

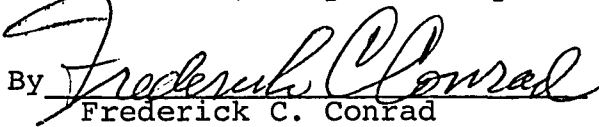
RESOLUTION NO. 222402

R.79-1705

DEC 12 1978

BE IT RESOLVED, by the Council of The City of San Diego, that pursuant to California Public Resources Code, Section 21081, those findings entitled "ENVIRONMENTAL IMPACT REPORT FINDINGS FOR SOUTHBAY TERRACES COMMUNITY PLAN" attached hereto and made a part hereof, are made with respect to the environmental impacts identified in Environmental Impact Report No. 76-09-49 and First Amendment thereto.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
3/3/79
Or.Dept.:Clerk
Attch.

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ENVIRONMENTAL IMPACT REPORT FINDINGS FOR
SOUTHBAY TERRACES COMMUNITY PLAN

The following findings are recommended relative to the conclusions of the final Environmental Impact Report (EIR) for the proposed South Bay Terraces Community Plan (EQD No. 76-09-49P). These findings have been prepared pursuant to Title 14, Division 6, Chapter 3, Sections 15088 and 15089 of the California Administrative Code.

FINDINGS

- A. The City Council, having reviewed and considered the information contained in the final Environmental Impact Report (EIR) of the proposed South Bay Terraces Community Plan, finds that changes or alterations are required in, or have been incorporated into, the project which mitigate or avoid the significant environmental effects thereof, as identified in the final EIR. Specifically:

1. Geologic Hazard.

Impact. The Plan proposes to allow development in close proximity to the La Nacion fault zone, portions of which are as yet imprecisely located and of which the potential for seismic activity is uncertain.

Finding. Additional geologic studies to locate and identify the potential activity of the fault, where warranted, will be required in the subdivision review process. Placement of buildings and engineering design would be reviewed to reduce possible geologic hazard impacts to an insignificant level.

- B. The City Council, having reviewed and considered the information contained in the final Environmental Impact Report (EIR) of the proposed South Bay Terraces Community Plan, finds that there are specific economic, social or other considerations involved which make the mitigating measures or project alternatives infeasible. Specifically:

1. Mass Grading.

Impact. Approval of the Plan would allow mass grading incompatible with the landform, resulting in disruption of natural hills and canyons, removal or disturbance of existing and potential archaeological and paleontological resources, removal of natural habitat for flora and fauna, creation of steep manufactured slopes which would degrade a visual amenity and encourage increased and more rapid runoff with greater erosion and siltation.

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Finding. As indicated in the EIR, any development within the South Bay Terraces community would have similar effects, though in some cases possibly of lesser intensity. The proposed Community Plan represents a sizeable reduction in the amount of development which would be permitted in the area. The overall residential density proposed is less than 50 percent of what would be permitted under the present plan and present zoning.

The proposed Plan would be implemented by R-1-5 zoning. Considering the fact that much of the area is already graded, with improvements and utilities in and sized for original densities, it would be unreasonable to suggest densities lower than the Plan proposes. The densities proposed by the Plan reflect rather precisely the actual market demand and expectations of a public faced with severe housing shortage. Further reductions in density would result in removing from the reach of hundreds of families the housing they so sorely need. In addition, reduction in density will tend to create further sprawl and spatial diseconomies. These economic and social considerations make mitigating measures infeasible.

2. Traffic Congestion.

Impact. The proposed Plan would generate up to 60,000 average daily vehicle trips which would place additional heavy traffic loads on some already overburdened traffic arteries, bringing total traffic volumes considerably above desirable capacity levels.

Finding. The proposed Community Plan represents an approximate 50 percent reduction in potential traffic generation in the area. The physical dimensions of the transportation system are to be retained. Therefore, the proposed Plan will result in far less traffic congestion than what is possible without Plan adoption. The development of the community and the circulation network will not result in traffic loads beyond what the network can serve. These considerations make mitigating measures infeasible.

3. Air Pollution.

Impact. The proposed Plan would significantly contribute emissions of pollutants to the regional air cell and would tend to offset gains against pollution made in recent years.

Finding. As the EIR indicates, unless a halt to population increase is feasible, then population growth must be accommodated somewhere in the region. Accommodation of population growth in closer in locations will result in relative minimization of

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air pollution. Average trip lengths, with their related pollutant emissions, would be as short for the project area as any within the region and thus have proportionately less emissions than if a similar amount of housing were to be provided elsewhere in the metropolitan area. These considerations make further mitigating measures or project alternatives infeasible.

4. Water Quality.

Impact. The proposed Plan would contribute to further degradation of the quality of the Sweetwater River, and the Sweetwater and Paradise Marshes, both deemed valuable natural resource areas by the California Coastal Commission, due to pollutants contained in urban runoff as opposed to natural runoff.

Finding. As the EIR indicates, any development would have similar impacts, although possibly to a lesser degree. The question becomes, then, whether the proposed degree of development is reasonable and defensible, compared to allowing it elsewhere in the region. Clearly, there are advantages in concentrating development in closer-in areas which minimize traffic and maximize the scarce resource of land. These considerations make mitigating measures or project alternatives infeasible.

5. Open Space Reduction.

Impact. The proposed plan would further reduce the natural open space remaining in the southerly part of the City, with its vestiges of natural plants and animals and the visual relief provided from the urban scene.

Finding. The proposed plan provides for retention of a significant amount of regionally important open space, with linkages to other important community resources. Ninety acres of Paradise Valley have been designated for preservation as open space. It would be prohibitively costly to preserve additional lands which have a lesser importance and questionable regional significance. In view of the proximity of the community to the metropolitan core, it becomes extremely difficult to justify not permitting the area to urbanize. These considerations make mitigating measures or project alternatives infeasible.

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DEC 12 1978

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 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"/>
Lucy Killea	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 E. N. Cook, Deputy.

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Office of the City Clerk, San Diego, California

Resolution Number 222402 Adopted DEC 12 1978