

RESOLUTION No. R-250882 (R80-1834)

Adopted on DEC 18 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. 79-07-35, 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
43-79-7

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NEW EQD No. 79-07-35
13 August 1979

ENVIRONMENTAL IMPACT REPORT

CANDIDATE FINDINGS

For Pueblos Del Rio

Planned Residential Development

The following findings are suggested for inclusion into the conclusions of the final Environmental Impact Report prepared for the Pueblos Del Rio Planned Residential Development in Mission Valley, California. These findings have been prepared according to Sections 15088 and 15089 of the California Administrative Code and according to Section 21081 of the California Public Resources Code. Findings are based on the latest project design.

FINDINGS

A. The Planning Commission, having reviewed and considered the information contained in the final EIR, finds that changes and alterations are being required in-or-have been incorporated into the project design which mitigate or avoid the significant effects of the proposed project as discussed in the final EIR. These include:

1. Coordination with Existing and Proposed Land Use Plans

Impact. The proposed Pueblos Del Rio Planned Residential Development is in accordance with the general type of uses designated for the subject site by the *Mission Valley Community Plan* now being prepared by the City Planning Department and the Mission Valley Unified Planning Committee. The project also conforms with the intent of the *Serra Mesa Community Plan* which covers the northern portion of the project site. No significant impact is expected.

Finding. The proposed Pueblos Del Rio Planned Residential Development is in conformity with the existing and proposed land use plans.

2. Visual Quality and Orientation to the San Diego River

Impact. The proposed project south of Friars Road will be orientated to the San Diego River. Landscaping and walkways tie the project into the natural vegetation

offered by the River.

The project will change the low-density appearance of the property to a higher density appearance with three story condominiums south of Friars Road and proposed commercial development north of Friars Road.

North of Friars Road, proposed development will not disturb the existing hillside vegetation. Between the hillside and Friars Road, the actual nature of development has not been revealed at this time.

Finding. No significant visual impacts are expected to result from the implementation of Pueblos Del Rio south of Friars Road. The development will be orientated to the river and enhance the river's natural characteristics.

No development will take place in the Hillside Review Zone north of Friars Road, thus no visual impact is expected in this area either.

But, no determination regarding visual quality can be made at this time with respect to proposed commercial development north of Friars Road.

3. Traffic Circulation

Impact. Pueblos Del Rio will add more traffic to the present Friars Road intersection currently leading into the site. Additional traffic will be generated along the proposed second project access from Stadium Way. Generation rates are anticipated to be 1,970 ADT north of Friars Road, and 9,550 south of Friars Road. Traffic from Pueblos Del Rio is expected to reduce operating conditions at each of the following intersections by a factor of one-half to one full level of service: Friars Road and A Street, Stadium Way and Rio Vista Road, Stadium Way and Camino de la Reina, and Stadium Way and Camino del Rio North.

Finding. While no mitigation measures would be immediately available to avoid an incremental addition of traffic volumes in the area, several are proposed. These include: Removing the signal at Friars Road and A Street as soon as a new interchange is constructed between Pueblos Del Rio and the San Diego Stadium, and as soon as alternate access to property north of Friars Road can be provided; allowing only right turns between Friars Road and A Street; and adding a second access to Pueblos Del Rio at Stadium Way.

Bikeways and hiking paths in the riverine area of the project will also help decrease automotive traffic.

4. Floodplain Management

Impact. The proposed project does not propose

any development within the FW zone. Uses proposed for that portion of the property with the FW zone include a wildlife habitat, visual buffer, recreation and hiking/biking trails. No potential impacts to life or property due to flooding are expected.

Finding. The proposed project conforms with the FW zone requirements and with proper floodplain management planning.

5. Biological Resources

Impact. Proposed development will be restricted to prior-disturbed areas on the property and thus no significant impact on biological resources is expected. Only the northern and southern ends of the property contain viable biological habitat, and these areas will remain undeveloped.

Finding. The project, as proposed, does not impact biological resources on the property. No further mitigation measures are deemed necessary.

6. Noise

Impact. Because of the project's proximity to Interstate-8 and especially Interstate 805, the property is already subjected to automotive noise. The noise generated by the project itself is well below the existing noise levels and within CNEL compatibility standards.

