

RESOLUTION NO. R-250047

R.80-1201

AUG 14 1979

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. 78-06-44:

A. The Council, having reviewed and considered the information contained in the final EIR for the proposed map (EQD NO. 78-06-44), 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 final EIR. Specifically:

1. Land Use.

Impact. The proposed grading and lot placement would substantially disturb the natural canyon area on the site. The project would conflict with the purpose and development requirements of the HR Zone and would be inconsistent with the Residential Element objectives of the adopted plan which include complementing the existing terrain, minimizing cut/fill slopes, and respecting environmentally sensitive areas.

Finding. The project as proposed would dedicate one-third (approximately 25 acres) of the HR Overlay Zone area to The City of San Diego and include large open space and natural areas (79 gross acres). An open space area in the southwest portion would cover approximately 30 acres, and on the west-facing slopes of the canyon

would be a total of 19 acres. A landscaping plan is also proposed which includes the use of native vegetation as discussed in more detail within Section A.5. These measures would partially reduce the level of impact within the HR Zone and the canyon area.

2. Archaeology.

Impact. Two archaeological sites would be subject to direct impacts and four others would be subjected to indirect impacts generated by the project.

Finding. Recommended mitigation of the two archaeological sites on Penasquitos Views West, as well as mitigation of the indirect impacts on four sites north of the property, would occur as a requirement of the approval of the final subdivision map. These mitigating measures are more specifically discussed in the archaeological technical report on file with EQD.

3. Biology.

Impact. The development would result in the loss of important canyon habitat, creating a significant impact on the project's biological resources and surrounding natural areas.

Finding. Approximately 56 acres of the project site would be in natural open space easements, 54 percent of which would be dedicated to The City of San Diego, and all disturbed slopes would be landscaped. Partial reduction of the impacts due to the loss of habitat within San Diego would be achieved. No rare and/or endangered plant species were encountered on the property.

4. Geology and Soils.

Impact. The primary constraints on the property include the landslide area and the dominant soil type which exhibits severe shrink/swell behavior.

Finding. The landslide area within the project boundaries would be in open space and no building would occur in that area. The expansive soils on the property would be treated to reduce shrink/swell as directed by a qualified civil engineer and as required by the Subdivision Map Act, amended January 1, 1978 (Section 66490).

5. Topography and Visual Aesthetics.

Impact. The proposed landform modification would result in an irreversible impact on the aesthetic resources of the property.

Finding. Grading of the property and treatment of the manufactured slopes would occur in accordance with the San Diego grading ordinance.

A landscaping plan submitted with the proposed project has been prepared by the Pekarek Group Landscape Architecture/Planning (1978). Native seed mix and convention planting of seed, ground cover, and container stock would be used on manufactured cut/fill slopes on the site. Only nonnative species would be irrigated. Native species planted adjacent to natural areas would create a transitional zone between the native and nonnative plant area. The landscaping would relieve and prevent further topographic modification resulting from erosional processes and partially reduce the visual effect of the proposed development.

6. Air Quality.

Impact. The project would contribute to the cumulatively significant impact of developments on the air quality in the San Diego basin.

Finding. Penasquitos Views West is consistent with the proposed Penasquitos East Community Plan. The Penasquitos East Community Plan has the elements necessary for a self-contained community. Bikeways and sidewalks are incorporated into Rancho Penasquitos Boulevard, which is adjacent to the subject property. Commercial development would also be incorporated into the community plan to reduce trip lengths and allow convenient access by foot, bicycle, or bus.

7. Water Quality.

Impact. The altered runoff water from the project site can significantly degrade the quality of water in intermittent creeks within the area or farther downstream. Some of the pollutants will ultimately reach Penasquitos Lagoon.

Finding. The proposed project is not anticipated to have a significant effect on the water quality of Penasquitos Lagoon since the 142-acre site is less than one percent of the total Penasquitos Hydrologic Unit of approximately 170 square miles. All drainage is expected to occur via street gutters which would direct runoff to a curb inlet and underground pipe system. Runoff water would be directed to natural watercourses in the vicinity.

B. The Council, having reviewed and considered the information contained in the final 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. Air Quality.

Impact. The project would contribute to the cumulatively significant impact of developments on the air quality in the San Diego basin.

Finding. A reduction of anticipated air quality effects can be achieved as outlined in Section A.6 of these findings. Further reduction to satisfactorily mitigate air quality impacts is a regional problem which cannot be effectively addressed on a project-by-project basis. 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). Both agencies have adopted basin-wide standards and are mandated to improve air quality.

2. Water Quality.

Impact. The altered runoff water from the project site can significantly degrade the quality of water in intermittent creeks within the area or farther downstream. Some of the pollutants will ultimately reach Penasquitos Lagoon.

