

(R-82-686)

RESOLUTION NUMBER R- 255205

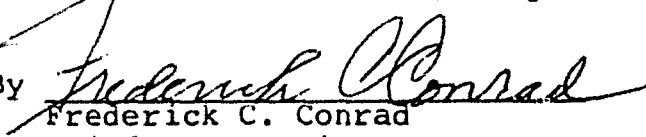
Adopted on OCT 13 1981

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

That pursuant to California Public Resources Code, Section 21081, the findings made with respect to ENVIRONMENTAL IMPACT REPORT No. 80-11-29, in connection with PRD-20-219-0 and TM-02-029-0, on file in the office of the City Clerk, are those supplemental and revised 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
12/1/81
Or.Dept:Clerk
PRD-20-219-0
TM-02-029-0

SUPPLEMENTAL AND REVISED FINDINGS
EQD NO. 80-11-29
(HENEGAR HOMES PLANNED RESIDENTIAL DEVELOPMENT)

The following findings are submitted by the applicant for purposes of supplementing and revising the findings contained in the final environmental impact report in the referenced project.

1. The applicant proposes the following supplemental and revised findings, which would substantially lessen the project's significant environmental effects on biology:
 - (i) The applicant is agreeable as a condition of approval to preserving at their existing locations on site approximately 64 out of the 219 existing Del Mar Manzanita plants.
 - (ii) The applicant is agreeable as a condition of approval that with respect to the remaining Del Mar Manzanita plants on site, it will prepare and implement an on site relocation program, satisfactory to the Planning Director.
 - (iii) The applicant is agreeable as a condition of approval to the following mitigation measures regarding the generalized biological impacts to the Torrey Pines State Reserve Extension:
 - (a) Providing within the Covenants, Conditions and Restrictions for the project, satisfactory to the State Department of Parks and Recreation, that the homeowners shall be aware that no vegetation may be cleared within the Reserve Extension for fire safety purposes and that they will not bring any legal action against the State to clear any such vegetation.
 - (b) Constructing a three to four foot masonry wall on the southwest property line, which shall act as a heat shield.
 - (c) Planting of fire retardant plant material, pursuant to a plan satisfactory to the Planning Director, within a 30 foot wide firebreak adjacent to the Reserve Extension including an irrigation system capable of both irrigating the plant material as well as contributing to fire fighting during a fire.
 - (d) Using fire retardant roofing materials such as slate or tile on roofs within the project adjacent to the Reserve Extension.
 - (e) Constructing and installing a storm drain system which redirects the maximum amount of runoff feasible away from the Reserve Extension.

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Currently, approximately 22% of the project area drains into the Reserve Extension; such drainage will be reduced to approximately 5%.

2. The applicant proposes the following supplemental and revised 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 remaining environmental effects:
 - (i) The project will preserve approximately 69% of the project site in natural and landscaped open space. If the subject property were to remain undeveloped, development pressure would exist in future years and development proposals would be made which may not: (a) preserve the amount and particular locations of the open space to be preserved under this project; and (b) include the conditions of approval provided in the project that are sensitive and complementary to the State Park Reserve Extension.
 - (ii) 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.
 - (iii) A reduction of the project would result in unnecessary 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.
 - (iv) 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 as presently proposed.
3. The following evidence is incorporated herein by this reference and serves as further support for the findings necessary pursuant to the Municipal Code of the City of San Diego:
 - (i) The mitigation measures in findings adopted pursuant to the California Environmental Quality Act;
 - (ii) The resolution of approval and findings adopted for Planned Residential Development Permit No. 20-219-0 and Tentative Subdivision Map No. 02-029-0; and
 - (iii) 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.

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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"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Golding	<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"/>
Mike Gotch	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 Bernidge Deputy.

(Seal)

Office of the City Clerk, San Diego, California

Resolution Number P-255205 Adopted OCT 13 1981