

RESOLUTION NO. 221539

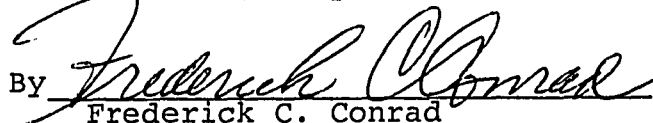
R.79-1376

AUG 1 1978

BE IT RESOLVED, by the Council of The City of San Diego, that pursuant to California Public Resources Code, Section 21081, those findings contained in the letter from Brehm Construction Company dated March 2, 1978, attached hereto and incorporated herein as Exhibit A, are made with respect to the environmental impacts identified in Environmental Impact Report No. 77-11-19P.

BE IT FURTHER RESOLVED that the findings of the City Council that identified potential impacts caused by the proposed land development are to be mitigated by the submission and incorporation into the project of recommendations contained in the letter from Leighton Associates, dated July 31, 1978, a copy of which is attached hereto and made a part hereof as Exhibit B.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
1/23/79
49-78-1
Or.Dept.:Clerk

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March 2, 1978

Environmental Quality Division
Planning Department
City of San Diego
202 C Street
San Diego, CA 92101

1978 MAR 16 5:11:20
SAN DIEGO, CALIF.

Gentlemen:

SUBJECT: Findings regarding Environmental Impact Report
#77-11-19P, "San Carlos Park"

Brehm Construction is the proposed builder of the residential project known as San Carlos Park. The land is now owned by Fletcher Hills Realty who with Forrest W. Brehm will own and develop the subject project. We have reviewed the EIR now in the Public Review period and have information which we believe would support a City decision to approve our project. Following are findings that will provide evidence of mitigation measures offered by this development.

OPEN SPACE AND REGIONAL PARK

On Page 1 of the EIR, the last sentence of the paragraph entitled "Open Space and Regional Park" states that there are no known mitigation measures for this project encroaching into 24 acres of possible park land as recommended in the Lake Murray, Cowles and Fortuna Mountain Regional Park Master Development Plan (Reynolds). The boundaries recommended by the Reynolds Plan have not yet been adopted by the City Council. However, assuming the master plan reflects the desires of the City Council, our project provides the following benefits to the City:

San Carlos Park, a proposed low density residential development of 105 single family lots within a gross area of 38.5 acres, has been carefully designed to incorporate the specific needs of the adjoining Regional Park. The major reason that a portion of this property has been designated to be included within the boundaries of the Cowles Mountain segment of the Regional Park was to provide suitable area at this particular location for the future construction of the major bicycle/hiking trail as set forth in the Reynolds Plan. This vital link, the aforementioned bike/hiking trail, is being incorporated in the plan for San Carlos Park and will be constructed at no cost to the City or County of San Diego. The original concept for this trail, as presented in the Reynolds Plan, was impractical as to the alignment and grade for a major bikeway; however, the proposed location meets all present design criteria and will represent a value of approximately \$60,000 when completed.

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EXHIBIT 1

A secondary reason for the inclusion of a portion of this land in the Regional Park was to provide a buffer area between presently urbanized development and the vast open spaces of Cowles Mountain. The proposed development includes many design features which satisfy this objective such as granting, at no cost to the City or County, 2.2 acres of land immediately adjacent to the Park and locating a single-loaded public street along the common boundary which will act as a physical demarcation between public and private ownership as well as providing access to the major bicycle/hiking trail. This area will be landscaped with trees and other vegetation extending into the park land to create a visual skyline screen. Thus, the City without the spending of funds would be able to fulfill the goal of the Reynolds Plan regarding the desire to "soften the hard urban edge of homes and roads that back up to the Park from Cowles Mountain Builevard." (p.IV-21)

In addition to the above mentioned 2.2 acres of dedicated open space, our development will provide 12.8 acres of open space area within the housing project. With 39% of the project in open space, our low-density, single family detached housing project (2.7 du/ac) will provide an attractive transition from the existing, more dense urban area into the Regional Park.

The proposed boundaries for park acquisition recommended by the Reynolds Plan would require the City to purchase 24 of the 38.5 acres subject to this EIR. However, by purchasing the proposed 24 acres, the City would cause approximately 8 additional acres to be landlocked and unusable; thus, probably necessitating purchase of the total ownership or at least 32 acres (24 + 8). Therefore, the City would be paying a substantial price to obtain the buffer and biking/hiking trail that our project would provide.

