dangerous landslide condition; the economic benefit in developing a larger project with earthwork balanced on site; the provision of extensive open space elsewhere in both community plans; and the City's need for industrial land.

The lower project area near the City of Poway's sewage treatment plan is composed of ancient landslide deposits which could potentially be reactivated. The project proposes to buttress portions of the slide area, creating building pads in the process. The volume of fill material required to stabilize the slide will result in some slopes higher than those generally recommended elsewhere in the plan; however, to conform to the treatment of similar conditions elsewhere in the plan, the project has been designated as a special design treatment area in order to assure adequate integration of graded areas with surrounding natural open space.

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The community plan notes in section 12.4 that the engineering for development in the southwest corner of the community should protect residents and the public from potential landslides. Any development in the Sabre Springs portion of the Northridge project will require remedial grading in order to stabilize the landslide formations. As proposed, the excess dirt from the ridgetop development can be used as fill in the lower area, creating a project with earthwork balanced on site. Without the lower pad area, dirt would have to be transported off site at considerable expense, creating a development with higher per unit costs.

The project is within two community plan areas: Miramar Ranch North and Sabre Springs. As proposed, the Sabre Springs portion of the Northridge project will retain approximately 54% of the land in undisturbed open space. The community plan as a whole will have almost 800 acres or 53% of the land in open space. The revisions to the Sabre Springs Community Plan indicate that the project should incorporate an open space corridor in order to minimize the impact of development to larger mammalian species. The density and configuration of the proposed expansion of the industrial park are therefore consistent with the goals of both community plans.

The need for industrial land in the City has been documented in the Industrial Element of the Progress Guide and General Plan. The provision of additional jobs in the region is also a high priority. These needs, combined with the City's intent to properly balance new communities with a variety of land uses, make the expansion of the Northridge industrial area of benefit to the City and surrounding communities.

Therefore, the City of San Diego finds that the benefits associated with this project override the visual, biological, and land use impacts.

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Passed and adopted by the Council of The City of San Diego on NOV 1 1982,
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"/>
Susan Golding	<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"/>
Ed Struiksma	<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"/>
Dick Murphy	<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.

(Seal)

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By Barbara Berridge Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-257428 Adopted NOV 1 1982