

MAR 7 1978

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. 77-08-36:

1. The No-Project Alternative. This alternative would mean the project would be denied. It should be pointed out that the property is currently zoned R-1-5 and CN; the CN zone being a small section adjacent to the street. The section zoned R-1-5 is also incompatible with the existing 70-75 CNEEL noise levels. The portion zoned CN is an acceptable use under current existing noise levels.

2. Alternative Sites. Thirty-five alternative City-owned sites were listed in a report to the Mayor and Council dated October 26, 1977. Eleven of these sites were designated exclusively for low or moderate income housing; seven of these sites are impacted by noise levels exceeding 65 CNEEL (#5, 7, 20, 31, 32 and 33) and would not be suitable as alternatives. Three of the eleven are of a much larger or smaller acreage than the Midway Plaza area (#13, 14 and 27) and would not be suitable as alternatives. Site #4 at College Grove and 55th Street, an 8-acre parcel, is zoned R-1-5 and recommended for multi-family in a single-family residential neighborhood. This site's topography is "high rolling" and would not be suitable for the proposed development. In addition: (a) The City Park Department required access through the western end to provide the public

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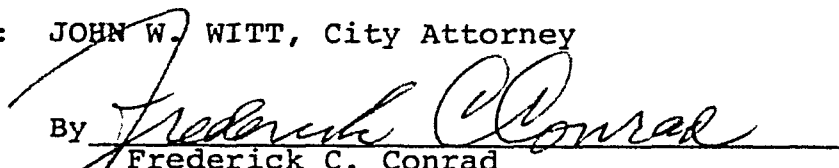
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access to the proposed Chollas Community Park; (b) An easement exists for a pipeline constructed on the property; (c) An easement (10-feet wide) exists for an existing storm drain. The nearest shopping center is seven to eight blocks away. Accordingly, this site would not be suitable as an alternative.

3. Nonresidential Alternative. This site has been designated by the City Council as one of the best available City-owned sites to provide senior and multi-family housing. To use this site for a nonresidential purpose will not alleviate the need for 60,000 housing units within the City because alternative sites are not available.

APPROVED: JOHN W. WITT, City Attorney

By


Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
5/16/78
23-77-4
Or.Dept.:Clerk

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Passed and adopted by the Council of The City of San Diego on
by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Leon L. Williams	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jess D. Haro	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.

(Seal)

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By *Angela Price*, Deputy.

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SAN DIEGO, CALIF.

Office of the City Clerk, San Diego, California

Resolution Number **220442** Adopted **MAR 7 1978**

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