


RESOLUTION No. R- 251324 (R- 80-2004)

Adopted on MAR 4 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 ENVIRONMENTAL
IMPACT REPORT NO. 79-04-11, 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
4/17/80
Or.Dept. Clerk
60-80-2

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ENVIRONMENTAL IMPACT REPORT
FINDINGS FOR
PENASQUITOS PARK VIEW ESTATES UNIT 3
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 Unit 3 Rezone, Hillside Review (HR) Permit, and Tentative Map (EQD No. 79-04-11). 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. 79-04-11), 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. To the extent that the project would not preserve or minimize the disturbance to the natural terrain within HR areas, it would lead to a significant adverse loss of natural landform resources and aesthetic values in the area.

Finding. Several measures would be incorporated into the project to reduce its immediate visual impact. Manufactured slopes would be rounded to blend with the natural contours and shaped to have varying slope ratios. Landscaping would also serve to reduce the visual impacts due to grading. Approximately 26 acres of the site coinciding with hillsides in the north central and northwest portions of the property would be preserved in an unaltered state in three open space easements. In order to maintain the natural character of the open space easements on the site, the City of San Diego should incorporate into the easements the restrictions necessary to prevent the clearing of vegetation, alteration of the landform, and construction. No natural open space areas have been proposed in this project; however, concentration of development in Penasquitos Park View Estates Unit 3 has made possible the preservation of 106 acres of open space nearer to Penasquitos Canyon in Penasquitos Park View Estates Unit 4.

2. Biological Resources

Impact. The proposed project would involve extensive removal of vegetation which is utilized for food and

habitat by a diverse and abundant vertebrate fauna. Most of the large San Diego Barrel Cactus population of over 800 individuals would be removed. Because of the uncommonly large size of this population group, this loss of San Diego Barrel Cactus would be considered a significant adverse impact.

Finding. A 26-acre portion of the project site would be left unaltered as open space easements in the north central and northwest areas on the property. An additional 16 acres would remain in a semi-natural state in a San Diego Gas & Electric Company easement and the proposed State Freeway Route 56. Enclosed easements on the property would help preserve the presence of some birds, reptiles, and small mammals able to adapt to urbanization; however, due to their isolation from surrounding wildlands, these easements are not anticipated to be useful as habitat to larger mammals.

Several measures will be incorporated into the project which would reduce the project impacts on the San Diego Barrel Cactus population. Approximately 100 to 150 individuals would be preserved on the lower south-facing slopes of an open space easement. In addition, the applicant has offered to have any interested individual or group transplant the main body of the Barrel Cactus population to the lower south-facing slopes or to another appropriate location in the Penasquitos East community not subject to development. This procedure would require the supervision of a qualified biologist familiar with the soil and slope conditions necessary for survival of this species. Although transplantation is an alternative to the destruction of the main population of Barrel Cactus individuals, this procedure does not mitigate the loss of the natural habitat in which this species is found.

3. Archaeology

Impact. One isolated bedrock milling station (a single slick) considered of moderate significance would be subject to direct impacts upon initiation of the proposed project.

Finding. Several measures, which would serve to mitigate the adverse impacts to cultural site SDM-W-1521, have been agreed to by the applicant and would be completed prior to the recordation of the final map. SDM-W-1521 would be the subject of photodocumentation, preparation of scale drawings, recordation of information with both local data repositories, and a letter to the city attesting to the completion of the mitigation measures.

4. Geology

Impact. The primary geologic hazard associated with the project is the unstable nature of landslide deposits

on the property. Both landslide areas coincide, in part, with the proposed school site in the southwest portion of the property. The only other geological impact that would result from the project is soil erosion with increased sediment production.

Finding. In order to safely support construction, the bottom portions of the landslide deposits would be buttressed with fill material and the tops of slide areas would be cut. In accordance with the general recommendations made by Woodward-Clyde Consultants (1977), a geological engineering firm, the project has been designed to place fill in the area of the school site. Engineering geologists would be consulted further during preparation of the grading plan to determine measures necessary to mitigate the potential hazards due to landslides. Measures to reduce the effects of soil erosion and sediment production are discussed in the Hydrology and Water Quality section (A.5.) of these findings.

5. Hydrology and Water Quality

Impact. Clearing and grading necessary for residential construction of the type proposed in this project would result in an increase in erosive forces and sediment production from the project areas. Under normal conditions, little if any sediment from the property would reach Penasquitos Lagoon, but it could adversely impact the recreational resources of Penasquitos Canyon.

Finding. Temporary basins would be provided during grading operations to collect sediment from each lot until construction occurs. Lots would be graded to drain away from slopes and toward street drainage systems or drainage structures. Down drains and roadbeds would be sandbagged where necessary to reduce erosion and sediment transport from these sources. Drainage collected from this and other Penasquitos Park View Estates project would be carried via a drainage pipe system down Penasquitos Canyon to a low gradient location and discharged through energy dissipaters. This procedure would reduce the velocity of runoff water, with the associated erosive effects below a level of significance in the downstream Penasquitos Canyon area. After construction, the erosion control landscaping would serve to reduce erosion on developed parts of the property to an insignificant level.

