

(R-91-1857)

RESOLUTION NUMBER R-277776

ADOPTED ON APRIL 23, 1991

WHEREAS, on December 10, 1987, Carroll Canyon Golf and Recreation Center submitted an application to the Planning Department for Conditional Use/Hillside Review/Resource Protection Overlay Zone Permit No. 87-1104; and

WHEREAS, the permit was set for a public hearing to be conducted by the Council of The City of San Diego; and

WHEREAS, the issue was heard by the Council on April 23, 1991; and

WHEREAS, the Council of The City of San Diego considered the issues discussed in Environmental Impact Report No. 87-1104; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that the information contained in ENVIRONMENTAL IMPACT REPORT EQD NO. 87-1104, in connection with the CARROLL CANYON GOLF AND RECREATION CENTER, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Administrative Code section 15000 et seq.), and that said report has been reviewed and considered by this Council.

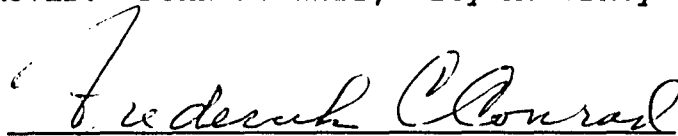
BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081 and Administrative Code section 15091, the City Council hereby adopts the findings made with

respect to the project, a copy of which is attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED, that pursuant to California Administrative Code section 15093, the City Council hereby adopts the Statement of Overriding Considerations, a copy of which is attached hereto and incorporated herein by reference, with respect to the project.

APPROVED: JOHN W. WITT, City Attorney

By

  
Frédéric C. Conrad  
Chief Deputy City Attorney

FCC:lc  
06/14/91  
Or.Dept:Clerk  
R-91-1857  
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June 20, 1989

**CANDIDATE FINDINGS  
FOR THE  
CARROLL CANYON GOLF AND RECREATION CENTER  
CONDITIONAL USE PERMIT  
RESOURCE PROTECTION OVERLAY ZONE PERMIT**

The following findings are made relative to the conclusions of the final environmental impact report (EIR) for the Carroll Canyon Golf and Recreation Center Conditional Use Permit, in the City of San Diego (EQD No. 87-1104). The project proposes to develop a 17-acre site with a 275-yard driving range, a 7,000-square-foot clubhouse with restaurant, golf shop, and a fitness trail.

These findings are made pursuant to Section 21081 of the California Public Resources Code and Sections 15091 and 15093 of the California Administrative Code.

**FINDINGS**

A. The Decisionmaker, having reviewed and considered the information contained in the final EIR for the project and the public record, finds, pursuant to CEQA and CEQA State Guidelines, that changes or alterations have been required in or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR with respect to the areas of (1) land use/open space, (2) landform alteration/visual quality, (3) biological resources, and (4) hydrology and water quality. Specifically:

1. With respect to land use/open space, partial mitigation of the impact on the site's open space character would be afforded by the revegetation program (EIR, page 12). New riparian habitat would be created along project's northern boundary to partially compensate for the loss of habitat associated with the driving range. However, the land use impact would not be mitigated to a level less than significant.
2. With respect to landform alteration/visual quality, partial mitigation of the impacts include an extended landscape maintenance and monitoring program (three years) to ensure adequate establishment of revegetated areas. In addition, construction of the fitness trail would incorporate measures as cited on page 24 of the EIR to reduce the potential disturbance of the existing landform and native vegetation (EIR Conclusions, page 2). These measures would partially mitigate landform alteration/visual quality impacts, however, not to a level less than significant.
3. With respect to biological resources, the project would include a riparian replacement program to compensate for the direct loss of 1.7 acres of wetland habitat which would be removed with development of the site. The three-acre replacement area would include riparian and marsh habitats and would occur along the northern property boundary within the realigned low-flow channel. The replacement program would be made a condition of the CUP. In addition, the project would preserve the majority of the steep slopes along the southern boundary. Construction

of the fitness trail would be constrained to reduce impacts on existing vegetation (EIR Conclusions, page 2). These measures would partially mitigate impacts to biological resources; however, not to a level less than significant.

