

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. 77-06-05:

Biology: Subject EIR was finalized by The City of San Diego, Environmental Quality Department (August 18, 1977, EQD File No. 77-06-05). Said document discusses existing conditions regarding biology and points out the generally poor quality of the habitat. The existence of high-interest, sensitive vegetation on the site was also discussed.

City staff concluded:

Project development would eliminate existing vegetation on 43 acres of the 73-acre site. Representative populations of Western Dichondra (endangered), Pygmy Spike-Moss (rare), and Spice Bush (Limited distribution) would be lost. However, because of the small size of these populations, the relatively poor quality of the overall habitat, and the small likelihood that this habitat would return to a healthy status, this expected loss of high-interest plant species would not be considered significant.

Due to habitat quality and the viability of endangered plant populations, said report recommended that no mitigating measures were deemed necessary.

Furthermore, page 3 of the subject report indicates that the preservation of a population of the endangered San Diego Coast Barrel Cactus was provided for in the initial project design.

With respect to the above statements, The City of San Diego finds that the implementation of the Mesa Ridge development will not have a significant impact upon the biology on or about the project site.

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Landform Modification - Visual Quality: Subject EIR also discusses potential impacts with regard to grading on visual aspects of the proposed project.

The report concludes:

Extensive grading on 43 acres of the site, including filling of two minor canyons and formation of substantial 1.5:1 cut and fill slopes, would significantly alter the natural topography of the site. Because of the existing severe disturbance to adjacent terrain from freeway construction, this loss of native landform would be considered an incremental impact of low-level significance. The visual impact of bare slopes would be short term, and the long-term impact of artificial slope configuration would be moderate.

The visual impact of any grading operation is relative to the quality of visual perspectives in the immediate vicinity.

On page 4, the report states:

Because of the existing severe disturbance to adjacent terrain from the construction of Samoa Avenue and I-15, as well as on-going site preparation for the Mira View project to the south, the proposed loss of native landform would be an incremental impact of low-level significance.

Subject report goes on to state that the visual impacts are short term and that with appropriate revegetation such impacts would be abated.

Mitigations proposed in subject EIR involve the reduction of the steepness of manufactured slopes which would aid revegetation and tend to disguise the artificial nature of these slopes.

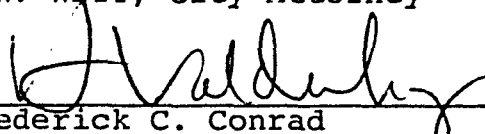
With respect to the above statements, the City of San Diego finds that revegetation will mitigate the visual impacts of artificial gradients which will result from the proposed projects.

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The City also finds that economic, social and other considerations make infeasible the mitigation regarding the reduction of artificial slopes. Reduction of slopes to the proposed 2:1 ratio of horizontal to vertical would cause the loss of 44 developable lots within the site. This 21 percent reduction in the yield of the developable land would escalate the cost of housing on the site and preclude the construction of low and moderate income housing.

Pursuant to CEQA guidelines, projects may be approved when changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects of the project as identified in the final EIR. Projects may also be approved when specific economic, social, or other considerations make infeasible the mitigating measures or project alternatives identified in the final EIR.

APPROVED: JOHN W. WITT, City Attorney

By 
for Frederick C. Conrad
Chief Deputy City Attorney

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Or.Dept.:Clerk

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FEB 21 1978

Passed and adopted by the Council of The City of San Diego on _____
by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Bill Mitchell	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 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)

By Ally D. Newitt, Deputy.

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Resolution Number 220317 Adopted FEB 21 1978