RESOLUTION No. R-223058 (R80-1525)

Adopted on MAR 13 1979

BE IT RESOLVED, by the Council of The City of San Diego as follows:

That pursuant to California Public Resources Code, Section 21081, those findings made with respect to Supplemental Environmental Impact Report No. 76-09-49S1 are those findings marked Exhibit A which are attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By Frederick C. Conrad
Frederick C. Conrad
Chief Deputy City Attorney

FCC:ps
2/20/80
32-79-1
Or.Dept. Clerk

EXHIBIT A

FINDINGS

Section 21081 of the California Public Resources Code requires that no project shall be approved when significant environmental effects have been identified unless one of the following findings can be made:

1. Mitigating measures have been incorporated into the project which reduce the effects to insignificance.

2. The mitigating measures are the responsibility of another public agency.

3. Specific economic, social or other considerations make the mitigating measures or project alternatives infeasible.

The following findings have been submitted by the project applicant as candidate findings to be made by the decision making body.

The Environmental Quality Division does not recommend that the discretionary body either adopt or reject these findings. They are attached to allow readers of this report an opportunity to review the applicant's position on this matter.

SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
FINDINGS
FOR BAY TERRACES EAST HILLSIDE REVIEW PERMIT,
REZONE, AND TENTATIVE MAP

The following findings are recommended relative to the conclusions of the supplemental environmental impact report (EIR) for the proposed Bay Terraces East Hillside Review Permit, Rezone, and Tentative Map (EQD Number 76-09-4951). These findings have been prepared pursuant to Sections 15088 and 15089 of the California Administrative Code and to Section 21081 of the California Public Resources Code.

FINDINGS

A. The Planning Commission, having reviewed and considered the information contained in the supplemental environmental impact report for the proposed Bay Terraces East Hillside Review Permit, Rezone, and Tentative Map (EQD Number 76-09-4951), finds that changes or alterations are being required in, or have been incorporated into, the project which mitigate or avoid the significant environmental effects thereof, as identified in the supplemental EIR. Specifically:

1. Topography/Visual Aesthetics

Impact. The project would not generate additional impacts but would contribute to the overall topographic/visual aesthetic effects described within the South Bay Terraces Development Plan EIR which include grading incompatible with the landform (some areas consisting of slopes greater than 25 percent). This would degrade the visual resources on the property and result in increased erosion and siltation.

Finding. The effects can be partially reduced by mitigation measures contained within the proposed project. These include grading techniques in accordance with the Municipal Grading Code and landscaping on disturbed slopes. Steeper slopes would be partially screened from public view by the proposed homes and surrounding vegetation. The maximum height of the cut/fill banks would be approximately 30 feet which is not excessive.

2. Biological Resources

Impact. The proposed action would result in the incremental destruction of natural vegetation and wildlife habitat within the City of San Diego.

Finding. The approximate 31.7 acres of natural habitat directly eliminated by the project represents less than 0.1 percent of the natural areas which are widely distributed throughout the San Diego County.

The effects of urbanization on such habitats are not mitigable to a level of insignificance; however, the project would include landscaping that would cover both the disturbed natural areas and those areas on-site which were previously disturbed by invading nonnative plant species (weeds primarily) and grading activities.

3. Air Quality

Impact. The proposed project would result in incremental increases in air pollutants within the regional air basin.

Finding. The South Bay Terraces Development Plan, which the project is a portion of, proposes a community level commercial center in the central area adjacent to Paradise Valley Road. Additional community commercial facilities are proposed in the southerly portion of Section A. The proximity of the proposed project to these facilities would reduce the necessity for long shopping trips and would also contribute to reductions in the number of automobile trips. The plan also includes elementary schools and secondary schools, some of which have already been completed. These would also reduce the necessity for future residents to travel long distances for such services.

The reduction in numbers and lengths of vehicular trips contributes directly to the reduction in air pollutants that might otherwise be expected. This mitigation measure is supported as part of the balanced communities tactic (T9) described in the Regional Air Quality Strategies for the San Diego Air Basin (San Diego Air Quality Team, April 1976).

4. Noise

Impact. The proposed Bay Terraces East project-generated traffic will increase noise levels in the vicinity as well as on the project site.

Finding. A study conducted by RECON (refer to A Noise Analysis of Bay Terraces East on file with EQD) indicates that the project would not generate noise levels above those normally acceptable for residential areas. Short-term noise effects can be expected. These temporary noise effects resulting from construction activities and grading equipment,

however, would be subject to requirements specified in the noise ordinance which includes restricting work to daylight business hours and non-holiday weekdays.

B. The Planning Commission, having reviewed and considered the information contained in the supplemental EIR, finds that the following changes or alterations which mitigate or avoid the significant environmental effects of the project are within the responsibility and jurisdiction of another public agency. Specifically:

1. Traffic and Circulation

Impact. The project would generate 1,609 average daily vehicle trips which would result in incremental increases in traffic on some presently overloaded traffic arteries including several in adjacent National City and in the Spring Valley community.

Finding. The improvement of Highway SR-54 to full freeway standards would reduce some of the nearby traffic problems anticipated by redistributing much of the project-generated traffic. The SR-54 project between I-805 and I-5 is dependent on the flood control project for the Sweetwater River which has been postponed for an undeterminable period of time. Resolution of the situation lies with the State Highway Commission and the California Department of Transportation.

