

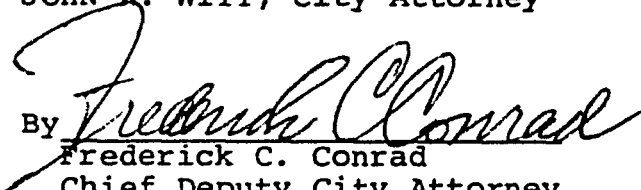
RESOLUTION No. R- 251610 (R-80-2243)

Adopted on APR 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. 76-09-49S15, 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
5/19/80
Or.Dept. Clerk
32-80-2

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ENVIRONMENTAL IMPACT REPORT
FINDINGS FOR
PARADISE PLAZA
TENTATIVE SUBDIVISION MAP AND REZONE

The following findings are recommended relative to the conclusions of the supplemental environmental impact report (EIR) for the proposed Paradise Gardens Tentative Subdivision Map and Rezone (EQD No. 76-09-49-S15). The 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 Plaza Tentative Subdivision Map and Rezone (EQD No. 76-09-49-S15), 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 on and in proximity to the project site. Earthquakes originating along these faults could result in significant damage to structures built on the project site and adjacent areas.

Finding. The fault traces on 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. 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 would be cumulatively significant.

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EXHIBIT A

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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.

2. Noise

Impact. The projected noise level on the proposed extension of Woodman Street is in excess of 65 decibels (dBA) CNEL and would adversely affect the residents of lots 122 through 124 and lot 127 of the proposed project. In addition, noise from the intersection of Woodman Street and Plaza Boulevard would adversely affect the residents of lot 126.

Finding. The construction of a five-foot tall solid block wall along the lot line of the affected lots adjacent to Woodman Street and to Plaza Boulevard would reduce this noise impact to an acceptable level. This measure will be included in the plans for the proposed project.

3. Land Use

Impact. The project proposes the construction of a new road, Varney Court, through an area designated as open space by the adopted South Bay Terraces Community Plan (City of San Diego 1978).

Finding. The City of San Diego Planning Department has stated that this narrow strip of open space is to be an area where no structures are to be built, but that the construction of a road in this area is in compliance with the community plan. This road will form part of the necessary transportation system for this area of the South Bay Terraces community.

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-
resident plant species to give a more natural appearance to
these graded areas. 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.

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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 two 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 State Highway 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.

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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 Plaza 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.

vpc
12/18/79

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Passed and adopted by the Council of The City of San Diego on APR 15 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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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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