

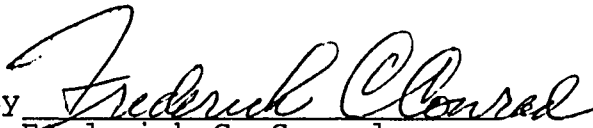
RESOLUTION No. 223755 (R80-1759)

Adopted on JUN 19 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 Environmental Impact Report No. 77-12-28, 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
Chief Deputy City Attorney

FCC:ps
3/20/80
Or. Dept. Clerk
60-78-16

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E. M. SANDE AND COMPANY

EXHIBIT A

A REAL ESTATE COMPANY

E. M. (SANDY) SANDE

FINDINGS FOR CARMEL VALLEY ESTATES (E.Q.D. No. 77-12-28)

We recommend the following findings relative to the conclusions of the final environmental impact report for Carmel Valley Estates. These findings have been prepared pursuant to Title 14, Division 6, Chapter 3, Sections 15088 - and 15089, of the California Administrative Code.

1. Archaeological Resources

Conclusion: "The Carmel Valley Estates property contains a major archaeological site, discovered in 1929, which includes human remains."

Finding: Applicant shall adhere to a mitigation program that is acceptable to the City Planning Director and Supervising Planner in the Environmental Quality Division. Mitigation shall be made a condition of the approval of the tentative map and include the following:

a. Field testing of the subsurface materials to clearly define the depth and horizontal extent of the resources.

b. Prior to project grading, a salvage excavation program will be conducted under the supervision of a recognized archaeologist to record and preserve any archaeological findings.

c. Applicant will undertake a grading cut program that will not disturb the ground where human remains have been found.

2. Biological Resources

Conclusion: "The property contains several hundred individuals of seven rare or endangered plant species."

Finding: The development plan will retain a 14.5 acre area as natural open space. This area contains over 50% of the individuals of each endangered species. Since over 50% of the endangered species individuals will be protected, no additional mitigation measures are proposed or deemed necessary.

3. Traffic Circulation

Conclusion: Carmel Valley Road is currently congested and will continue to be a problem particularly during the A.M. and P.M. hours. The proposed development will add to the traffic congestion.

Finding: To mitigate the traffic impact the following will be implemented:

a. Carmel Valley Road will be re-aligned and widened to the south. The road will be 56 ft. wide and include a 16 ft. bike path.

b. The new roadway would have a 45 mph travel speed design standard which would considerably improve traffic safety conditions over the existing dangerous alignment.

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Findings (cont.) page 2

4. Offsite Impacts

Conclusion: The widening and re-alignment of Carmel Valley Road would extend 100 to 120 ft. into the wetlands and eliminate approximately 3.3 acres of this rare and sensitive habitat.

Finding: While this cannot be mitigated it is felt that the overriding factor should be the increase in safety to lives and property brought about by the elimination of the current dangerous alignment of Carmel Valley Road which is already congested and carrying 38% more than its design capacity.

Conclusion: Penasquitos Lagoon and wetlands adjacent to project are a rare habitat resource. It is the habitat for the endangered light-footed clapper rail, the Belding's savannah sparrow and the California least tern.

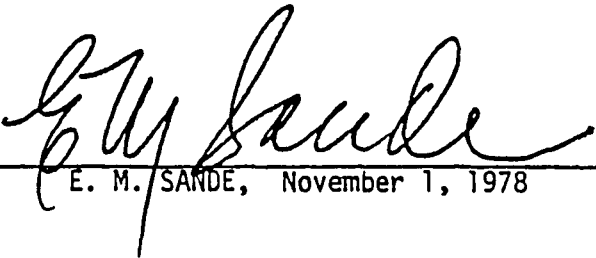
Finding: To minimize the biological impact of the development, a sedimentation control program will be instigated and made a condition of the tentative map approval. The program will include:

- a. Drainage systems will discharge through siltation basin (to remove sand and silt) before runoff reaches wetlands.
- b. Sand bag dikes along gutters will be installed to collect sand and silt runoff until erosion is fully controlled.
- c. Special matting will be used to cover and control erosion on all slope banks over a 3:1 slope.

5. Irrigation and Landslide Potential

Conclusion: Irrigation after development may increase the landslide potential along the Del Mar formation/Torrey Sandstone interface.

Finding: If after further soils investigations during the grading operation it appears that future irrigation of landscape area might contribute to any unstable formation conditions the project design will incorporate subsurface drainage where necessary to reduce the water supply at the formational contact. This mitigation will significantly reduce the potential for unstable formation conditions.


E. M. SANDE, November 1, 1978

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ADDENDUM TO EIR 77-12-28
RESPONSE TO PUBLIC COMMENTS

CARMEL VALLEY ESTATES

Section 15146(b) of the State EIR *GUIDELINES* requires that the lead agency respond to letters of comment received as a result of public review of the Draft EIR. Described below is the disposition of the significant environmental issues raised in the eight letters received by the Environmental Quality Division:

1. State of California Water Resources Control Board

- a. Comment: The State expressed concern that new irrigation after development may increase the landslide potential along the Del Mar formation/Torrey Sandstone interface. Additional discussion of the impact and of mitigating measures was recommended.

Response: The Environmental Quality Division concurs that this issue should be discussed in the EIR. Section IIIA (Geologic Constraints) of the report is appended to include the following analysis:

Irrigation and Landslide Potential

Existing Conditions: The Carmel Valley Estates site is underlain by the middle Eocene Del Mar formation and Torrey Sandstone. These formations dip at two to three degrees toward the southeast. The Pleistocene Bay Point formation also crops out at the project site.

