

RESOLUTION NO. 218620

R.77-2540

JUN 15 1977

BE IT RESOLVED, by the Council of The City of San Diego, that the following findings are made in respect to the significant environmental impacts identified in Environmental Impact Report No. 76-03-20C:

The Mira Mesa Community Plan proposes a development plan for an area of the City that has large areas of natural terrain and eco-systems.

To the extent that environmental resources are modified or eliminated, a substantially adverse environmental impact would result from implementation of the Plan. While the Plan calls for several mitigating measures to reduce these impacts, it is not feasible to reduce all the impacts below the level of significance and accomplish the social and economic goals and objectives of the Plan. Land values in the area permit development of needed residential communities at costs affordable to a broad segment of the society. While the alternative of "no project" would preserve the existing environmental resources, such action would likely result in the same or similar environmental impacts in areas further away from the core of the City. This would exacerbate air quality problems by increasing vehicle miles travelled. Setting aside large areas of the community as a natural preserve would increase the unit price of land and increase the unit price of homes, thus rendering home acquisition beyond the economic reach of many people.

To achieve the goals of providing needed, affordable housing in keeping with preservation, enhancement and maintenance of the environment, the following mitigating measures have been incorporated into the Plan.

Water Quality and Conservation - City staff at all levels will work with developers to control grading operations during construction to reduce erosion and siltation and phase grading with actual construction rather than mass grading long before construction begins. Graded slopes shall be vegetated and maintained to reduce erosion and siltation.

To assist in the conservation of water in this community and throughout the City of San Diego, the Planning Commission directs staff to develop a water conservation policy to guide development. Such policy shall include consideration of landscaping, methods of irrigation and water-conserving plumbing fixtures.

Biology - Encourage development which would preserve representative biological resources, particularly the ecological system which includes canyon rims, hillsides and ravine bottom settings containing coastal shrubs, chapparral and riparian vegetation.

Direct staff to work with private landowners and the community in attempting to determine a way to acquire and preserve two 5-acre areas containing prime vernal pool habitats.

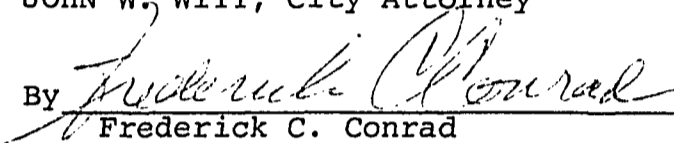
Landform - Encourage alternative ways of achieving economically acceptable land development, taking the existing landform as the "given" and adapting project objectives to the terrain, rather than planning a standard subdivision and modifying the landform to permit the desired project.

Noise - Recommend development which would include either physical barriers, such as berms or walls, and/or sound attenuation where noise levels exceeding 65 dba impact residences.

Heritage Resources - Encourage early archaeological surveys
over larger areas of land in order to detect significant sites
and make appropriate analysis, salvage and recordation.

APPROVED: JOHN W. WITT, City Attorney

By



Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
7/14/77
Or.Dept.:Clerk

Passed and adopted by the Council of The City of San Diego on JUN 15 1977,
 by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Gil Johnson	<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"/>
Lee Hubbard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floyd L. Morrow	<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"/>
Joel M. Strobl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jess D. Haro	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON
 Mayor of The City of San Diego, California.

EDWARD NIELSEN
 City Clerk of The City of San Diego, California.

By Kathleen Martinez, Deputy.

(Seal)

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