

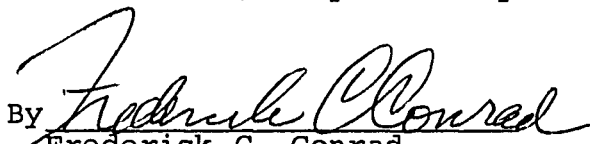
RESOLUTION No. 223155 (R80-1536)

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 finding made with respect to Environmental
Impact Report No. 78-10-19 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
2/25/80
60-79-3

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WAYNE P. LILL

ROBERT E. MILLS

ASSOCIATED ENGINEERS

CIVIL ENGINEERING

224-2465

3904 GROTON STREET
SAN DIEGO, CALIFORNIA 92110

December 19, 1978

Planning Commission
 City of San Diego
 City Administration Building
 202 "C" Street
 San Diego, California 92101

Subject: Mitigation and findings of Environmental Impacts-Hobbs
 Mira Mesa

Refer: EIR #78-10-19-Draft Report of 11-22-78

Gentlemen:

The reference draft report identifies certain environmental impacts that would be created by the proposed Hobbs Mira Mesa Project.

The mitigation proposed by and findings proposed for the Project are as follows:

A: Land Use and Community Plan Compatibility

Impact: The proposed project would not be in conformance with the Mira Mesa Community Plan open space designation, nor with Plan goals encouraging special treatment of canyons and slopes.

Proposed Findings: Mitigation of this impact is not feasible for social and economic reasons. Specifically the market has been established in this area for single family detached dwellings.

Clustered housing is incompatible with approved adjacent development.

Flanders Drive is required to be constructed westerly across the southern portion of the Project. This is a collector street for the area and is the alternate location for the select system street shown in Carroll Canyon to the south. This construction of Flanders Drive will essentially close off the portion of the small canyon on the Project. However, Project streets will provide direct linkage between Carroll and Lopez Canyons.

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B: Topography & Visual Aesthetics:

Impact: Complete filling of the canyon and creation of a 50-foot high 1.5:1 fill slope could constitute a significant topographic impact, loss of an aesthetic opportunity (viewed from the south), and the potential for erosion.

Proposed findings: The impacts will be mitigated by redesigning the Project to incorporate a 2:1 slope if adequate right-of-way can be reasonably obtained. Additionally, the slope will be suitably landscaped to control potential erosion.

C: Archaeological Resources: No adverse impacts were found and no mitigation is required.

D: Biological Resources:

Impacts: The potential loss of the on-site vernal pool and associated Mesa Mint, and the Western Dichondra is considered a significant adverse impact.

Proposed findings: The impact to the vernal pool will be mitigated through an equitable contribution to the established environmental fund for purchase of high-quality vernal pools, when the participation amount is determined. Mitigation of the impact of the dichondra is not feasible, because to do so would require preservation of the canyon. This was demonstrated in "A" (above) to be socially and economically infeasible. Additionally, the Western Dichondra will be impacted by the necessary construction of Flanders Drive.

E: Noise:

Impacts: Traffic noise over LdN 65 dB along the proposed Mira Mesa Boulevard extension could significantly impact residences.

Proposed findings: This impact will be mitigated by incorporation into the Tentative Map of a block wall along Mira Mesa Boulevard, at the rear of the lots adjoining said street.

F: Traffic Circulation: No adverse impacts were found and no mitigation is required.

Yours very truly,

ASSOCIATED ENGINEERS

Wayne P. Lill
President

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WPL:mj

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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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 Boverd*, Deputy.

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Office of the City Clerk, San Diego, California

Resolution Number **223155** Adopted **MAR 27 1979**