

RESOLUTION NO. _____

222353

R.79-2096

DEC 5 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. 77-09-01:

1. Land Use

Conclusion. "The overall density of the proposed project, while nearly the same as the 47 homesites theoretically allowable on the property with existing zoning, would be achieved by substantially modifying the existing topography of the promontory-like site. This method of development would not serve to implement fully the environmental sensitivities and specific open space designations of the La Jolla Community Plan."

Finding. The prime open space resource on the property is the western slope which is clearly visible from a large number of residences to the north, west, and south. This visual amenity would remain undisturbed by this project. To the extent that this slope is preserved, the environmental goals of the community plan have been met and additional mitigation in this portion of the project is not required.

The small canyon in the eastern portion of the property, although shown as open space, has been heavily disturbed. The entire eastern wall of this canyon is an artificial slope constructed as a part of the adjacent project on the east. Drainage from the homes located at the top of this slope has been directed down the face of the fill. Although this canyon is

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viewed by a few residents as a visual amenity and would be altered as part of this project, the long-term visual quality can be effectively mitigated by the landscaping proposed in conjunction with this project. The existing slope along the eastern edge of the canyon and the pads and new slopes created will be landscaped in accordance with plans submitted.

2. Landform Modification/Visual Quality

Conclusion. "Elimination of existing topography, the loss of natural vegetation to be replaced by cut/fill slopes, and placement of homes in a tier pattern would irreversibly reduce the value of the site as a natural visual resource for the community."

Finding. Although grading of the project will have a significant effect on the visual amenities of the site on a short-term basis, the long-term effect would be fully mitigated by placement and ultimate maturation of the proposed landscaping. Additional mitigation is achieved through retention of the primary slope along the western edge of the property. This slope is the principal visual resource of the site as it is visible to a large number of residents and passers-by in the adjacent community.

3. Biological Resources.

Conclusion. "Project implementation would destroy all existing vegetation on the mesa top, in the canyon bottom, and on parts of the surrounding slopes. This incremental loss

would not be considered significant on a regional scale, but would contribute to cumulatively significant elimination of such vegetation. . . . No measures are apparent to avoid or reduce the proposed loss of native vegetation within the given project. . . . Five sensitive plant species would be affected to some degree."

Finding. The project site is an isolated, undeveloped parcel surrounded by existing residences. As such, it is subject to continued indirect impacts from neighboring residents and their pets (predation by dogs and cats). Due to this fact and the existing disturbed nature of the vegetation, this site does not constitute a critical resource. The least disturbed portions of this site are in the steep slopes along the western part of the property. The proposed retention of the slopes constitutes a partial mitigation for the loss of resources.

Funds for the preservation of unique biological resources are limited in prioritization as a necessary step in any acquisition program. Due to the type of resources present, their disturbed nature and the proximity of surrounding residents, the La Jolla Corona site would receive very low priority on any acquisition program. Additional mitigation is therefore infeasible given the availability of funds and the location of the property in the central core of the city.

4. Traffic Generation

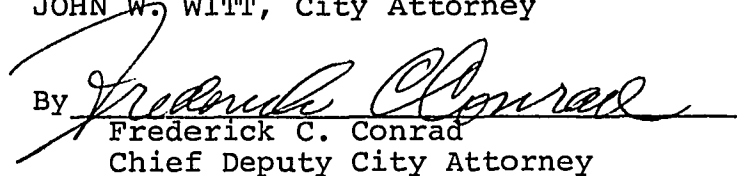
Conclusion. "Development of the proposed single-family project at a density greater than R-1-5 would significantly

increase traffic on La Jolla Corona Drive and connecting streets used for travel to La Jolla Mesa Drive. This increase would not exceed street capacities or city noise standards. An increase in traffic hazards for existing neighborhoods would occur."

Finding. Additional traffic safety signs on connecting streets are within the responsibility and jurisdiction of the City of San Diego and should be considered if the proposed project is implemented. Installation of these signs would adequately mitigate any anticipated effects.

APPROVED: JOHN W. WITT, City Attorney

By


Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
4/20/79
PRD 132
Or.Dept.:Clerk

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DEC 5 1978

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"/>
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"/>
Lucy Killea	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 Ellen Board , Deputy.

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