

RESOLUTION NO. 220899

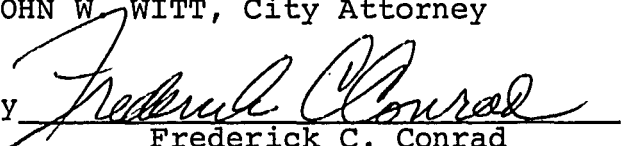
R.78-2474

MAY 23 1978

BE IT RESOLVED, by the Council of The City of San Diego, that pursuant to California Public Resources Code, Section 21081, those findings submitted by Frank A. Frye III, attorney for Robert F. Clarke, dated May 1, 1978, attached hereto and incorporated herein, are made with respect to the environmental impacts identified in Environmental Impact Report No. 77-07-46.

APPROVED: JOHN W. WITT, City Attorney

By


Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
6/9/78
T.M. 77-218
Or.Dept.:Clerk

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PROPOSED FINDINGS IN MITIGATION

1. With respect to open space and the La Jolla Shores Precise Plan concept:

(a) The proposed development does not intrude into open space as designated in the adopted "plan for the Preservation of Natural Parks in San Diego." A review of this document indicates that the open space is a corridor extending northerly along Gilman Drive from I-5 approximately 2500 feet with a width of approximately 500 feet. Over 31 acres have been dedicated as open space on the east side of Gilman Drive for approximately 5000 feet north of I-5 with an average width of over 300 feet. La Jolla Scenic View, on the west side of Gilman Drive, is approximately 300 feet from the centerline of Gilman Drive. The intervening property along the southerly half of subject property consists of a frontage road with a 90 foot high 1:1 cut bank, and the northerly half of the frontage road fronts on an area which does contain Eucalyptus trees, which area has been approved for construction of a tennis complex including its required parking, which will destroy all the vegetation including the trees and anything else on the site. The portion of the La Jolla Scenic View property to be developed contains very little sage brush, is either bare or has some dry grass on it.

(b) The proposed tentative map envisions developable homesites and each such homesite prior to development will have to be reviewed by the La Jolla Shores Planned District Board, reassuring said Board that each homesite as developed shall be in conformity with acceptable architecture throughout La Jolla.

2. With respect to the visual impact:

(a) The conversion of the site to a residential development would, of course, create a visual impact to residential units located on the graded bluff across Gilman Drive to the east, but it's questionable whether this is an adverse visual impact, and it is also extremely questionable whether this site is really visible from the roadway (Gilman Drive) since the proposed residences will be over 100 feet in elevation above the road.

(b) As above, the fact that each homesite must be reviewed by the La Jolla Shores Planned District Board assures said Board of architectural and landscape conformity acceptable throughout La Jolla.

00153

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3. With respect to grading and erodible soils:

(a) Development of roadways and homesites will not require a "moderate," but rather a minimum amount of grading (see Page 4 of your analysis of impacts which has been incorrectly marked since grading is 6000 cubic yards/6.85 acres and not 3-6000 cubic yards/acre). The amount of grading is being held to a minimum by the construction of the street improvements and construction of driveways for the three uphill lots adjacent to Avenida Kirjah. No building pad grading is planned at this time. The site lends itself to hillside type building construction rather than construction on cut and fill pads.

(b) The soil formations underlying the site, the Ardath Shale Formation exists below an elevation of approximately 330 feet mean sea level while the Lindavista Formation exists above this elevation. The Ardath Shale formation underlying the site is comprised of hard to very hard siltstones and sandstones. The Lindavista Formation underlying the site is comprised basically of competent silty sands with lesser amounts of clay sands and well sorted sands. Both formations are capped with a silty sand topsoil which is generally less than about 1 foot thick. In the area where the proposed grading is to take place, the natural slope is approximately at an angle of 30 degrees.

The E.I.R. report identifies the soils at the subject site as "severely erodible soils." Severely erodible soils tend to lack bold topographic expression and generally form relatively flat lying natural slopes. This is in contrast with the natural slopes in the vicinity of the subject project which are relatively steep and usually several hundred feet high. In addition to the steep topographic features, the relatively erosion resistant nature of the soils on site is evident from the smooth nature of the slope with the absence of rilling and gulying. Further, inspection of the 80 foot high 1:1 cut slope to the south of the property revealed only slight evidence of erosion in the form of shallow, scattered rilling. This evidence demonstrates the relatively erosive resistant nature of the Ardath Shale Formation at the site.

Close inspection of the existing cut slope at the present end of Avenida Kirjah indicates that the Lindavista Formation soils in this area contain a sufficient amount of clay binder to reduce the erosion potential to a much lesser degree as compared to the rilling of the other slopes within the Kirjah Park subdivision. It can be noted that this is the only area where cut slopes are proposed in the La Jolla Scenic View subdivision.

The soils that will be used to construct the fill slope on the downhill side of Avenida Kirjah will probably be obtained from cuts made in the Lindavista Formation which, when compacted in fills, will be susceptible to rilling. This slope, however, will either be in the front yards and thus will be landscaped, or, the structures will be placed over the major portion of the fill slope, thus protecting them from eroding elements.

The E.I.R. also states that the Ardath Shale Formation is susceptible to landsliding and should be considered a potential hazard, even though no evidence of landsliding problems were found on the site. As a unit, the Ardath Shale consists of hard to very hard material that has relatively high strength parameters in its natural state. Landsliding within this unit is generally limited to areas where steeply dipping bedding planes have been exposed near the toe of the cutslope or in areas where the shale has been severely sheared and disturbed by tectonic movement. The bedding within the Ardath Shale Formation underlying the subject site is relatively horizontal with only slight random variations in strike and dip. The San Diego seismic safety element shows a postulated fault transversing the lower portion of the site near the east boundary. As stated in the geotechnical study, a previous study specifically intended to locate this fault failed to encounter any evidence of faulting, and it is the opinion of Soil, Geology and Testing Consultants, Inc., at this time, that the postulated fault does not exist. It is further their opinion at this time that no faults traverse the site. Therefore, there should be no severely sheared or disturbed areas which would be landslide prone. The existing 80 foot high cut slope to the south of the property is an excellent indication of the general stability of the Ardath Shale formation underlying the site.

IN SUMMARY:

1. The soils within the Ardath Shale Formation underlying the site exhibit low to moderate erosion potential, and, therefore, should not be considered as a potential adverse condition.

2. The soils of the Lindavista Formation exhibit a moderate to high susceptibility to rilling, but are relatively resistant to deep erosion. Therefore, these soils should not be classified as "severely erodible." The exposed cut and fill slopes in this material will be minimal and, therefore, their erosion characteristics should not have a major impact on the development of the site.

3. The potential for landsliding at the subject site is very low due to the relatively horizontal bedding, and the absence of sheared and disturbed zones. Therefore, landsliding should not be considered as an adverse impact on the proposed development.

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

Councilmen	Yeas	Nays	Excused	Absent
Bill Mitchell	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>
Jess D. Haro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 *Charles G. Abdelnour*, Deputy.

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