

(R-81-1687)

RESOLUTION NO. R-253787

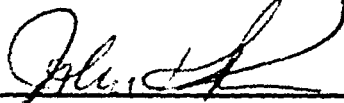
Adopted on MAR 16 1981

BE IT RESOLVED, by the Council of The City of San Diego as follows:

That pursuant to California Public Resources Code, Section 21081, the findings made with respect to the ENVIRONMENTAL IMPACT REPORT for the Sunset Cliffs Shoreline Protection Project, on file in the office of the City Clerk as E.Q.D. No. 77-01-10-S1, are those findings marked Exhibit A which are attached hereto and made a part hereof.

APPROVED: John W. Witt, City Attorney

By

  
\_\_\_\_\_  
John K. Riess  
Deputy City Attorney

JKR:lco:812 (x405.1)

3/13/81

Or.Dept:E&D

FORM=r.eirf

## FINDINGS AND STATEMENT OF OVER-RIDING CONSIDERATIONS

The SUNSET CLIFFS SHORELINE PROTECTION PROJECT will result in significantly adverse environmental impacts for which there are no identified mitigating measures or project alternatives which will reduce these impacts to insignificance while accomplishing the goals and objectives of the project which are to protect life and property. The protection of life and property to be realized from the project over-ride the adverse environmental impacts resulting from the project.

There were two environmental issues identified in the EIR considered to be of significant impact: VISUAL AESTHETICS AND CALIFORNIA COASTAL ACT COMPATIBILITY.

As the implementing agency for the SUNSET CLIFFS SHORELINE PROTECTION PROJECT, the Engineering and Development Department of the City of San Diego has agreed to implement certain alternatives that were discussed in the EIR for the stabilization of the upper cliffs. These actions will not fully mitigate the identified impacts to the level of insignificance but will minimize the environmental effects. Since the project includes physical, man-made measures to impede further erosion and damage of the upper cliffs along Ocean Beach's water frontage, it is only with the 'No Project' alternative that no environmental effects to the natural character of the cliffs would occur. However, with the 'No Project' alternative further damage would occur from both natural and human forces resulting in a potentially dangerous situation over time which would jeopardize the safety and welfare of public and private property as well as human life. This issue is analyzed in the EIR which describes the existing conditions and geologic formations of the upper cliffs.

### VISUAL AESTHETICS

#### Impacts

The impacts of the individual projects identified for all six segments of Sunset Cliffs must be considered significant. The impact to visual aesthetics of the project proposed is primarily attributed to the construction of man-made walls and the height of the walls that have been determined to be necessary to halt further erosion.

#### PARTIAL MITIGATION

The following measures will partially mitigate the impacts to visual aesthetics.

General- Applying to all segments of the cliffs.

1. All walls both retaining and splash will be built of materials which blend with adjacent cliff faces.
2. Graded slopes will blend with existing cliffs.

3. Established vegetation will be planted to hang over retaining walls.

Specific- applying to particular locations. The following measures which are essentially a reduction in height will partially mitigate the visual impact, but not reduce it to the level of insignificance.

1. Below the end of Narragansett Ave., the splash walls will be no higher than those existing and the upper cliffs will be landscaped.
2. In the area south of Del Monte the 420 foot long splash wall will be reduced to 5 feet high (from 8 feet). The gradient will be 1½:1. This 5 foot high wall will visually coordinate with the existing splash walls north of Del Monte.
3. The cement walkway around Santa Cruz will be constructed without a hand railing and with a reduction in retaining wall height following the natural terrain.
4. To stabilize the cliffs and preserve the existing structures on the bluff tops in the area south of Coronado, construction of a wall(s) is necessary along the lower cliffs. To lessen the visual impact two eight foot high walls (instead of two twenty foot high wall(s)) will be constructed along the lower cliffs. A 2:1 backfilled slope extending up to the bluff tops will be placed behind the walls and landscaped. This configuration more closely resembles the existing land form.
5. To protect Sunset Cliffs Boulevard, construction of a 24 foot reinforced earth wall will greatly reduce the visual impact and alteration of the existing land form.

#### CALIFORNIA COASTAL ACT COMPATIBILITY

##### Impacts

Some of the individual projects proposed for the restoration of the upper cliffs appear to be in conflict with two sections of the Coastal Act (Sec. 30235 and Sec. 30251) and the Certified Local Coastal Plan for Ocean Beach and Land Use Plan.

##### PARTIAL MITIGATION

The following measures may resolve the potential conflict with the Coastal Act.

1. The walls in the vicinity of Narragansett will be reduced in height to conform to those existing in the area. Although a

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reduction in height is proposed, the project may have conflicts with the Coastal Act which specifies improvements only when existing structures or public beaches are in danger from erosion. No bluff top structures are currently in danger in this location.

2. Lowering the splash walls both north and south of Del Monte will minimize the potential conflict with the Coastal Act.
3. The walkway around Santa Cruz cove will have a lowered retaining wall and no handrail, thus minimizing the alteration of natural land forms and potential conflict with the Coastal Act.
4. The walls north and south of Del Mar will be two eight foot high walls rather than the original twenty foot high walls. This may be considered a minimum alteration under the Coastal Act.
5. It is not proposed to lower the height of the wall improvement below lot 11. The height of the wall is considered necessary to protect the property from further erosion.
6. The splash walls to be constructed north of Point Loma Avenue will be consistent with the adjacent existing walls in height, approximately 5 feet high.
7. The creation of parking and park area south of Point Loma is a requirement for State funding of the Sunset Cliffs Project, although it may raise questions of conflict with the Coastal Act.

#### TRAFFIC CIRCULATION, NOISE, AIR QUALITY IMPACT

##### Impacts

The impacts identified for traffic, noise and air quality were considered to be short-term extending over a period of six months. However, to insure the proper handling of traffic through the community during the period of construction, the following measures will be written into any contract to be let by the City of San Diego.

##### PARTIAL MITIGATION

1. Varying the route of trucks off of the most direct or most used streets, which would mean using the wide east/west streets thereby minimizing impacts on narrower north/south accesses.
2. Street cleaning to resolve nuisance problems due to spillage.
3. Repairing damage to streets caused by truck traffic (potholes, crackling, curb damage etc.)

4. Provision of adequate traffic control at construction site and on route.
5. Hosing of streets and truck loads to reduce dust and resultant air pollution.

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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"/>
Susan Golding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
Dick Murphy	<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)

*June A. Blackhall*, Deputy.

Office of the City Clerk, San Diego, California

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