

JAN 17 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. 77-07-36:

1. Environmental Goals of the Community Plan

A. Conclusion. The Hilltop development would conflict with those community plan goals relating to building in a manner sensitive to the topography of the community, and to the retention of open space.

B. Recommended Finding. The concern of the EIR relates directly to the proposed filling of an east-west trending canyon in the northern part of the project site. No feasible alternative or mitigating measure is available to totally eliminate the conflict with the community plan goals. A reduced project scope (with fewer homes) is economically unrealistic in that the cost of individual homes would be driven significantly upward, and the goal of low to moderate cost housing would not be achieved. This is especially true when one considers the magnitude of improvements being required of the developer relative to the proposed project. The proposed cut-fill bank facing onto Interstate 15 could potentially have significant visual effects. These effects can, however, be mitigated by provision of landscaping with native and non-native species. The applicant is proposing such landscaping

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in the form of container plantings of Eucalyptus camuldensis (Red Gum) and a unique hydroseeding technique utilizing 60 pounds of seed per acre. The resulting landscape will be a relatively tall, green vegetative cover, comparable physiographically to native shrub vegetation and contrasting markedly with the relatively bare cut slopes within the Interstate 15 right-of-way.

## 2. Traffic Circulation

A. Conclusion. The Environmental Impact Report identifies various concerns with traffic flow, especially on Friars Road.

B. Recommended Finding. Existing adverse traffic conditions on Friars Road, especially as it crosses the San Diego River, will require various remedial steps regardless of buildout of the proposed Hilltop. The primary intersection controlling traffic flow onto Friars is the Friars/Mission Gorge/Zion interchange. The City of San Diego Traffic Engineering Division is planning a contract award in May, 1978, for the modification and modernization of this intersection. This action coupled with improvements to Friars Road planned as a part of the Hilltop project will greatly alleviate traffic congestion on Friars. The latter action will include signalization of the Friars Road/Santo Road intersection, with provisions for left turn lanes and an acceleration-deceleration lane on Friars Road leaving and approaching Santo Road. In

addition, widening of Friars from four to six lanes east of I-15 will be accomplished in the near future, partially, as a part of the proposed Hilltop project and partially by the City of San Diego.

3. Air Quality and Energy Conservation

A. Conclusion. The final Environmental Impact Report concludes that "the proximity of the project to existing and developing commercial and employment centers should help minimize trip lengths, and make air and energy impacts low level in significance."

B. Recommended Finding. No specific mitigating measures, therefore, are required and none are recommended. The location of the project is in itself sufficient mitigation.

4. Biological Resources

A. Conclusion. The final Environmental Impact Report concludes that "approximately 60 percent of the site has been disturbed due to previous clearing operations, and the loss of this disturbed habitat and most of the remaining coastal sage scrub is not considered significant in a regional perspective. The rare San Diego Sunflower, and rare and endangered Coast Barrel Cactus are found on the site but in such small numbers that their loss is also not considered significant.

B. Recommended Finding In that the conclusion is one of "no" significance, specific findings are not required and none, therefore, are recommended.

APPROVED: JOHN W. WITT, City Attorney

BY *Frederick C. Conrad*  
Frederick C. Conrad  
Chief Deputy City Attorney

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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 17 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jess D. Haro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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.

(Seal)

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By Kathleen Martinez, Deputy.

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