


RESOLUTION No. 223152 (R80-1524)

Adopted on MAR 27 1979

BE IT RESOLVED, by the Council of The City of San Diego as follows:

That pursuant to California Public Resources Code, Section 21081, those findings made with respect to the First Amendment to Environmental Impact Report No. 78-02-73 are those findings marked Exhibit A which are attached hereto and made a part hereof.

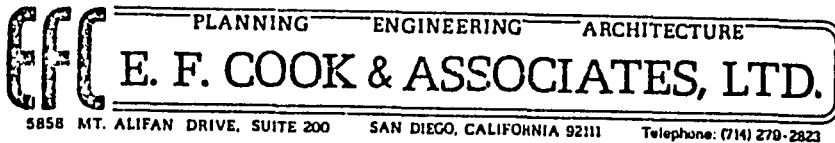
APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:ps
2/20/80
20-78-2
Or.Dept. Clerk

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E. F. COOK RCE
 J. P. OWEN AIA
 R. E. GADDY
 J. C. LEPPERT

May 15, 1978

Mr. James Gleason
 City of San Diego
 Environmental Quality Division
 City Administration Building
 202 "C" Street
 San Diego, CA 92101

RECEIVED
 MAY 17 1978
 ENVIRONMENTAL QUALITY

Re: Pacific Racquet Club
 EQD File No. 78-02-73
 File Code: CL-36.01-105.77

Dear Mr. Gleason:

In transmitting me a copy of your Environmental Impact Report for the above project, you attached a notice that certain findings would have to be provided and substantiated by written evidence in the public record.

Tentative Map T.M. 77-210 for the Pacific Racquet Club project which is covered by EQD File No. 78-02-73 has been designed so as to mitigate all of the identified concerns in the Environmental Report as follows:

- A. The encroachment into the designated 2.6 acre open space as shown on the Clairemont Mesa Community Plan is being mitigated by adding 3.5 acres of land into an open space easement, and put an open space easement over the entire project except the building locations.
- B. The extensive grading operation is removing a 65 ft. high 1:1 unvegetated manufactured slope which constituted a visual scar, filling a canyon that contains no natural amenities, and extending a fill in the northerly canyon so as to reduce the visual impact of the slope bank and at the same time provide an access road to canyon open space and the existing sewer in the canyon. All of the graded surfaces will be improved or landscaped thereby removing the existing visual impacts. The short term impacts are no worse than the present conditions, and the long term impacts will be fully mitigated by the landscaping.
- C. Balboa Avenue is being widened by adding additional paving and a sidewalk along the side of the project, a new access to Balboa is being provided, and Balboa Ave. is being graded wider so as to improve the site distances. This improvement work will improve the traffic capacity of Balboa Avenue more than it is impacted by the project and thereby mitigates the project's traffic impacts.

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Mr. James Gleason
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May 15, 1978

- D. The project will provide for new living units within the existing developed area of the City which will aid in providing a more compact City without increasing the need for many public facilities and additional utility systems.

The above points are all carefully covered in the Environmental Impact Report and have been incorporated into the proposed project..

If you have any questions, please give me a call.

Sincerely yours,

E. F. COOK & ASSOCIATES, LTD.



E. F. Cook
Chief Engineer

EFC:fjd

cc: McKellar Dev. Corp.

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Passed and adopted by the Council of The City of San Diego on **MAR 27 1979**,
 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.

CHARLES G. ABDELNOUR
 City Clerk of The City of San Diego, California.

(Seal)

By *Ellen Boward*, Deputy.

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Office of the City Clerk, San Diego, California

Resolution Number **223152** Adopted **MAR 27 1979**