4. With respect to hydrology/water quality/erosion, the design of the driving range deck would not impede 100-year flood flows. Temporary erosion-control measures, including sandbagging during construction and restrictions on grading to the dry season, would be made conditions of the CUP permit. In addition, the project would install grease skimmers and traps in the parking lot drainage structures to contain pollutants, and cleaning procedures of the parking lot would be employed to maximize the removal of fine-grained particles (EIR Conclusions, page 2). These measures would reduce the potential for hydrology/water quality/erosion impacts; however, the impact associated with cumulative water quality degradation in relation to the use of fertilizers and pesticides would remain significant.

B. The Decisionmaker, having reviewed and considered the information contained in the final EIR for the project and the public record, finds that there are no changes or alterations to the project which avoid or substantially lessen the significant environmental impacts that are within the responsibility and jurisdiction of another public agency.

C. The Decisionmaker, having reviewed and considered the information contained in the final EIR for the project and the public record, finds there are specific economic, social, or other considerations which make infeasible the project alternatives identified in the final EIR.

1. The only alternative which would avoid and/or reduce all of the identified significant impacts is the No Project Alternative. This alternative would retain the site in its present condition, thereby avoiding impacts to the existing landform and biological resources and would implement the goals of the community plan by preserving natural features of the site (EIR Conclusions, page 2). Given the \$1.5 million land costs associated with the site, this alternative is not considered feasible by the applicant. While other uses could be pursued that would be consistent with the existing A-1-10 zoning (i.e., two residential units), such uses would also not generate income to justify the land acquisition costs.
2. The EIR also discusses a Reduced Intensity Project Alternative which would result in reductions to the biological, landform alteration/visual quality, and open space/land use impacts associated with the proposed project. As stated in the EIR, these impacts would be reduced by eliminating the driving range and only building the clubhouse facility and parking lot. This alternative would reduce impacts to below a level of significance.

The applicant's current purchase of the property is predicated on the site generating income from the driving range project. The Reduced Project Alternative would not be considered a feasible alternative for economic reasons, given the land acquisition costs (\$1.5 million), public improvement costs (\$200,000), and project construction costs for

the clubhouse only (\$1.25 million). Reliance on the clubhouse facilities (7,000 square feet for the restaurant, golf shop, and exercise uses) as the sole source of income would not justify the project.

July 19, 1989

CARROLL CANYON GOLF AND RECREATION CENTER

STATEMENT OF OVERRIDING CONSIDERATIONS

The Decisionmaker, pursuant to the CEQA Guidelines, after balancing the benefits of the proposed project against the unavoidable environmental effects which remain notwithstanding the mitigation measures and alternatives described above, determines that such remaining environmental effects are acceptable due to the following:

1. The Industrial Element of the Mira Mesa Community Plan (pages 39-40) encourages that large industrial parks provide recreational facilities for employees which could be used during lunch, after work, or on weekends. At the present time, with the exception of the Seaview Corporate Park on Telesis Court, none of the industrial park development in western Mira Mesa provides on-site recreational facilities. While it is recognized that the project site is not within an industrial park, it is proximate to much of the existing and proposed industrial park development in western Mira Mesa. The proposed project would provide a recreational opportunity which could be easily accessed by employees of the nearby industrial parks (e.g., from Mira Mesa Boulevard, Scranton Road, Lusk Boulevard, Pacific Heights Drive, Nancy Ridge Drive, and Carroll Canyon Road) during lunch and after work and could also be used by the residents living in Mira Mesa via Mira Mesa Boulevard. The facility may be lighted to provide year-round use in the evenings by the general public and nearby employees after work.
2. A condition of the CUP approval would place the entire property in an open space easement. Those portions of the property not associated with the driving range and clubhouse facilities, would therefore be maintained by the applicant as permanent open space. The open space easement would ensure that a portion of the project site would be retained as permanent open space within the Carroll Canyon open space system.
3. Uses such as stables or plant nurseries with their basically unregulated operations and maintenance could substantially alter the character of this site over the course of time. Approval of the proposed project will preclude resumption of such permitted agricultural activities and avoid the probable degradation of the visual and habitat qualities of this site.
4. The project site is private property and access to it is a permitted strictly at the discretion of the owner. Approval of the proposed project will open the site and its visual and habitat amenities to the public.

2274

APR 23 1991

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

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Behr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR  
Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR  
City Clerk of The City of San Diego, California.

By *Blonda L. Darnes* Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-277776 Adopted APR 23 1991