

RESOLUTION NO. 222393

R.80-593
DEC 12 1978

BE IT RESOLVED, by the Council of The City of San Diego, that pursuant to California Public Resources Code, Section 21081, the following findings are made with respect to the environmental impacts identified in Environmental Impact Report No. 77-12-20:

1. Environmental Goals of the Community Plan.

Conclusion. ". . . in the University Community Plan . . . about one-fourth of the property is designated for retention as open space. Commitment of these portions of the site to residential development by rezoning . . . would not be in conformance with the environmental goals of the Community Plan."

Finding. As proposed in the final Environmental Impact Report, this property will be developed as a Planned Residential Development. The applicant has retained consultants and such a study is currently being prepared. Development of the property under a Planned Residential Development will mitigate the impact to an insignificant level in that a considerable portion of the project site will be retained and designated as open space. Also, it is the intention of the applicant to provide various recreational amenities (for example, tennis courts) in the open space areas to increase their utility.

2. Noise.

Conclusion. "Portions of the property along the westerly and southerly margins of the site are subject to excessive noise levels, about 65 decibels CNEL."

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Recommended Finding. California State Law (specifically California Administrative Code, Title 25, Chapter 1, Section 1092) defines noise insulation standards for all new dwellings other than detached single-family dwellings. The code requires that sufficient insulation be used to reduce interior noise levels to an annual CNEL of 45 dB in any habitable room. This goal will be met by the applicant.

External noise impacts cannot be so readily affected. Lots subject to CNEL levels of 65 dB or greater could be shielded by such devices as decorative masonry walls or berms. Such noise attenuation barriers have not been specifically proposed by the applicant but will be considered for use during preparation of the Planned Residential Development (PRD). The feasibility of use of noise barriers cannot be evaluated in the absence of specific development plans and will have to be addressed after submittal of the PRD.

3. Topographic Attenuation/Visual Quality.

Conclusion. "The existing mesa level would in all probability be lowered, and the canyon across the northerly portion of the site . . . filled."

"There would be considerable alteration of the steep slopes on the southerly part of the site. Creation of manufactured slopes would create the potential for erosion and siltation and would remove the existing visual amenity."

Recommended Finding. At this time the applicant is proposing a rezone only and not requesting discretionary approval of any action that would permit landform modification.

Mitigation measures for impacts that have not yet been quantified could be more effectively addressed when more data is available.

An engineering consultant has been retained and is currently completing studies necessary to prepare a PRD application. The PRD will be submitted for this project area with grading plans, site plans and landscape plans. An analysis of the project at the time of the filing of the PRD application will permit any necessary mitigation measures to be made conditions of the PRD approval.

Implementation of a residential project on this property will be accompanied by substantial landscaping. This will mitigate to a large extent any visual impact associated with residential development, especially when one considers that the presently vacant property has been largely cleared of native vegetation.

4. Geology and Soils.


Conclusion. "The soils on the site . . . have severe drainage limitations, high erodibility, slight to moderate rockiness, and severe to moderate shrink/swell potential."

Recommended Finding. Soils found on the Nobel Terrace site are typical of those of the coastal plain of San Diego County. Prior to grading of the site an analysis of potential geological constraints for development and recommendations for impact minimization must be prepared by a registered engineering geologist. Implementation of the recommendations of this analysis

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is required by law and, coupled with an intense landscaping plan, will reduce potential long- and short-term impacts to an insignificant level. Detailed landscaping plans are being prepared as a part of the Planned Residential Development.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
9/25/79
38-78-5
Or.Dept.:Clerk

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Passed and adopted by the Council of The City of San Diego on _____, 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"/>
Maureen F. O'Connor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
Tom Gade	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Larry Stirling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lucy Killea	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.

By *Barbara Berridge*, Deputy.

(Seal)

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