6. Noise

Impact. Two corner lots adjacent to Black Mountain Road would be subject to noise levels in excess of 65 dBA. The portion of the proposed school site within about 90 feet of Black Mountain Road would also be subject to noise levels in

excess of 65 dBA. This would not necessarily represent an adverse impact since school and library structures could be located outside of the noise impacted area.

Finding. The impacts of traffic noise on the lots located at the corners of the project street intersecting Black Mountain Road would be reduced to an insignificant level by a five-foot solid masonry wall placed at the top of the small banks between the homesites and Black Mountain Road.

7. Traffic

Impact. Development of Penasquitos Park View Estates Unit 3 would lead to a general increase in area traffic and create a small incremental addition to the continuing increases in Interstate 15 (I-15) peak-hour traffic flows. Any such addition would contribute to the cumulatively significant adverse impact of congestion on I-15.

Finding. Traffic increases resulting from implementation of this project are expected to be similar to those resulting from any comparable residential development in the vicinity. Project streets have been designed to integrate with the circulation system described in the approved Penasquitos East Community Plan (1978b). The circulation system for the community, in turn, has been designed to accommodate the traffic generated by the Penasquitos Park View Estates Unit 3 project, as well as that produced by other projects consistent with the plan. The project, therefore, would not result in significant impacts on the local traffic circulation system.

8. Air Quality

Impact. The emissions generated by this project would not by themselves significantly impact the air quality of the San Diego Air Basin. However, because the air quality in San Diego exceeds standards at the present time, any incremental addition, such as from the subject project, would contribute to the cumulatively significant impact on air quality of all development in the 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 Unit 3 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. Traffic

Impact. Development of the Penasquitos Park View Estates Unit 3 would lead to a general increase in area traffic and create a small incremental addition to the continuing increases on I-15 peak-hour traffic flows. Any such addition would contribute to the cumulatively significant adverse impact of congestion on I-15.

Finding. Mitigation of the impacts resulting from project implementation on the I-15 corridor is beyond the scope of this project. Responsibility for improvements to I-15 to enable the highway system to accommodate greater volumes of traffic lies instead with the California Department of Transportation (CALTRANS). CALTRANS is currently proposing a six-lane spur to be constructed between Miramar Road and Clairemont Mesa Boulevard. The existing 2.5-mile segment of I-15 extending south from Miramar Road would be converted to a city street and would join the existing Kearny Villa Road. A crossover segment connecting I-15 with the State Highway Route 163 would be provided at a location approximately three miles south of Miramar-Pomerado Road. These improvements, which are expected to alleviate traffic congestion on the I-15 corridor, are planned for completion in 1983.

2. Air Quality

Impact. The emissions generated by this project would not by themselves significantly impact the air quality of the San Diego Air Basin. However, because the air quality in San Diego exceeds standards at the present time, any incremental addition, such as from the subject property, would contribute to the cumulatively significant impact on air quality of all development in the basin.

Finding. A further reduction 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 and the Comprehensive Planning Organization. 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. To the extent that the project would not preserve or minimize the disturbance to the natural terrain within HR areas, it would lead to a significant adverse loss of natural landform resources and aesthetic values in the area.

Finding. Reduction of these effects to insignificance 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 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 HR Overlay Zone. Preservation of a significant amount of hillside and/or canyon bottom open space would require that a portion of the proposed dwelling units be multi-family to achieve the same gross density. 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. The lower density design would increase the per-lot cost and, therefore, the cost of dwelling units which may not be affordable to many middle-income San Diego families.

Providing single-family residential units in a manner such that they are affordable by the middle-income consumer requires that site preparation, provisions for streets and utilities, and unit construction be accomplished in the most economical way possible. Implementation of a single-family residential subdivision at the density proposed, under the topographic conditions prevalent on the project site and at a cost affordable to the average homebuyer, necessitates that a substantial amount of landform alteration be accomplished in order to prepare the property for streets and homesites. Alternative lot and unit designs are possible, which would more readily preserve the natural landform. For example, homes could be supported on pilings and cantilevered against hillsides in order to minimize grading. This approach would involve custom fitting each individual dwelling unit to topographic characteristics on each lot. The result of this procedure, although aesthetically pleasing, would add to design and construction costs and would result in the price of homes exceeding that affordable by the average homebuyer. In light of the shortage in the City and County of San Diego of homes affordable to the middle- and lower-income groups, the custom lot alternative is considered infeasible.

2. Biology

Impact. The proposed project would involve extensive removal of vegetation which is utilized for food and habitat by a diverse and abundant vertebrate fauna. Most of the large San Diego Barrel Cactus population of over 800 individuals would be removed. Because of the uncommonly large size of this population group, this loss of San Diego Barrel Cactus would be considered a significant adverse impact.

Finding. Reduction of the biological impacts to a level of insignificance 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 specific overriding economic and social considerations cited in section C.1. of these findings.

ejf
2/10/79

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R- 251324

Passed and adopted by the Council of The City of San Diego on MAR 4 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 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

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