

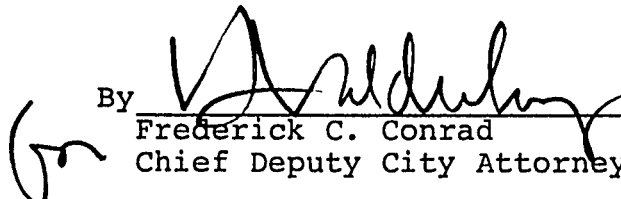
RESOLUTION No. R- 250757 (R-80-1836)

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 ENVIRONMENTAL
IMPACT REPORT NO. 79-02-33, 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
3/31/80
Or.Dept. Clerk
60-79-16

02270

ENVIRONMENTAL IMPACT REPORT
FINDINGS FOR
PENASQUITOS PARK VIEW ESTATES UNITS 1 AND 2
REZONE, HILLSIDE REVIEW PERMIT, AND TENTATIVE MAP

The following findings are recommended relative to the conclusions of the environmental impact report (EIR) for the proposed Penasquitos Park View Estates Units 1 and 2 Rezone, Hillside Review Permit, and Tentative Map (EQD No. 79-02-33). 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 EIR for the proposed tentative map (EQD No. 79-02-33), 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 EIR. Specifically:

1. Topography and Visual Aesthetics

Impact. The proposed project is not consistent with the transition zone concepts presented in the community plan. Extensive grading and fill slopes visible from Penasquitos Canyon of the extent and design proposed would have significant adverse impacts on the natural terrain within the Hillside Review areas and on the aesthetic quality of the canyon. Fill placed within the floodplain of Penasquitos Creek would be a significant adverse topographic change.

Finding. Several measures, designed to reduce the immediate visual impacts on users of Penasquitos Canyon Regional Park and other areas that view the property, would be incorporated into the project. Manufactured slopes will be rounded in some areas and have varying slope ratios in order to blend with the natural contours. In addition, a landscaping plan has been prepared for this project by the Pekarek Group Landscape Architecture/Planning (1978). According to this plan, slopes which would be visible from Penasquitos Canyon would be planted in tall species of trees near the residential structures to shield the view of developed areas. Intermediate native and nonnative shrubs would be seeded downslope from the taller vegetation. Native species which would be planted adjacent to natural areas would provide a transitional zone between the native and

nonnative vegetated areas. These measures, which reinforce the recommendations in the community plan, would reduce further topographic modification resulting from erosional processes and partially reduce the visual effect of the proposed development.

The amount of fill, which is proposed for the area planned as a community park, would be minimal and necessary for the development of a baseball diamond, tennis courts, and other similar recreational uses according to the recommendations presented in the community plan.

2. Land Use

Impact. The proposed project would not be implemented according to specific guidelines presented in the community plan for the transition zone between Penasquitos Canyon and developed areas. The project would be in conflict with the purpose and development requirement of the Hillside Review Overlay Zone.

Finding. Approximately 45 acres of open space adjacent to Penasquitos Canyon would be dedicated to the city for use as a community park. Of the area intended for park dedication, approximately 25 percent lies within an area eligible for hillside review. Preparation of this community park for recreational facilities such as tennis courts and ball fields, as suggested in the community plan, would necessarily require a certain amount of grading. The use of fill material for the preparation of recreational facilities in the area designated for a community park would temporarily result in visual impacts due to grading activities. Upon completion of a low intensity use, however, such as an athletic facility, this portion of the community park is not anticipated to present an adverse visual impact on the viewing public and would provide a variety of recreational uses in an area close to a major school. Certain measures incorporated into the landscaping and grading plans are consistent with the recommendations in the community plan and are described in section A.1. of these findings. Placement of view points on culs-de-sac or along residential streets which overlook Penasquitos Canyon has not been proposed by the developer due to anticipated problems with trash dumping, vandalism, and the provision of police protection.

3. Geology

Impact. Landslides on and adjacent to the property comprise the primary geologic constraint to development.

Finding. Where unstable landslide features underlie or adjoin areas where grading is planned, they would be removed, where practical, or buttressed. Buttressing, in general, consists of founding, or "keying," stabilizing fill through the slide plane into competent, undisturbed soils. Permanent drains are normally located behind the fill to reduce possible hydrostatic pressure within the fill material, and where possible, a portion of the top of the slide is removed to reduce the load imposed on the rest of the slide mass. Should landslide slip planes be discovered during grading operations, an engineering geologist would be consulted by the developer and appropriate measures taken according to Uniform Building Code regulations.

4. Hydrology and Water Quality

Impact. Implementation of the proposed project would result in incremental increases of urban pollutants, silt, and nutrients in runoff from the project site. Although the effects of the sediments and pollutants on downstream water quality from this project alone would not be significant, the adverse effects on water quality of the proposed project in conjunction with the development of the entire planned community would be cumulatively significant.

Finding. Control of sediment resulting from the project would be accomplished through a three-fold approach: 1) temporary settlement basins would be provided during grading operations to trap sediment until construction occurs; 2) after construction, paving, structures, and necessary erosion control landscaping would serve to reduce erosion on the developed parts of the property; and 3) the storm drain system for the project would be constructed in such a manner that runoff velocities would be reduced to those occurring under natural conditions on the property.

5. Biology

Impact. The loss of habitat due to implementation of the proposed project, in itself, would not be regionally significant. The cumulative impact of all Park View Estates development, however, would represent a significant adverse impact on biological resources within both the City and County of San Diego.

