

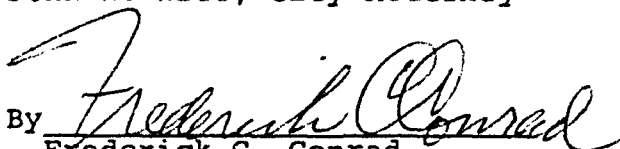
RESOLUTION No. R-251283 (R-80-1954)

Adopted on FEB 26 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. 76-09-49S9, 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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4/10/80
Or.Dept. Clerk
32-79-7

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ENVIRONMENTAL IMPACT REPORT
FINDINGS FOR
PARADISE GARDENS WEST UNIT 6
HILLSIDE REVIEW PERMIT, REZONE 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 6 Hillside Review Permit, Rezone and Tentative Subdivision Map (EQD No. 76-09-49 S9). 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 Paradise Gardens West Unit 6 Hillside Review Permit, Rezone and Tentative Subdivision Map (EQD No. 76-09-49 S9), 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. 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 nonexpansive 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 lined 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-vertebrate and micro-vertebrate fossils.

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

4. 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 homes and from Paradise Creek Canyon.

Finding. The impact 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. An area of approximately 10.5 acres located on the northern border of the site in Paradise Creek Canyon would be dedicated to the city as an open space easement. This area would be part of a larger open space system which includes Paradise Creek. These measures would reduce to some extent the impacts to topography and visual quality, but they would not reduce these impacts to an insignificant level.

5. Noise

Impact. The projected 1995 noise level on the proposed extension of Woodman Street is in excess of 65 decibels dBA CNEL and will adversely affect lots 1, 148 through 166, 209 through 212, and 215 of the proposed project.

Finding. Construction of a five-foot decorative block wall along the crest of the cut slope at lots 148 through 165 and 209 through 212 facing Woodman Street would reduce this noise impact to an acceptable level. A line of sight noise barrier formed by the crest of the fill slope at lots 1, 166 and 215, along with normal construction techniques, would reduce the noise impact at these sites to an acceptable level.

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 four 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 homes and from Paradise Creek Canyon.

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 6 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.

Passed and adopted by the Council of The City of San Diego on FEB 26 1980,
 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 Yvonne Blophan, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-251283 Adopted FEB 26 1980