The Reynolds Plan recommends that the total size of the Lake Murray, Cowles and Fortuna Mountain Regional Park be 6,708 acres. Our project contains 24 acres of the total acreage recommended. The improvements created by our project are mitigation measures. The City in approving our project will be acting consistent with the goals of the Reynolds Plan without having to spend hundreds of thousands of dollars in land acquisition and park improvements.

It is our strong opinion that the facts and findings, as herein stated, are themselves mitigating measures which tend to reduce the impact of this particular development on the Open Space and Regional Park to an insignificant level.

NOISE

A survey of the subject site prepared by a noise consultant found that the 65 decibel CNEL countour penetrates into Lots 1 and 19. There would be the only two lots impacted by existing and future traffic-generated noise levels. We will install a six-foot high masonry wall or double wood fence along the southerly edge of Lots 1 and 19 adjacent to Navajo Road. Thus, the noise level will be reduced below 65 CNEL and the noise impact will be mitigated.

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PLANNING DEPARTMENT
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LANDFORM/VISUAL QUALITY

The project area, 38.5 acres, as compared to the total area of the adjacent Cowles Mountain portion of the Regional Park, 1699 acres out of the total 6,708, is rather insignificant. More importantly, is the physical relationship of San Carlos Park to the neighboring Regional Park area which, when compared in this perspective, is relatively insignificant also. This is substantiated by the following facts:

- a. As viewed from Navajo Road (elevation 620+), the top of Cowles Mountain (elevation 1550+) is approximately 930 feet above the reference plane, compared to the upper limit of the proposed project (elevation 810+). This represents a relative comparison of 20% of the vertical skyline.
- b. The horizontal relationship of the subject project to the crest of Cowles Mountain is over a mile (approx. 6,000 ft.)

Due to the natural topography of the site and its relationship to Cowles Mountain as previously set forth, the majority of the proposed project is not readily visible from the surrounding neighborhood, especially from a southeastern direction, where development has already occurred. The only open vista is from Navajo Road and the adjoining Lake Murray Park and Navajo Canyon Golf Course. This visual aspect will be softened with the creation and maintenance of permanent open space areas throughout the development.

The existing landform within the project boundary limits falls within the following slope ratio categories: 9.3 acres (24%) 0-12%; 22.4 acres (58%) 13-34%; and 6.8 acres (18%) 35% or over. The project, as presently designed, would result in an alteration of the existing slope areas; however, this has been accomplished within acceptable tolerances and slope ratios consistent with sensitive design criteria which this site deserves. Only 18.7 acres of the site has been classified within the "HR" overlay zone, less than 50% of the total area. All major slopes are planned to be 2:1 or flatter, even though 1½:1 slopes would be allowed for areas not within the "HR" overlay zone. The single-loaded street with clustered residential areas scattered throughout take advantage of the natural topography of the site with the major slopes warped between the developed lots to form visual breaks between roof tops. The major landforms have been preserved as exhibited on the attached cross-section through typical areas of the project. Maximum fill slopes range up to an average of 17 feet while cut areas have a maximum vertical change of approximately 20 feet; however, within the "HR" zone, lying southwesterly of Tommy Drive, the average cut is approximately 10 feet and the average fill is approximately 7 feet.

It should be noted that not only did the grading design consider aesthetic values, but in addition, the amount of grading and

depths of cut were held to the minimum due to the presence of rock material underlying the surface soil mantle within the site. The regraded slopes will be landscaped with material designed to resist fire and to act as a blending between the new residential uses and the existing coastal scrub. Plants that assist in erosion control while growing on a minimum amount of irrigation will be used. This type of landscaping will substantially mitigate the required recontouring of the slopes.

Mitigating measures with respect to the landform and resulting visual quality of the project have been considered and incorporated within the project design as herein stated and it is our opinion that a more sensitive treatment of the hillside could not be achieved without materially changing the environmental living qualities or significantly affecting the economic variables of the finished product.

ALTERNATIVES

The proposed San Carlos Park subdivision is a means of providing a very low density (2.7 units/acre) single family residential style living atmosphere compatible with both the existing single family residential area to the east while creating a buffer between the existing multi-family residential developments to the south and the Regional Park lying northwesterly. The residual legal shape of the property does not lend itself to a compact, attached, condominium project any more than the natural topography. An early preliminary study, based on this concept, revealed a more severe, concentrated grading which was not only insensitive to the existing landforms but was not economically feasible due to the rock removal and other inherent costs connected with attached or clustered development. In addition, the visual quality of the site would be more detrimentally affected by a cluster development because of the masses of building blocking views from below the project.