Finding. The project includes the dedication to the city of 44.8 acres of open space adjacent to Penasquitos Canyon Regional Park. Of this open space, approximately ten acres would be filled and reseeded with native grasses and scrub species to approximate the natural foliage in the

canyon until such time that this acreage is developed as recreational facilities by the City of San Diego. A portion of the Adolphia population would be preserved in open space; however, the majority of the Adolphia could not be preserved without a major reduction in the scope of the project. This alternative is discussed in section C.1. of these findings. In addition, the construction of temporary settlement basins and use of erosion control landscaping would be adequate to control erosion and, therefore, would reduce below a level of significance the potential adverse effects to the downstream biological habitat that would result from increased sediment deposition.

6. Archaeology

Impact. Project implementation would result in a high probability of indirect impacts occurring to two significant cultural sites, SDM-W-1334 and SDM-W-1335, located near the western boundary of the proposed project.

Finding. The developer has agreed to mitigate the impacts to cultural sites SDM-W-1334 and SDM-W-1335 by incorporating the following measures into the project prior to the recordation of the tentative map. Salvage of SDM-W-1334 would include surface collection, analysis of the recovered artifacts, and preparation of a report. Salvage of SDM-W-1335 would include surface collection, recordation of milling features, posthole testing, and hand excavation of an adequate sample of the site. These activities would be followed by artifact analysis and preparation of a report. These initial tests would serve to delineate the limits and cultural identity of the sites. Should significant subsurface material be encountered during the initial tests, a more comprehensive excavation program would be conducted.

7. Noise

Impact. Traffic noise originating from Black Mountain Road would be a significant adverse impact on some adjacent lots.

Finding. The impacts of traffic noise on lots adjacent to Black Mountain Road would be reduced to an insignificant level by a five-foot-high masonry wall to be situated according to diagrams presented in the EIR.

8. Air Quality

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

Finding. The incremental increase in adverse air quality conditions in the San Diego Air Basin cannot be avoided upon project implementation. Penasquitos Park View Estates Units 1 and 2 is, however, consistent with the land uses outlined in the Penasquitos East Community Plan, which has incorporated the elements necessary to create a self-contained community. The self-contained community concept is designed to locate residential, commercial, industrial, and recreational facilities in a localized area which, in turn, results in shorter driving distances, reduced vehicle emissions, and greater accessibility to facilities by walking, bicycle, or bus.

B. The Planning Commission, having reviewed and considered the information contained in the 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 all Park View Estates developments on air quality in the San Diego basin.

Finding. Further reductions of emissions, other than those that would be achieved with the self-contained community concept, is a regional problem which cannot be effectively addressed on a project-by-project basis. Implementation of mitigation measures for air quality impacts is primarily the responsibility of the Air Pollution Control District (APCD) and the Comprehensive Planning Organization (CPO). Both agencies have adopted basinwide standards and are mandated to improve air quality.

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

1. Topography and Visual Aesthetics

Impact. The proposed project is not consistent with the transition zone concepts presented in the community plan. Extensive grading and fill slopes visible from Penasquitos Canyon of the extent and design proposed would have significant adverse impacts on the natural terrain within the Hillside Review areas and on the aesthetic quality of the canyon. Fill placed within the floodplain of Penasquitos Creek would be a significant adverse topographic change.

Finding. Reduction of the effects to insignificance is not possible except through the no project alternative or a project design of reduced scope. 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 areas planned for future growth, such as the 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 the future growth areas prior to 1995, it is estimated that 12,600 homes will have to be built in Penasquitos East. Penasquitos Park View Estates 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 and fill grading and minimize disturbance in the Hillside Review Overlay Zone. A multi-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 multi-family housing on the property.

A lower density design or one which avoids the mass grading necessary to create flat building sites may have a reduced visual impact on the area. Both of these alternatives 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. An alternate project design, which would significantly reduce the scope of the development by limiting grading and residential construction to only the northern portion of the project, would provide additional open space and reduce the visual impacts of the project in its southern area adjacent to Penasquitos Canyon. The Land Use element of the Penasquitos East Community Plan, however, establishes the southern extent of development within the community, and the proposed tentative map is in conformance with the community plan in this respect. At the time the community plan was considered by the Plannin Commission, several alternatives were examined which were based on different limits of residential development along the southern edge of the community. The particular plan, with its particular southern limit to development, was accompanied by an offer by Penasquitos Properties to give 1,800 acres of land along the Penasquitos Creek bed for use in Penasquitos Regional Park. Although the preservation of 1,800 acres along the canyon bottom would not effect or reduce the direct visual impacts of the proposed development, it was an overriding consideration in adopting the community plan, which established the southern limit of development reflected in the proposed tentative map.

2. Land Use

Impact. The proposed project would not be implemented according to specific guidelines presented in the community plan for the transition zone between Penasquitos Canyon and developed areas.

Finding. Reduction of the impacts within the transition zone and within the Hillside Review Overlay Zone areas to a level of insignificance cannot be accomplished without a complete redesign of the project with a significantly reduced scope or by selecting the no project alternative. These alternatives are not feasible due to the specific overriding economic and social considerations described in section C.1.

3. Biology

Impact. The loss of habitat due to implementation of the proposed project, in itself, would not be regionally significant. The cumulative impact of all Park View

Estates development, however, would represent a significant adverse impact on biological resources within both the City and County of San Diego.

Finding. Reduction of the biological impacts to a level of insignificance, particularly in the canyon area, is not possible except through the no project alternative or through a redesign of the project to include a reduction in scope. These alternatives are infeasible due to the specific overriding economic and social considerations cited in section C.1. of these findings.

llc
9/11/79

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 type="checkbox"/>	<input checked="" 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.

(Seal)

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By Walter Blorphan, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-250757 Adopted DEC 4 1979