

RESOLUTION NO. 221400

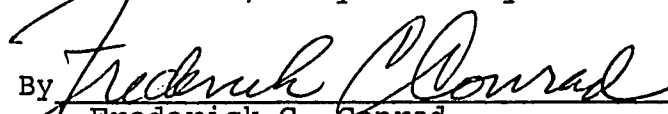
R.79-326

JUL 18 1978

BE IT RESOLVED, by the Council of The City of San Diego, that pursuant to California Public Resources Code, Section 21081, those findings entitled "Environmental Impact Report Section 15088/15089 Findings for Scripps Miramar Ranch Community Plan," attached hereto and made a part hereof, are made with respect to the environmental impacts identified in Environmental Impact Report No. 77-12-09.

APPROVED: JOHN W. WITT, City Attorney

By


Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
8/17/78
Or.Dept.:Clerk

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ENVIRONMENTAL IMPACT REPORT
SECTION 15088/15089
FINDINGS FOR
SCRIPPS MIRAMAR RANCH COMMUNITY
PLAN

The following findings are recommended relative to the conclusions of the final environmental impact report (EIR) for the proposed Scripps Miramar Ranch Community Plan (EQD No. 77-12-09). These findings have been prepared pursuant to Title 14, Division 6, Chapter 3, Sections 15088 and 15089 of the California Administrative Code.

The final EIR concludes that project implementation will have eleven areas of potential impact.

1. Traffic Circulation

Conclusion. "Completed development according to the [community] plan is expected to generate a total of 52,439 trips per day."

Finding. The Transportation Element of the Community Plan proposes a road network which, when complete, will be adequate to handle the anticipated 52,439 vehicle trips per day from the community. No additional mitigation measures are required.

2. Biological Resources

Conclusion. "Destruction of portions of the Chaparral and Inland Sage Scrub habitat is unavoidable. If not directly removed by grading and construction activities, the existing habitat, including the sensitive species, will suffer indirectly from the effects of increased human use of the land...the practice of extending the range of the Eucalyptus plantings into the Chaparral and Inland Sage Scrub habitats, may be, in itself, a biological impact."

Finding. Before any specific mitigation is proposed, detailed biological surveys shall be performed in conjunction with the formulation of more specific development plans. Such surveys need not be prepared on those ownerships for which detailed reports are on file with the Environmental Quality Division.

Full mitigation of the impacts of development on biological resources is not feasible. Such mitigation would necessitate a "no project" alternative or would require purchase and dedication of wildlands comparable in acreage to the areas

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to be developed. Both of these steps would cause severe financial hardship for the existing property-owners within the community plan area and/or would require funds in excess of those available to the City of San Diego for open space preservation. The infeasibility of complete mitigation is exacerbated by the fact that available funds for such open space preservation need be applied to more critical areas and habitats.

Implementation of the community plan will retain considerable areas as open space. Retention of these areas constitutes a partial mitigation relative to the cumulative loss of wildlife habitat. All significant populations of sensitive species shall be retained in open space areas.

Planting of Eucalyptus in open space areas shall be accomplished at a density that will not eliminate the native shrub vegetation entirely. In addition, such planting will not occur in those areas having a significant population of a sensitive plant species. These restraints will mitigate potential impact of such plantings on the native species. In fact the resultant Eucalyptus shrub vegetation will have a more diverse structure compared to the existing vegetation, and may, therefore, support a more diverse fauna. Planting of Eucalyptus may actually constitute a partial mitigation in and of itself, if it is restricted as described above.

3. Noise

Conclusion. "Excessive freeway-generated noise levels would affect the designated multi-family area in the northwest corner of the planning area...the occasional passage of jet aircraft from NAS Miramar may cause some nuisance...for very short periods of time."

Finding. Adverse effects due to noise sources adjacent to the planning area can be fully mitigated relative to the internal environment by the application of normal construction techniques or, as necessary, the more stringent requirements of the California Noise Insulation Standards. Normal construction provides 15 to 20 decibels of attenuation under a "windows open" situation and up to 30 decibels attenuation under a "windows closed" situation. Attenuation of this magnitude is sufficient to reduce internal CNEL levels to 45 decibels or less and, where insufficient due to the proximity of Interstate 15, the California Noise Insulation Standards will assure interior levels of 45 decibels or less. No other mitigation will be required in residential areas.

Higher noise levels than those experienced in residential sections of the community plan area may be expected at certain industrial and commercial sites. All anticipated levels on such sites, however, are within acceptable standards for the uses proposed. Therefore, no mitigation is required.