The EIR alternate suggestion of "reduced project scope" has been incorporated into our design. (Page 9) We have eliminated the alley in the middle of the slope between "B" Street and "D" Street, as suggested. Reducing the scope by any more homes would make the project infeasible. The cost of the land and the offsite improvements necessitate obtaining a certain yield. Our improvement cost for San Carlos Park is estimated to be \$20,000 per lot. Reducing lots does not decrease the cost of improvement by \$20,000 per lot removed. Over half of our lots are on single-loaded streets. Most of the improvement costs such as grading, streets, curbs and gutters, sidewalks, sewer and water lines, storm drains, etc., remain when the number of lots are decreased. Decreasing a lot on this type of street would decrease the cost \$2,000-\$3,000 maximum. More costs per lot could be saved by eliminating a cul-de-sac. However, the cul-de-sac streets are the most desirable in terms of improvement economics (because they are double-loaded) and desired by the homebuyers.

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March 2, 1978

Another alternate suggestion was using a PRD. With our open space system and lot layout, we in essence have provided a PRD.

Also suggested was the alternate that the project be composed of custom homes. This alternative could mitigate the landform impact if the custom homes were built in an attractive manner. It appears that some type of control would be necessary by the City to prohibit unaesthetically designed homes. The visual quality, in our opinion, would be more detrimentally affected by homes on stilts or poles because the view of the property is from below looking up. A graded pad would eliminate the possibility of viewing homes from underneath poles and stilts. Also, masonry fireplaces, an amenity greatly desired by homebuyers, cannot be built in pole houses.

An additional problem with pole houses is cost. In order to build pole houses on this site, the majority of the grading would still be needed to install the streets. This site contains rock; it would be extremely difficult to accomplish the digging required for the pilings and piers required by pole houses. The cost of pole houses are increased over the slab-on-grade home because: the plumbing and insulation must be installed from below the flooring, increased lumber cost for the flooring, more scaffolding is needed, more difficult to stucco and attach siding, piers and pilings expense, need for retaining walls at garage and entries, and additional time involved to build this more difficult type of home. It is our estimate that for an average 2,000 square foot home, the cost to build a pole house is \$10,000-\$15,000 more than that of a concrete slab-on-grade home.

Custom homes could be required to fit into the land by split-level construction. In avoiding graded pads for the homes, we would also be eliminating yards for the homebuyers to use. There is a tremendous desire by families to have their own usable backyards. With this alternative and the pole house alternative above, not only is the usual family market lost, the price of the houses is also increased.

The delayed project alternative, as stated on Page 9, represents few advantages to the owner or the general public for the carrying costs of the property would be passed onto future homebuyers increasing their costs.

We concur with the EIR statements regarding alternate project location. The site is in an urbanized area. Public facilities and services exist to the site. There are no nearby alternate sites that would be as conducive to development and provide this size of a housing project. The no project alternative would imply acquisition by the City for park land. The Park and Recreation Department desires to acquire other privately owned properties which are of more value to the functional aspects of the Regional Park.

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Our project proposes level pads to be constructed with a relatively small amount of grading (2,670 c.y./lot) without adding costs to the final product, such as retaining walls, split-level pads, and frame floor construction. The density as presently proposed does not conflict with the Navajo Community Plan, and it should be noted that the plan has been modified somewhat (121 units to 105 units) from that which was informally submitted to the SRB Committee sometime in August, 1977.

San Carlos Park is located in Tier II of the proposed growth management study. It is our desire to provide housing at a reasonable price and housing that has what people want. Our proposed project will provide much needed, desirable housing while protecting the viewshed and transition into the Regional Park. The impacts outlined in the EIR do have mitigation measures as described in the above findings.

Cordially yours,

Julie D. Prewett

Julie D. Prewett

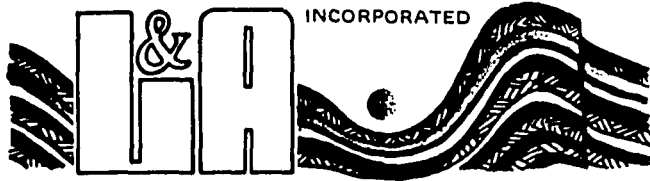
cc: Sam Safino
 Tony Ambrose
 Fletcher Hills Realty
 Forrest Brehm

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LEIGHTON and ASSOCIATES



SOIL ENGINEERING

TESTING

GEOLOGY

ENVIRONMENTAL SCIENCES

July 31, 1978

Project No. 478408-01

TO: City of San Diego
Engineering and Development Department
1222 First Avenue
San Diego, California 92101

