

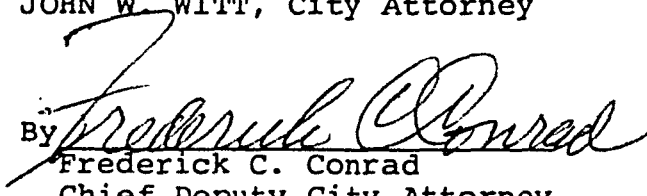
RESOLUTION No. R- 251173 (R-80-1984)

Adopted on FEB 18 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. 76-09-49S14, 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
4/14/80
Or.Dept. Clerk
32-80-1

01173

ENVIRONMENTAL IMPACT REPORT
FINDINGS FOR
BAY TERRACES EAST UNITS 4 AND 5
TENTATIVE SUBDIVISION MAP, REZONE,
AND DELETION OF HILLSIDE REVIEW OVERLAY ZONE

The following findings are recommended relative to the conclusions of the supplemental environmental impact report (EIR) for the proposed Bay Terraces East Units 4 And 5 Tentative Subdivision Map, Rezone, and deletion of the Hillside Review (HR) Overlay Zone (EQD No. 76-09-49, S-14). 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 supplemental EIR for the proposed Bay Terraces East Units 4 And 5 Tentative Subdivision Map, Rezone, and deletion of the HR Overlay Zone (EQD No. 76-09-49, S-14), 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. Implementation of the proposed project would result in an increased potential for runoff and erosion of graded slopes and building pads on the project site.

Finding. The use of proper soil engineering techniques, including construction of gutters, storm drains, and lined brow ditches on all tall cut and fill slopes, and the use of proper landscaping, including hyroseeding of all manufactured slopes immediately after grading, would significantly reduce the potential for erosion of graded slopes on the project site.

2. Topographic Alteration/Visual Quality

Impact. The proposed project would contribute to the overall impacts to topography and visual quality described in the South Bay Terraces Development Plan EIR (EQD No. 76-09-49) (City of San Diego 1977). These impacts include replacement of the natural, rounded contours on the property with the geometric shapes of numerous manufactured slopes and homesites and the removal of the native vegetation from the site. These

actions would result in a significant degradation of the visual and topographic quality of the property as it is viewed from surrounding areas.

Finding. The impacts due to landform modification would be partially offset by landscaping all manufactured slopes with a mixture of native and conventional drought-resistant plant species to give a more natural appearance to the graded areas. The construction of homes would also improve the visual quality of the property by partially screening graded slopes. These measures would reduce to some extent these impacts to topography and visual quality, but they would not reduce these impacts to an insignificant level.

3. Land Use

Impact. Implementation of the proposed project would result in the removal from the property of a neighborhood park site designated for this property by the community plan.

Finding. The impact of the removal of this nine-acre park site from the property would be fully mitigated by the dedication to the city of a larger site (12 acres) adjacent to the proposed community plan to be located at the northwest corner of the intersection of Casey Street and Alta View Drive. The developer and the city would exchange these two properties, resulting in the creation of a larger, centrally located community park approximately one-half mile west of the project site. The city's Park and Recreation Department fully supports this action.

B. The Planning Commission 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 3.8 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 in the Spring Valley community would also be affected by project generated traffic.

Finding. The improvement of Highway SR-54 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 Planning Commission, 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 proposed project would contribute to the overall impacts to 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 numerous manufactured slopes and homesites and the removal of the native vegetation from the site. These actions would result in a significant degradation of the visual and topographic quality of the property as it is viewed from surrounding areas.

Finding. Satisfactory mitigation of the impact of the project on topography and visual quality is not possible except through the No Project alternative. This alternative, is infeasible, however, due to the specific overriding economic and social conditions relative to the anticipated population growth of the City of San Diego over the period from 1975 to 1995. It is anticipated that a net increase of 138,000 dwelling units will be required to avoid serious adverse effects in both the cost and the availability of housing. Of this number, it is estimated that the in-filling of urbanized areas, such as this project will accomplish in the south San Diego area, will account for a net increase of 24,650 dwelling units (The Impact of Alternate Growth Management Policies on the Housing Market of San Diego, California, Hammer, Siler, George Associates, July 1978). The Bay Terraces East residential subdivision is one increment in this pattern of necessary and planned growth.

2. Biological Resources

Impact. The proposed project would contribute to the overall impacts on biological resources described in the South Bay Terraces Development Plan EIR (EQD No. 76-09-49, City of San Diego 1978). These impacts include the loss of all of the vegetation and many of the wildlife species on the site and the displacement of the remaining species into surrounding vacant land. Included in the vegetation that would be removed are small populations of four sensitive plant species: San Diego Barrel Cactus, Adolphia, Palmer's Sage, and San Diego Sunflower.

Finding. Satisfactory mitigation of the impact of the project on the biological resources of the site is not possible except through the No Project alternative. This alternative is

infeasible, however, due to the specific overriding economic and social conditions relative to the anticipated population growth of the City of San Diego over the period from 1975 to 1995. It is anticipated that a net increase of 138,000 dwelling units will be required to avoid serious adverse effects in both the cost and the availability of housing. Of this number, it is estimated that the in-filling of urbanized areas, such as this project will accomplish in the south San Diego area, will account for a net increase of 24,650 dwelling units (The Impact of Alternate Growth Management Policies on the Housing Market of San Diego, California, Hammer, Siler, George Associates, July 1978). The Bay Terraces East residential subdivision is one increment in this pattern of necessary and planned growth.

ejf

11/1/79

FEB 12 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 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 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 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 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 Barbara Berridge, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-251173 Adopted FEB 12 1980