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4. Hydrology and Water Quality

Conclusion. ". . . 465 acres within the planning area [drain] into the [Miramar] reservoir. . . . any introduction of pollutants into the public water supply should be considered a significant impact. . . . Altered runoff water . . . can significantly degrade the quality of water in intermittent streams and ponds within the planning area or further downstream. It is reasonable to expect that at least some of the generated pollutants will ultimately reach the Penasquitos Lagoon."

Finding. An engineering design has been developed which would insure that street runoff from neighborhoods near the reservoir would be directed outside of the reservoir watershed. This action effectively mitigates potential impacts on Miramar Reservoir.

Potential degradation of water quality within the community planning area and within the Penasquitos Lagoon drainage can be effectively mitigated by implementation of the following steps. Actual application of these steps is inappropriate at the community plan stage; rather, these should be made conditions of approval (where possible) at the tentative map (or PRD) stage and are listed here for the sake of completeness.

- a. Construction and maintenance, where required, of sedimentation basins
- b. Implementation of a thorough street sweeping program
- c. Use of native species in landscaping programs to the maximum extent possible
- d. Use of grading practices and procedures sensitive to the season, substrate and existing vegetation.

5. Topography and Visual Aesthetics

Conclusion. The environmental impact report identifies no significant effect. Therefore, no findings need be made.

6. Surrounding Land Use

Conclusion. The environmental impact report identifies no significant impacts relative to surrounding land uses and the Community Plan per se. The report does, however, identify a potential for significant effects between the University of California's facilities in the southern part of the planning area and adjacent, proposed residential uses.

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Finding. Potential significant effects due to the placement of residential uses adjacent to the University of California facilities are fully mitigable. The exact nature and extent of the required mitigation cannot, however, be defined at the community plan stage. Supplements to this environmental impact report will be prepared for specific projects within the planning area. Supplements for projects adjacent to the university facilities will address the details of the projects and the specific mitigations required.

7. Air Quality

Conclusion. "Full buildout of the Scripps Miramar Ranch Community Planning area will result in a substantial increase in vehicular trips in the region and will, therefore, have a cumulative adverse effect on air quality within the San Diego air basin.

Finding. The anticipated emissions generated by the project are consistent with projected growth trends for the region.

Completion of the Scripps Miramar Ranch community as proposed would create the type of self-contained community suggested in the Comprehensive Regional Plan and in RAQS to reduce trips, trip distance, and thus vehicle emissions. The community planning group should coordinate a carpooling program through CPO. Public transportation could be encouraged with convenient and attractive bus stops within the community. The existing and proposed bicycle route system in the planning area would encourage non-motorized transportation. These measures would mitigate, but not eliminate, the impacts of development on air quality in the Scripps Miramar Ranch community.

8. Growth Inducement

Conclusion. The environmental impact report identifies no significant effects. Therefore, no findings need be made.

9. Geology and Soils

Conclusion. ". . . removal of vegetation and grading . . . could result in increased soil erosion [which] . . . if unchecked, could result in significant adverse effects."

Finding. The impacts associated with grading can be reduced through strict conformance to the grading and land development ordinances with special emphasis on the following points:

- a. Limit grading to the minimum area necessary to install streets, prepare house pads, create usable outdoor living area, and provide adequate drainage

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- b. Avoid clearing of groundcover far in advance of grading
- c. Coordinate grading operations to avoid the rainy season of the year, if possible
- d. Construct drainage facilities concurrently with grading activities
- e. Water and roll the final surface to form a hardened, compacted cap of soil which will minimize dust and erosion
- f. Grade surfaces to direct runoff toward planned drainage and away from artificial slopes
- g. Plant and maintain adequate groundcover to control erosion as soon as possible after grading.

Implementation of these points at the individual project level should mitigate any potential adverse effects.

10. Cultural Resources

Conclusion. "Land development by its nature is inherently destructive to archaeological and historical resources. Loss, without mitigation, of such resources can constitute a significant adverse impact."

Finding. Prior to approval of any subsequent project within the Scripps Miramar Ranch Community Plan area, a supplement to this environmental impact report shall be prepared. These supplements shall include detailed cultural resource surveys of each project or related area. Mitigation of resources identified will be in accordance with the recommendations of a qualified archaeologist or historian.

11. Energy

Conclusion. The environmental impact report identifies no significant effects. Therefore, no findings need be made.

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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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bill Lowery	<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"/>
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"/>
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.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

(Seal)

By Betty Gooding, Deputy.

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Resolution Number 221400 Adopted JUL 18 1978

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