

JAN 10 1978

BE IT RESOLVED, by the Council of The City of San Diego, that pursuant to California Public Resources Code, Section 21081, the following findings are made with respect to the environmental impacts identified in Environmental Impact Report No. 77-06-02:

1. With respect to landform modification:

The grading produced by the project is considered unavoidable to create the density and product type proposed, both of which are economically necessary to the project. The grading proposed is, therefore, not mitigable.

2. Respecting noise:

The project developers agree to mitigate the noise impact to below 65 decibels CNEL with noise barriers acceptable to the City.

3. With respect to air quality:

Project changes or alterations as might mitigate the impact are within the responsibility and jurisdiction of the Regional Air Pollution Control District, the Federal Environmental Protection Agency, and the State Air Resources Board. Although it may be possible for the developer to encourage homeowner associations to undertake the development of car pools, such mitigation is not considered feasible in that it is extremely doubtful that such action could be accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental and social factors. The establishment of car pools is, among other things, a function of economics and individual attitudes.

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4. With respect to water conservation:

The project developer agrees to mitigate the water use impact by planting manufactured banks with water conservative plant materials.

5. Regarding biological resources:

The design of the project allows 55 barrel cactus to be preserved. This mitigation is considered acceptable to EQD since more complete mitigation would require a major redesign of the project and, at best, only retain small additional plots of the flora not creating a viable biological community.

6. With regard to geology and soils:

Grading operations within the project are planned to mitigate landslide impacts by not surcharging the northeastern hillside and stabilizing the southerly canyons through filling operations.

7. Respecting archaeology:

The applicant is presently mitigating the archaeological sites by surface collecting, micromapping, and test excavations. All recovered materials will be analyzed and donated to an appropriate institute for future usage.

Air Quality:

Recommended Finding. Air quality impacts resulting from implementation of the proposed project will not constitute a significant adverse impact relative to overall air quality in the San Diego Basin. Mitigation

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of air quality effects is not within the control of the city, and no feasible project alternative exists which would significantly alter the nature of the effects. Reduced trip length may be realized in the future as commercial facilities expand to meet the demands of the growing population in this portion of the city.

APPROVED: JOHN W. WITT, City Attorney

By Frederick C. Conrad
Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
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Or.Dept.:Clerk

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Passed and adopted by the Council of The City of San Diego on JAN 10 1978
 by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<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"/>
Tom Gade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larry Stirling	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jess D. Haro	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.

By *Allyn D. Newitt*, Deputy.

(Seal)

to
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Resolution Number 220023 Adopted JAN 10 1978