

**MEMORANDUM**

TO: Casey Mauck, Community Planning & Economic Development Department
FROM: Diane Utter, P.E., Parks, Arts & Recreation Department
DATE: November 12, 2025
SUBJECT: Kaiser Woods Park Development (23-3261), LHA Mitigation Sequencing

Thank you for the opportunity to provide additional information for the Kaiser Woods Park Development Conditional Use Permit (CUP) application, #23-3261. Below is mitigation sequencing in response to the 3rd round Substantive Review Table Comments.

Enclosed is Exhibit A showing the extent of the potential Landslide Hazard Area (LHA) and the proposed pond location and grading limits.

1. Avoiding the impact altogether by not taking a certain action or parts of an action;

The proposed pond location is based on the natural terrain of the site. Placement of the pond at this location allows the required detention to be provided onsite and without altering the natural drainage pattern. The terrain at the proposed pond location requires less excavation to provide the required detention and has a more compact footprint, resulting in a reduced area of impact and efficient use of public funds. The required wetland buffer prevents the pond from being moved to the north. The property line with Hope Community Church, and the required setback prevents the pond from being moved to the east. The existing road prism prevents the pond from being moved to the south. It is theoretically possible to move the pond to the west but that would require more excavation and a longer road for maintenance. This would disturb the site more, which is unnecessary because the stability of the existing steep slope will not be affected by the pond in the proposed location, per the report by GeoEngineers, dated October 30, 2025, page 3.

2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;

The City will minimize the impact to the steep slope by not excavating on or into the existing slope. The slope will be left intact and does not require a buffer for protection. Excavation can happen immediately adjacent to the slope, provided that the slope inclination remains unchanged. Please see the Revised Geotechnical Consultation report by GeoEngineers, dated October 30, 2025 for an analysis of the slope stability. The report is a submittal for the CUP application.

3. Rectifying the impact by repairing, rehabilitating or restoring the affected environment;

Repairing, rehabilitating or restoring the affected steep slope is not required or recommended. The presence of the pond will not affect the stability or function of the steep slope.

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4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;

The slope will be protected during construction by the use of paint to delineate grading areas from non-grading areas. After construction, the stability of the slope will not be affected by the presence of the pond, per the report by GeoEngineers, dated October 30, 2025.

5. Compensating for the impact by replacing, enhancing or providing substitute resources or environments;

Steep slopes are not a resource or environment that needs replacing or enhancing. They are not integral to water quality or wildlife habitat protection. Therefore, no compensation is required.

6. Monitoring the impact and taking appropriate corrective measures.

Observation of the slope will be a routine part of maintenance of the pond and the park as a whole. Corrective measures will be taken promptly if there are any signs of slope instability.

Enclosure