Finding. Some of the project-generated pollutants will ultimately reach Penasquitos Lagoon where their impact is unknown. Los Penasquitos Lagoon is affected, to a greater or lesser extent, by developments throughout its 95-square-mile drainage basin. The only way to effectively mitigate the effects of cumulative development within the lagoon watershed is to establish a sustained program for the maintenance of the opening between the lagoon and the ocean. This measure would allow sufficient tidal flushing to dilute and disperse pollutants. The State of California owns and controls the land at the lagoon mouth and has jurisdiction over the developments there. The City of San Diego should urge the State of California to implement such a program and should assist in developing financing mechanisms that would allow implementation.

C. The Council, having reviewed and considered the information contained in the final EIR, finds that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the final EIR. Specifically:

1. Land Use.

Impact. The proposed grading and lot placement would substantially disturb the natural canyon area on the site. The project would conflict with the purpose and development requirements of the HR Zone and would be

inconsistent with the Residential Element objectives of the adopted plan which include complementing the existing terrain, minimizing cut/fill slopes, and respecting environmentally sensitive areas.

Finding. Reduction of the effects to insignificance 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 adverse effects in both housing costs and housing availability. Of these units it is estimated that in-filling of urbanized areas will account for a net increase of 24,650 dwelling units, with the balance falling into Tier III communities such as Penasquitos East Community (The Impacts of Alternative Growth Management Policies on the Housing Market of San Diego, California, Hammer, Siler, George, Associates, July, 1978). Of the net increase anticipated in Tier III prior to 1995, it is estimated that 12,600 homes will have to be built in Penasquitos East. Penasquitos Views West is one of the increments of this necessary and planned growth. Delay of this project would affect housing costs and housing availability.

An altered design which would either cluster units through a Planned Residential Development or provide a reduced density of individual lots may potentially reduce the amount of cut/fill grading and minimize disturbance in the Hillside Review Overlay Zone. A multiple-family/single-family type development of the same density, however, would not achieve the proposed project goal of providing all single-family residential lots and would conflict with the recently adopted community plan which does not indicate multiple-family housing on the property. The lower density design would increase the per lot cost and, therefore, the cost of dwelling units, resulting in a different type of residential project which may not be affordable to middle income San Diego families.

2. Biology.

Impact. The development would result in the loss of important canyon habitat, creating a significant impact on the project's biological resources and surrounding natural areas.

Finding. Reduction of the biological impacts to a level of insignificance especially in the canyon area is not possible except through the no-project alternative or a complete redesign of the proposed project. These alternatives are infeasible due to the specific overriding economic and social considerations cited in Section C.1.

3. Topography and Visual Aesthetics.

Impact. The proposed landform modification would result in an irreversible impact on the aesthetic resources of the property.

Finding. Reduction of the proposed grading cannot be avoided or mitigated to an insignificant level unless a substantially lower number of units was proposed and a redesigning of the project undertaken. This alternative is not feasible due to the specific overriding economic and social considerations contained in Section C.1.

4. Traffic Circulation.

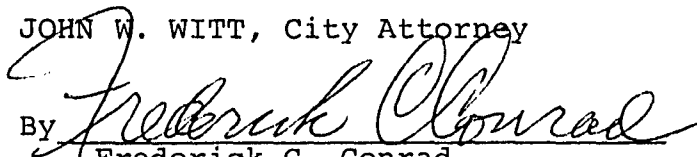
Impact. The project would contribute to the cumulatively significant effect of developments on traffic within the Penasquitos East area.

Finding. Rancho Penasquitos Boulevard will, by the time the Penasquitos Views West project is implemented, be four, paved lanes and have left-hand turn lanes, increasing the capacity of Rancho Penasquitos Boulevard up to between 18,000 and 25,000 ADT, depending on access control. The yet unnamed street, which connects with "N" Street on site, will provide access to Rancho Penasquitos Boulevard and will service the majority of Penasquitos Views West traffic from approximately 200 homes in the northwestern half of the project. With future development, including connection of Calle de las Rosas to that same unnamed street, as well as extension of

Black Mountain Road, the traffic impact on the Ridgewood community would be reduced even further. Given this information, no additional mitigation measures are necessary, assuming that the planned improvements to existing roadways and projected future construction of new streets are accomplished by The City of San Diego.

APPROVED: JOHN W. WITT, City Attorney

By



Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
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45-79-2
Or.Dept.:Clerk

R- 250047

AUG 14 1979

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 *Rita Andrews* , Deputy.

Office of the City Clerk, San Diego, California

Resolution Number *R-250047* Adopted *AUG 14 1979*

CC-1276 (REV. 10-78)

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