Improvements of roadways in the National City and Spring Valley areas are within the jurisdiction of the City of National City and County of San Diego, respectively.

2. Air Quality

Impact. The proposed project would result in incremental increases in air pollutants within the regional air basin.

Finding. Mitigation measures that would minimize the anticipated air quality effects can be achieved as outlined in Section A of these findings. Mitigation of cumulative air quality impacts is a regional problem which is not readily amenable to addressment on a project-by-project level. Action must be taken in respect to the total air basin. Effective mitigation of air quality impacts is essentially the responsibility of agencies other than the City of San Diego, specifically the Air Pollution Control District (APCD) and the Comprehensive Planning Organization (CPO). The tactics to improve air quality that are outlined in Regional Air Quality Strategies for the San Diego Basin will be incorporated into a state air quality maintenance plan under the jurisdiction of the State Air Resources Board.

C. The Planning Commission, having reviewed and considered the information contained in the supplemental environmental impact report, finds that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the supplemental EIR. Specifically:

1. Topography/Visual Aesthetics

Impact. The project would not generate additional impacts but would contribute to the overall topographic/visual aesthetic effects described within the South Bay Terraces Development Plan EIR which include grading incompatible with the landform (some areas consisting of slopes greater than 25 percent). This would degrade the visual resources on the property and result in increased erosion and siltation.

Finding. Satisfactory mitigation of the topographic and visual effects is not possible except through the no project alternative. This alternative is infeasible due to the specific overriding economic and social conditions relative to anticipated growth demands placed on the City of San Diego over the 20-year period from 1975 to 1995. It is anticipated that a net increase of 138,500 dwelling units will be required in order to avoid effect in both housing costs and housing availability. Of these units, it is estimated that in-filling of urbanized areas, which this project would essentially do in the south San Diego area, will account for a net increase of 24,650 dwelling units (The Impacts of Alternative Growth Management Policies on the Housing Market of San Diego, California, Hamner, Siler, George Associates, July 1978). Bay Terraces East is one of the increments of this necessary and planned growth. Delay of this project or implementation at a substantially lower density would effect housing costs and housing availability. The proposed project would also have housing affordable to middle income families ($42,000 to $75,000 homes are anticipated). If the project was denied or the number of units reduced it would not be possible to supply this type of housing which is needed in the San Diego area.

In addition, the lower density alternative would be infeasible as it would conflict with the San Diego general plan which designates the property as low and low-medium residential (five to 14 dwelling units per acre). The proposed project is the lowest density allowable, 5.1 dwelling units per acre.

2. Biological Resources

Impact. The proposed action would result in the incremental destruction of natural vegetation and wildlife habitat within the City of San Diego.

Finding. Although some reduction in the project related effects can occur with the mitigation measures discussed in Section A.2, these would not reduce the level of impact to insignificance. This could be attained with the no project alternative which would be infeasible due to the overriding economic and social considerations cited in Section C.1.

A redesign of the proposed project would not effectively eliminate the effects of the project on the biological resources of Bay Terraces East. The existing conditions listed below, however, make mitigation measures, such as relocating native plant species and/or establishing natural open space areas, impractical:

a. Approximately 25 percent of the project site has been disturbed by invading non-native plant species and previous grading.

b. The only rare and endangered plant on the property, the San Diego Barrel Cactus, has been affected significantly by recent grading.

c. No rare or endangered vertebrate species were encountered during the field survey conducted in May 1978 (see Biological Report of Bay Terraces East on file with EQD).

3. Water and Energy Consumption, Sewage and Solid Waste

Impact. The project would contribute incrementally to increased demands of water and energy as well as increases of sewage and solid waste within the City of San Diego.

Finding. Effective mitigation of these effects would require that the developer utilize all practical means to reduce water and energy demands and waste. This could be achieved through inclusion of water-conserving devices such as low-flow faucets and shower heads and water-conserving

flush toilets. Utilization of solar heating systems, car-pooling, and other energy conservation practices are either too costly or the responsibility of the future residents.

The only known methods of reducing the amount of refuse produced by this project, as stated in the East Bay Terraces Development Plan EIR, would be to implement a region-wide program to recycle waste materials, which is not the responsiblity of the developer. The total bulk of the solid waste could be reduced by installation of trash compactor systems in residential units. Use of trash compactors would not extend the lifetimes of sanitary landfills but could reduce the number of new collection routes required. The developer could provide such devices, but this would ultimately increase housing costs to the consumer and would increase marginally long-term energy requirements for householders.

Significant reductions in the anticipated levels of consumption could be achieved by the lower density alternative. This, however, would conflict with the San Diego general plan which designates the property as low and low-medium residential (five to 14 dwelling units per acre). The proposed project is the lowest density allowable under this designation, 5.1 dwelling units per acre.

2/1/79
CBG

Passed and adopted by the Council of The City of San Diego on MAR 13 1979, by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	☐	☐	☑	☐
Maureen F. O'Connor	☑	☐	☐	☐
Bill Lowery	☑	☐	☐	☐
Leon L. Williams	☑	☐	☐	☐
Fred Schnaubelt	☑	☐	☐	☐
Tom Gade	☑	☐	☐	☐
Larry Stirling	☑	☐	☐	☐
Lucy Killea	☑	☐	☐	☐
Mayor Pete Wilson	☑	☐	☐	☐

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 Rita Andrews, Deputy.

Office of the City Clerk, San Diego, California

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CC-1276 (REV. 10-78)

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