

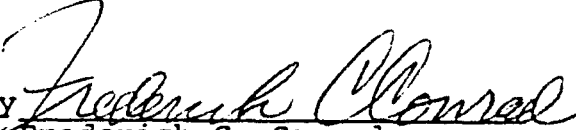
RESOLUTION No. R-250990 (R-80-1916)

Adopted on JAN 15 1980

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. 76-09-49S11, 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
4/7/80
Or.Dept. Clerk
32-79-5

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RECEIVED
AUG 16 1979

ENVIRONMENTAL IMPACT REPORT
FINDINGS FOR
BAY TERRACES EAST UNIT 3
TENTATIVE SUBDIVISION MAP, REZONE,
STREET VACATION, AND HILLSIDE REVIEW PERMIT

The following findings are recommended relative to the conclusions of the supplemental environmental impact report (EIR) for the proposed Bay Terraces East Unit 3 Tentative Subdivision Map, Rezone, Street Vacation, and Hillside Review Permit (EQD No. 76-09-49 S11). 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 Bay Terraces East Unit 3 Tentative Subdivision Map, Rezone, Street Vacation, and Hillside Review Permit (EQD No. 76-09-49 S11) 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. 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. A site specific soils investigation has been completed allowing the soils engineer to make specific recommendations. Expansive soils are typically mitigated by placing an appropriate amount of non-expansive material over structural areas. The potential for slope failure can be mitigated by the proper design of slopes for specific conditions revealed during the soils investigation.

2. Water Quality

Impact. Implementation of the proposed project would result in an incremental increase of silt in runoff waters due to erosion from graded slopes at the project site. Although the addition of these substances to downstream water bodies from this project alone would not be significant, the

adverse impacts on water quality from this project in conjunction with development in the entire South Bay Terraces Development Plan area could be cumulatively significant.

Finding. The use of proper soil engineering techniques to control erosion, including construction of brow ditches on high cut and fill slopes, and use of proper landscaping, including hydroseeding and planting of all manufactured slopes immediately after grading, would significantly reduce siltation in runoff waters from graded slopes.

3. Paleontological Resources

Impact. Implementation of the proposed project could result in the loss or destruction of scientifically significant or unique specimens of mega- and micro-vertebrate fossils.

Finding. The potential impacts to the fossil record will be significantly reduced if a qualified paleontologist is contracted to record and collect any fossil remains discovered during project implementation.

4. Topographic Alteration/Visual Quality

Impact. The project would contribute to the overall impacts on topography and visual quality described in the South Bay Terraces Development Plan EIR (EQD No. 76-09-49) (City of San Diego 1978). These impacts include replacement of the natural, rounded contours on the property with the geometric shapes of manufactured slopes and the construction of a 97-foot fill slope on the eastern border of the site. This alteration of the landform would result in a significant degradation of the visual quality of the property. This impact, however, would be less significant in those areas already graded or otherwise disturbed.

Finding. The impacts due to landform modification would be partially offset by landscaping all manufactured slopes with a mixture of natural and conventional drought-resistant species to give a more natural appearance to the graded slopes. Also, the large fill slope on the eastern border of the site would be reduced to a final height of 60 feet by grading for adjacent units just to the east of Unit 3. These measures would reduce to some extent the impacts of these landform modifications, but they would not reduce these impacts to an insignificant level.

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 2.5 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 to the overall impacts on topography and visual quality described in the South Bay Terraces Development Plan EIR (EQD No. 76-09-49) (City of San Diego 1978). These impacts include the replacement of the natural, rounded contours on the property with the geometric shapes of manufactured slopes and the construction of a 97 slope on the eastern border of the site. This alteration of the landform would result in a significant degradation of the visual quality of the property. This impact, however, would be less significant in those areas already graded or otherwise disturbed.

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 or 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). Bay Terraces East 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 provide 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.

ejf
8/15/79

JAN 15 1980

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"/>
Bill Cleator	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bill Lowery	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
Mike Gotch	<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 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 Ellen Bovard, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-250990 Adopted JAN 15 1980