

RESOLUTION No. R-250755 (R80-1839)

Adopted on DEC 4 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. 76-09-49 S3, 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

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3/31/80
Or.Dept. Clerk
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ENVIRONMENTAL IMPACT REPORT
FINDINGS FOR
PARADISE GARDENS WEST UNIT 3
HILLSIDE REVIEW PERMIT AND TENTATIVE SUBDIVISION MAP

The following findings are recommended relative to the conclusions of the supplemental environmental impact report (EIR) for the proposed Paradise Gardens West Unit 3 Hillside Review Permit and Tentative Subdivision Map (EQD No. 76-09-49 S3). 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 Subdivision Review Board, having reviewed and considered the information contained in the supplemental EIR for the proposed Paradise Gardens West Unit 3 Hillside Review Permit and Tentative Subdivision Map (EQD No. 76-09-49 S3), 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. Geologic Constraints

Impact. Fault traces associated with the La Nacion Fault System have been mapped in close proximity to the project site. Earthquakes originating along these faults have the potential to result in significant damage to structures in the project vicinity.

Finding. The fault traces adjacent to the property are part of a fault zone that has shown no surface movement within the past 10,000 years. Nevertheless, in order to reduce the potential hazard to a level of insignificance, a qualified engineering geologist will examine the fault trace at the subject property and will accurately map its position. If the results of the investigation indicate that faulting presents a potential geologic hazard, the site development plans will be revised accordingly. Residential structures would be constructed according to the Uniform Building Code, which outlines measures adequate to reduce ground shaking impacts below a level of significance.

Impact. Landslides both on and in the immediate vicinity of the project site represent a significant environmental constraint to development on the project site.

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roads...
acre

Finding. The area of the landslide located on the project site will be left undeveloped in open space dedicated to the city. Should landslide slip planes be discovered during grading on other portions of the project site, however, an engineering geologist would be consulted by the developer and appropriate measures taken according to Uniform Building Code regulations.

Impact. Expansive soils can cause structural damage to buildings and roadways and can increase the potential for slope failures.

Finding. Potential impacts due to expansive soils and slope failure will be reduced to insignificance by adherence to the recommendations of a qualified soils engineer upon completion of a site-specific soils investigation, which is currently in progress.

2. Noise

Impact. Noise levels above 65 dBA would adversely impact lots 3, 4, 12, 13, 100, and 101 based on projected 1995 traffic volumes.

Finding. Noise levels affecting the project site would be reduced to a level of insignificance by the following measures that will be incorporated into the project. A six-foot solid wall is planned to be constructed along the boundaries of lots 3 and 12, which face Paradise Valley Road. Lots 100 and 101 will similarly be provided with a five-foot block wall paralleling Woodman Street. Construction of these walls and noise attenuation from standard wood frame construction would reduce internal residence noise to an acceptable level (below 45 dBA L_{dn}).

3. Topographic Alteration/Visual Quality

Impact. The project would contribute incrementally to the overall impacts on topography and visual aesthetics, described in the South Bay Terraces Development Plan EIR, which include grading incompatible with the existing landform (most areas of the project site consisting of slopes greater than 25 percent). This alteration of landform would result in significant degradation of visual resources on the property.

Finding. The impacts due to landform modification would be partially reduced by the following measures contained in the proposed project. Manufactured slopes would be hydroseeded with a mixture of native and conventional

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drought-resistant species in order to provide more natural-appearing slopes and visual screening between residences and roadways. An open space easement would be placed over 3.7 acres near the center of the project site, and 9.5 acres in the Paradise Creek Canyon area along the project's northern boundary would be dedicated to the city as open space. The above measures would reduce the effects of landform alteration, although not to a level of insignificance.

4. Water Quality

Impact. Implementation of the proposed project would result in an incremental increase of urban pollutants, silt, and nutrients in runoff from the project site. Though the addition of these substances to downstream water bodies from this project alone would not be significant, the adverse impacts on water quality of the proposed project in conjunction with development in the entire community plan could be cumulatively significant.

Finding. Proper landscaping included as part of the project would significantly reduce siltation in runoff following grading operations.

5. Land Use

Impact. The northerly extension of Woodman Street creates a substantial barrier through the Paradise Valley Creek open space system, which, as proposed, is not consistent with the Open Space Element of the South Bay Terraces community plan.

Finding. The developer would install a culvert of sufficient size under Woodman Street at the Paradise Creek crossing to allow for the passage of pedestrians and wildlife.

B. The Subdivision Review Board, 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 Circulation

Impact. Project implementation would generate approximately three percent of the total trips per day estimated in the community plan EIR and would result in incremental increases in traffic on some presently overloaded nearby streets, including Paradise Valley Road and Sweetwater Road. Arterial streets currently over capacity in National City and the Spring Valley community would also be affected by project generated traffic.

Finding. The improvement of Highway SR-S4 to full freeway standards would reduce some of the anticipated nearby traffic problems by redistributing much of the project generated traffic. State highway construction is within the jurisdiction of the State Highway Commission and the California Department of Transportation. National City and the County of San Diego are the agencies responsible for road improvements within National City and the community of Spring Valley, respectively.

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

1. Topographic Alteration/Visual Quality

Impact. The project would contribute incrementally to the overall impacts on topography and visual aesthetics described in the South Bay Terraces Development Plan EIR, which include grading incompatible with the existing landform (most areas of the project site consisting of slopes greater than 25 percent). This alteration of landform would result in significant degradation of visual resources on the property.

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 effects in both housing costs and housing availability. Of these units, it is estimated that in-filling of urbanized areas, which is what the proposed project will help accomplish 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). Paradise Gardens West Unit 3 is one of the increments of this preferred and planned growth. Delay of this project or implementation at a substantially lower density would affect housing costs and housing availability. The proposed project would also have housing affordable to middle income families. If the project were denied or the number of units reduced, the availability of this type of housing, which is needed in the San Diego area, would be reduced.

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Passed and adopted by the Council of The City of San Diego on DEC 4 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"/> |
| Bill Cleator | <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 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"/> |
| Mike Gotch | <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input 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.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By Vali Blodham, Deputy.

Office of the City Clerk, San Diego, California

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