ATTENTION: Mr. Russ Crosby

SUBJECT: Review of "Updated Soil and Geologic Investigation
for San Carlos Park, San Diego, California", *HKP 115*
TM 77-288, dated July, 1978, by Geocon, Incorporated

INTRODUCTION

In accordance with your request, we have reviewed the above referenced report and 100-scale tentative map for the purpose of assessing the report as it relates to proposed development. In general, the subject report has discussed the topics of unsuitable fill materials, seismicity, land stability, expansive soils, seepage and groundwater, drainage, rippability and foundations. Our review, however, indicates that additional data or comment is necessary from the geotechnical Consultant regarding the items addressed below prior to approval of the proposed development.

ADDITIONAL GEOTECHNICAL INPUT REQUIRED

1. The Consultant should clarify the discussion on page 7, "Geologic Conditions", which identifies a potential hazard of rolling boulders due to seismic shaking.
 - a) Have boulders of marginal stability actually been observed and if so, where, of what size, and what path/paths would be taken by a seismically-induced failure?
 - b) Or, if marginally stable boulders have not been mapped, what is the basis for assuming there is a potential for seismically-induced failures?

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- c) Without detailed mapping and evaluation of "perched" boulders how is a statement on risk formulated?
 - d) What would the Consultant recommend to mitigate potential failures or protect the downslope homeowners?
2. The Consultant states on page 15 that "seepage potential is relatively low," but this statement appears to be in reference to the lack of existing springs, seeps, or groundwater. Further, the Consultant states "the susceptibility of subsurface water flow along natural drainage courses proposed for filling will likewise be low".

As the Consultant's investigation of the site by subsurface borings and refraction seismic methods indicates shallow, dense granitic rock (10 of 15 seismic traverses indicate very dense granitic materials at depths of less than 9 feet) at shallow depths beneath the property, it would appear there is a high potential for the development of shallow saturated zones perched on impermeable granitic materials. Particularly susceptible will be the natural drainage courses which typically control flow of subsurface waters beneath canyon fills. Since it has been demonstrated that developments with irrigated landscape receive the equivalent of 40 to 60 inches of rainfall per year (Sorben and Sherrod, 1977), that seepage problems are known in the San Carlos area, and considering the reported geological conditions at the site, the Consultant should:

- a) Compare the potential affect of irrigation-induced groundwater originating at the subject site and migrating downslope to the existing adjacent subdivisions (e.g., the relationship between the thickness of water transmitting topsoils or granitic residuum and downslope cut slopes or building pads that may intercept potential water-bearing strata). Of particular concern should be 1) Climax Unit No. 22 south of proposed Lots 65-71, 2) San Carlos Village below Lots 72-83, 3) Whelan Drive residences east of the fill slope to be constructed for Lots 94-98.
 - b) Provide subdrain design for canyon fills unless an analysis can demonstrate that filled ravines will not become future conduits for subsurface water.
 - c) More carefully analyze the seepage potential and geologic conditions (i.e., possibly construct geologic cross-sections) 1) from the cut fill contact below Lots 29-32, 2) for Lot 26, and 3) for Lots 63 and 64.
 - d) Check existing adjacent developments for any presently adverse high water conditions.
3. Our review of refraction seismic data indicates that site blasting will not be limited to utilities as described by the Consultant under Paragraph 6, page 17. The Consultant indicates shallow rock (seismic velocities exceeding 5,500 feet/sec) in the area of major cuts along 1) Street

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"D", 2) between Lots 34-35 and 27, and 3) Street "F". Blast monitoring during excavation of the site should be considered.

4. In Paragraph 22, page 23, the Consultant states, "...a well-controlled planting and irrigation system is superior to bench and drain design" for slopes.

a) What, other than a bench and drain design, can prevent sheet flow and severe rilling, and control surface drainage of slopes, particularly during establishment of landscape?

If you should have any additional questions after considering the above comments, please contact the undersigned.

Respectfully submitted,



Dennis L. Hannan
Engineering Geologist EG 953

/bw

Distribution: (3) Addressee

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Passed and adopted by the Council of The City of San Diego on AUG 1 1978,
 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
Tom Gade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larry Stirling	<input type="checkbox"/>	<input checked="" 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.

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

By E. J. Cook, Deputy.

(Seal)

Office of the City Clerk, San Diego, California	
Resolution Number	221539
Adopted	<u>AUG 1 1978</u>

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CITY CLERK'S OFFICE

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