

RESOLUTION NUMBER R- 254836

Adopted on AUG 16 1981

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

That pursuant to the California Environmental Quality Act, said Council hereby makes the following findings with respect to the significant effects identified in Environmental Impact Report No. 80-05-19:

1. with respect to the open space element of the City of San Diego Progress Guide and General Plan ("General Plan"), the Mid-City Community Plan ("Mid-City Plan") and the State University Area Plan ("State Plan"):

A. The project preserves over 88% of the property in natural and permanent open space. The open space area will be dedicated to the City for its permanent use and protection, at no charge. Such preservation is consistent with the General Plan, Mid-City Plan, and State Plan. (General Plan, pages 95-99; Mid-City Plan, pages 40, 43 and 61; State Plan, pages 41-43.)

B. The project preserves over 93% of the property in total open space, as an additional approximately 7% of the project will be free of any improvements except for landscaping compatible with the natural terrain. Such preservation is consistent with the General Plan, Mid-City Plan and State Plan. (General Plan, pages 95-99; Mid-City Plan, pages 40, 43 and 61; State Plan, pages 41-43.)

C. The General Plan provides that open space designated areas will be permitted to develop in a manner consistent with the zoning as applied to them. The overall project density is substantially less than that permitted in the zoning of the project area which is R-1-5 and R-1-40. (General Plan Land Use Map; General Plan, page 98.)

D. The project preserves all of Montezuma Canyon as open space which will be dedicated to the City for its permanent use and protection. The State Plan, in which Montezuma Canyon is located, provides that open space be limitedly developed under zoning and/or acquisition initiated through private means. (State Plan, page 42.)

E. The project carries out the objectives and recommendations of the General Plan, Mid-City Plan and State Plan to encourage planned unit development procedures in open space, canyons and hillside areas. (General Plan, page 119; Mid-City Plan, page 52; State Plan, page 42.)

F. The project provides sensitive development which is built in a way which complements the natural character of hillsides and relates well to the regional open space system. (General Plan, page 163.)

G. No further mitigation measures are necessary to mitigate the impacts.

2. With respect to potential topography/visual quality impacts:

A. The design and grading plan for the project will leave the majority of the canyons and hillsides undisturbed and preserved in their natural state. The project will involve only a minimal cutting of canyon walls and all fills will be imported into the site.

B. Grading to be done will not cause any erosion, slide damage, or flooding problems due to the minimal impact on canyon walls, the proposed landscaping and installation of a canyon subdrain system.

C. The applicant is agreeable to a condition of approval that the landscaping plan will include a variety of plant species which are drought tolerant and compatible with the natural or naturalized plant material in the area.

D. Landscaping will improve the general visual quality of the area adjacent to and viewed from Fairmount Avenue and will buffer the

development from surrounding residences. Landscaping at the project entrance will reduce potential fill slope erosion and will improve the visual quality of the western portion of the project.

E. No further mitigation measures are necessary to mitigate the impacts.

3. With respect to potential traffic impacts:

A. The project will include the addition of traffic lanes to control access into and out of the project.

B. Access into and egress out of the project will be controlled by right turn only lanes and there will be no median break on Fairmount Avenue in the project area.

C. The applicant is agreeable to a condition of approval that all recommendations of the City of San Diego Engineering and Development Department regarding street improvements and traffic access for the project area will be included in the project plans.

D. No further mitigation measures are necessary to mitigate the impact.

4. With respect to potential geologic constraints:

A. A preliminary geologic investigation has been conducted and in-depth soils and geologic investigations will be completed prior to construction.

B. The applicant is agreeable to a condition of approval that all mitigation measures identified in the soils and geology reports will be implemented.

C. No further mitigation measures are necessary to mitigate the impacts.

5. With respect to potential biological resource impacts:

A. Over 88% of the project site will be left in its natural state, including all of the Montezuma canyon area.

B. The design and grading plan for the project will reduce the amount of altered land and disturbance of natural areas.

C. The developed area will be extensively planted with a variety of plant species comparable with the natural or naturalized plant species of the area.

D. No further mitigation measures are necessary to mitigate the impacts.

6. With respect to potential archaeological resource impacts:

A. The results of an archaeological survey of the proposed project site were negative. No mitigation measures are considered necessary, as no impacts will occur.

7. With respect to noise impacts:

A. Construction activity would be limited by City ordinance to between the hours of 7 a.m. and 7 p.m. This would reduce the short-term impact to insignificance. The location of buildings and the earthen berm to be provided along Fairmount Avenue will mitigate outdoor noise at most of the units, and indoor noise of some units. Special sound attention techniques in building construction satisfactory to the City will be used to bring indoor noise to an acceptable level.

8. The applicant proposes the following findings which: (a) describe specific economic, social and other considerations which make further mitigation measures and alternatives infeasible; and (b) describe considerations which override the project's significant environmental effects:

A. Retention of the project site as open space is infeasible because:

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(1) The project site is ranked relatively low on the City's priority for open space acquisition.

(2) The project will carry out the General Plan's open space preservation goals and objectives by preserving over 88% of the project site in natural open space which will be dedicated to the City of San Diego.

(3) Retention of the project site as open space would not satisfy the social needs for additional housing in the inner City area.

B. The subject property is vacant and no income is derived therefrom. Thus, the "no project" alternative would not generate sufficient income to offset costs associated with the property, such as taxes, interests, etc. Consequently, the "no project" alternative is economically not feasible.

C. A reduction of the project would result in increased costs and sales prices for each unit. Such increases would be unavoidable because the land cost and development cost would be distributed over a smaller number of residential units.

D. The San Diego area has experienced very substantial average housing price increases in recent years. Such price increases have indicated a high demand and insufficient supply of housing in the area. The social need for additional housing would not be satisfied, without the project.

E. The project will preserve over 88% of the project site in natural open space plus additional landscaped open space areas, for a total of over 93% open space. The open space may be formally dedicated by the City of San Diego for permanent protection. If the subject property were to remain in total private ownership, development pressure

would exist in future years and development proposals would be made which may not preserve the amount and particular locations of the open space to be preserved under this project.

9. As demonstrated above:

A. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the completed environmental impact report.

B. Specific economic, social, or other considerations make infeasible certain of the mitigation measures or project alternatives identified in the environmental impact report.

10. The following evidence is incorporated herein by this reference and serves as further support for the findings herein:

A. The maps, exhibits, written documents, materials contained in the file regarding this permit on record at the City of San Diego, the written documents referred to herein and the oral presentation presented.

APPROVED: John W. Witt, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:ps
11/9/81
Or.Dept: Clerk
PRU-20-203-0
TM-01-074-0
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AUG 18 1981

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Golding	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fred Schnaubelt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<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 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.

By *Barbara Beridge* Deputy.

(Seal)

Office of the City Clerk, San Diego, California

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