The outcrop of the Del Mar formation at the project site is located along Carmel Valley Road. The contact between the Del Mar formation and the Torrey Sandstone is conformable, parallel to bedding, and dips at a similar angle to the formational materials. In addition, it should be noted that this contact is oriented in a downslope position with respect to the land surface. However, the surface slopes vary from 15 to 30 percent, whereas the formational contact is at less than 5 percent.

Under existing rainfall patterns and land use the amount of water infiltrating the upper slopes and migrating along the contact does not appear to be sufficient to result in slope instability conditions.

Impacts: Grading and landscape maintenance at the project site could cause conditions favorable for the development of adverse geological impacts.

Preparation of homesites will result in a relocation of soil materials on the slopes above Carmel Valley Road. Removal of approximately 30,000 cubic yards from Lots 27 through 38 will remove a corresponding weight from that portion of the southeasterly facing slopes. This material will be added to Lots 2 through 25, on a southwesterly facing slope, in a position such as not to load the Del Mar-Torrey contact. The addition of buildings and paving materials will add to the total load supported by the hillside.

Irrigation of landscaping may increase the total amount of water entering the soils and lithologic materials to a level above that normally controlled by local rainfall. These waters may percolate downward through the porous Torrey Sandstone and may pond upon reaching the less pervious Del Mar formation. This groundwater may then migrate downslope along the Torrey Sandstone-Del Mar formation contact to emerge in the roadcut along Carmel Valley Road. Some of this water may be absorbed by the clays of the Del Mar formation, resulting in a lower load bearing capacity, which by tending to lubricate the contact could contribute to slope failure.

Mitigation: Development of unstable soil conditions related to the Del Mar formation-Torrey Sandstone contact can be reduced by limiting the amount of water which enters the subsurface. The increase in runoff which typically accompanies urbanization also reduces the amount of water which infiltrates into the ground. This decrease in infiltration is associated with the numerous impervious surfaces which accompany an urban environment. The amount of water infiltrating is proportional to the percentage of a site which is covered. Frequently, however, this effect is offset by the increased amount of water which enters the subsurface from landscape irrigation.

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The amount of subsurface drainage from individual homesites is difficult to predict and control. Subsurface drainage from major landscape features requiring irrigation can be more easily controlled. Such features include large fill areas and revegetated open space. The necessary drainage can be provided by a system of subsurface drains which collect and remove most excess infiltrating waters, adding them to the surface water drainage system. The ultimate effect would be a reduction in the total amount of water entering the groundwater system. This should reduce the water supply at the formational contact to a predevelopment level, thus significantly reducing the potential for unstable conditions.

- b. Comment: The State also recommended that the EIR include a discussion of production of wastewater, the proposed sewerage system, and the capacity of treatment facilities.

Response: The EIR is appended to incorporate the following discussion, prepared as a result of a telephone conversation on October 27, 1978, with Harry Hom of the City of San Diego's Water Utilities Department.

Sewage Disposal

Existing Conditions: Sewer service to the Carmel Valley Estates area is provided by the City of San Diego Water Utilities Department. Sewage facilities in the immediate area include a 10-inch main in Carmel Valley Road. Approximately 800 feet west of the intersection of Carmel Valley Road and Sorrento Valley Road an 18-inch main carries sewage for one mile across Sorrento Valley from both the Carmel Valley Road main and Del Mar to a pump station. The sewage is then pumped via a 24-inch force main to a pump station at the southern end of Sorrento Valley, then through a tunnel under Miramar Road to Rose Canyon. The sewage then flows by gravity feed to the Central Waste Water Treatment Plant at Point Loma, which provides primary treatment before the sewage is discharged by deep ocean outfall into the Pacific Ocean.

Impacts: Provision of sanitary sewer service to the project site will require connection to the existing sewage line in Carmel Valley Road. Based

on a sewage generation rate of 280 gallons per day per household and 5000 gallons per day per acre of commercial floor space, the proposed project would produce approximately 0.04 MGD or 14.96 million gallons of sewage annually.

The Metropolitan System's Point Loma Facility is currently operating at close to its design capacity; future expansion is dependent on the Environmental Protection Agency's (EPA) determination of the applicability of a new amendment to Public Law 92-500, exempting coastal cities from secondary sewage treatment requirements. The air quality in the San Diego Basin will also be a factor in EPA consideration of federal fund allocation for expansion of the existing Metro system. This process could take a year or more. If the law is found applicable to San Diego, construction of a new facility in the South Bay area will be necessary, resulting in further delays in expansion of facilities.

The proposed project will incrementally decrease the availability of sewage treatment capacity, but would not have a significant impact on existing facilities.

Mitigation: The use of low-flush toilets, as well as other water conservation measures, would minimize sewage effluent generation. No specific mitigation measures are considered necessary, since the significance of the impact lies in the cumulative effect of development throughout the City, and not in the effect from any single development.

2. State of California Department of Fish and Game

- a. Comment: The Department stated that the proposed open space areas would provide a viable wildlife habitat only if left in a natural state. Provisions in the project plan for the protection and maintenance of these areas were recommended.

Response: Lot 1, the 7.6-acre area in the northwestern portion of the development, is to be deeded to the City or other designated agency as an extension of the Torrey Pines State Reserve. Management of the resources on this parcel would then become the responsibility of the public agency to whom it is ultimately deeded.

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Passed and adopted by the Council of The City of San Diego on **JUN 19 1979**,
 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"/>
Maurcen 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 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"/>
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.

(Seal)

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

By *Ellen Bovard*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number **223755** Adopted **JUN 19 1979**

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