

RESOLUTION NO. R-250591

NOV 6 1979

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. 74-8-030 and the First, Second (Revised), and Third Amendments thereto.

1. Fire protection impacts will be completely mitigated by the following requirements:

a. Any future house constructed on Lot 4 of La Jolla Hillside shall have a fire sprinkler system meeting the requirements of the Fire Marshall. This system shall include:

(1) A main water supply line running from Hillside Drive to the house.

(2) The main to have a check valve and Fire Department connection near Hillside Drive.

(3) The Fire Department connection to have the address of the house to be protected clearly indicated on the connection.

4. Sprinkler heads on the inside and roof of the house to be protected clearly indicated on the connection.

b. Any landscaping other than the natural landscaping should be planted and irrigated in accordance with the recommendations of the Fire Marshall.

2. Land form and visual quality impacts, relating to grading, visual impact and biological disturbance have been substantially mitigated by:

- a. Reducing the graded area from 1.0+ acres to 0.4 acre.
- b. The undisturbed area within the 4.7 acre tract has been increased from 3.7 acres to 4.3 acres, or from 78% to 91%.
- c. Any cut slopes have been eliminated.
- d. The cut volume has been reduced from 2,800 cubic yards to 500 cubic yards.
- e. The driveway length has been reduced by 44%.
- f. The number of lots in the 4.7 acre tract has been reduced from six to four, which will reduce the amount of grading when houses are constructed.
- g. The probable sites for homes in the four lots will involve minimal land form modification.
- h. Grading for the driveway will be done during the non-rainy season.
- i. Hydroseeding and landscaping with natural vegetation will replace any vegetation temporarily removed near improvements, removing any potential for erosion and silting, and restoring the visual character to the site.
- j. Drainage is provided in the design of the driveway, avoiding erosion and siltation which otherwise would occur naturally in the bottom of the canyon from such runoff.

3. Traffic hazard impacts relating to the driveway will be substantially mitigated by:

- a. Reducing the length of the driveway by 44%.
- b. Constructing the driveway with rough finish concrete.
- c. Widening of the lower portion of Hillside Drive at the terminus of the private driveway.
- d. Reducing the number of upper lots relying on the private driveway from three to one, thereby reducing the amount of traffic on the driveway.

4. The unavoidable environmental risks in the development of the four-lot subdivision are the result of topography which cannot be altered without large amounts of grading and land form modification.

5. Any unavoidable environmental risks relating to land form, visual quality and traffic impacts are overridden by the following social and economic factors:

- a. A need exists for new housing in San Diego.
- b. There is a strong demand for the few remaining undeveloped, private sites in the La Jolla area.
- c. The development of the subdivision will be consistent with the provisions of the La Jolla Community Plan.
- d. The four lots represent the reasonable use of 4.7 acres of land, representing approximately 10% of the maximum density allowed at the time the subdivision map was approved, and the private driveway is necessary for the reasonable use of Lot 4.

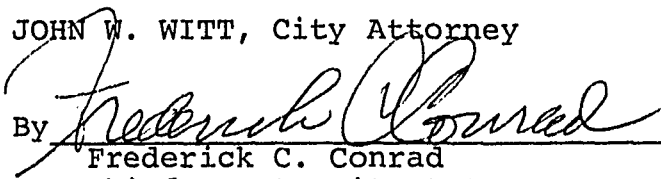
e. Future construction of houses will require, where applicable, further permits such as Land Development, Hillside Review, and Building Permits.

f. The very low density of the subdivision, the limitation of the upper 3.83 acres to a single lot with 91% of the land left undisturbed, will provide a visual continuity to the adjoining 40.0 acre natural preserve, La Jolla Heights Park.

g. By allowing such minimal use of the land, pressure from future attempts to develop the land is relieved, and a balance is achieved between the public and private interests.

APPROVED: JOHN W. WITT, City Attorney

BY



Frederick C. Conrad  
Chief Deputy City Attorney

FCC:clh  
12/5/79  
HRP 126  
Or.Dept.:Clerk

Passed and adopted by the Council of The City of San Diego on NOV 6 1979,  
by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 Thalia Blackham, Deputy.

Office of the City Clerk, San Diego, California

Resolution  
Number R-250591 Adopted NOV 6 1979