The accoustical impact related to this project would be associated with the increased number of dwelling units proposed for the project area. Of the 950 units on the property south of Friars Road, approximately 100 units on 7 acres would be in the normally incompatible category under existing conditions. Projected significant increases in traffic noise on Friars Road and the freeways would increase the number of units exposed to CNELs above 65 dB. Without mitigation this level of noise exposure would be considered a significant adverse impact of the project.

Finding. The most significant reduction in noise would be evident in the unit interiors. Portions of the project would lie within the normally incompatible category. Dwelling units in these areas would require an acoustical analysis in accordance with California Administrative Code Title 25, to assure that construction is adequate to reduce interior noise levels below 45 dB (A) CNEL. Utilization of conventional construction with proper window design has been found to provide adequate exterior to interior noise reduction in areas of CNEL 70 dB (A) or less. However, a detailed accoustical analysis would be performed to verify conformance to an interior level of 45 and adjustments made

to the design as required. It is further expected that buildings located adjacent to the I-805 overpass and Friars Road would be oriented such that the main living areas are located away from these two noise sources.

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

1. Traffic Circulation

Impact. Pueblos Del Rio will add more traffic to the present Friars Road intersection currently leading into the site. Additional traffic will be generated along the proposed second project access from Stadium Way. Generation rates are anticipated to be 1,970 ADT north of Friars Road, and 9,550 south of Friars Road. Traffic from Pueblos Del Rio is expected to reduce operating conditions at each of the following intersections by a factor of one-half to one full level of service: Friars Road and A Street, Stadium Way and Rio Vista Road, Stadium Way and Camino de la Reina, and Stadium Way and Camino del Rio North.

Finding. The construction of more major east-west roadways, i.e. SR-52, Clairemont Mesa Blvd., etc. should lessen traffic volumes in the project area. This is the responsibility of CALTRANS.

Another measure which should alleviate congestion in the area includes the widening of the Stadium Way bridge over I-8. This improvement is scheduled for implementation in 5 years, and is the responsibility of CALTRANS.

2. Air Quality

Impact. The proposed project will have an incremental impact on air quality in the San Diego Regional Air Basin. Impact will result from the locating of additional people to Interstate-805, and not necessarily from the project generated emissions.

Finding. Reduction of air quality impacts is a regional problem which cannot be effectively dealt with on an individual basis. Effective mitigation is the responsibility of agencies other than the City of San Diego. These include the Air Pollution Control District (APCD) and the Comprehensive Planning Organization (CPO). These latter two agencies have established basinwide air quality standards, and are mandated by law to improve air quality.

C. The Planning Commission, 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. These include:

1. Mobile Home Park Displacement

Impact. Implementation of Pueblos del Rio as proposed will cause the residents of Friars Road Mobile Lodge, as well as residents of seven other single-family dwelling units, to relocate elsewhere, creating a significant adverse environmental impact. The removal of Friars Road Mobile Lodge will decrease the available supply of low to moderate income housing by approximately 150 units. It is anticipated that residents of Friars Road Mobile Lodge will experience various degrees of hardship because of displacement. Effects would include, but are not necessarily limited to, psychological, social, logistical, and economic impacts.

Six mitigation measures have been proposed, including:

1. Assuring that the new project would not begin until a reasonable and humane relocation plan has been carried out.
2. Establishing a relocation service providing by-weekly listings of all vacant spaces and vacant mobile homes within San Diego County.
3. Providing information on other forms of housing.
4. Providing information on latest developments regarding at least six parcels of City-owned land which could become future mobile home parks.
5. Providing to the City without charge planning and design engineering services for developing a site for a mobile home park.
6. The Western Mobile Home Association has been playing a coordination role for assisting residents of Friars Road Mobile Lodge.

The degree to which these measures can successfully mitigate the impact of displacement cannot be determined at this time. Complete mitigation may not be feasible.

Finding. The alternatives identified in this Report have been examined and evaluated. Of these, the "No Project" Alternative reduces the impact of relocation to insignificance, but it is not feasible given the over-riding economic pressures, development trends, and planning efforts in Mission Valley.

Other alternatives, such as the "More Mobile Homes" and "Partial Development" options would not be feasible either given economic pressures and planning guidelines such as outlined in the draft Mission Valley Community Plan.



Passed and adopted by the Council of The City of San Diego on _____
by the following vote:

DEC 18 1979

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 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.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By Allen Boward Deputy.

Office of the City Clerk, San Diego, California

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