

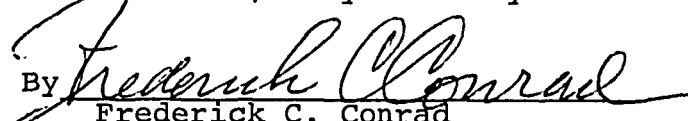
RESOLUTION No. 222458 (R-79-1613)

Adopted on DEC 19 1978

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

Pursuant to California Public Resources Code, Section 21081, those findings entitled "Findings of Mitigability and Feasibility-- Otay Mesa-Nestor Community Plan," attached hereto and made a part hereof, are made with respect to the environmental impacts identified in Environmental Impact Report No. 76-11-01C.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
2/21/79
Enc
Or.Dept.:Clerk

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*EIR COMPONENT:

FINDINGS OF MITIGABILITY AND FEASIBILITY-OTAY MESA--NESTOR COMMUNITY PLAN

Landform: The geologic constraints within the plan area present "low", "moderate", and "high" risks, with suitability for specific uses within risk areas requiring further site investigation. Normal City requirements for geologic and soils surveys prior to development would mitigate the impact to insignificance.

Air Quality and Energy Conservation: Because Otay Mesa is highly automobile dependent, it is relatively energy inefficient and produces significant air pollutants. However, as an existing community the nature and pattern of land uses which cause this situation have been firmly established. Thus, mitigation or avoidance of the impact is not capable of being accomplished in a successful manner within a reasonable period of time taking into account economic and technological factors. The plan includes an active means of promoting the use of mass transit by proposing a park and ride lot near Interstate 5.

Water Quality: Development as proposed by the plan would not cause a substantially adverse impact on downstream water quality.

Noise Quality: Some areas of the community are presently subjected to road noise levels above 65 decibels Community Noise Equivalent Level (which is "normally incompatible" with residential use according to the City General Plan). Such noise may be subject to mitigation to a compatible level through barrier attenuation. New residential developments would continue to undergo noise assessment through the environmental review process on a site-specific individual project basis. Noise impacts from Imperial Beach Outlying Field helicopter overflights are indicated to be below 65 decibels (CNEL) within the plan boundaries.

Biology: Potential for adverse effects on two rare and endangered plan species, the Coast Barrel Cactus (*Ferocactus viridescens*) and *Acacia smallii*, would be subject to mitigation through field survey of natural sites proposed for development. Impacts would be avoided through field review and/or biological survey required during the normal environmental review process. The selected plan concept designates open space and continuing agricultural uses within the Otay River Valley. This land use would maintain existing riparian woodland habitat and wildlife values. Further, the plan recommends a 50 foot buffer between urban uses and the salt pond area which provides habitat for water fowl including some rare and endangered species, thus protecting these wildlife resources.

Conservation and Management of Land Resources: There are no significant adverse impacts in this area.

Visual Quality: The most significant natural areas within the community are the river valley and hillsides to its south. The valley is proposed for open space and the adjacent slopes for very low density residential use not requiring the substantial land form alteration normally accompanying higher density development. Thus, visual impacts would be reduced to a level of insignificance.

Historical, Architectural, Archaeological Resources: Presently undeveloped portions of the community may contain archaeological sites. Impacts to them would be mitigated to insignificance by salvage or excavation during the normal environmental review process.

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Water Conservation: No substantial change in established community water consumption patterns is anticipated, and the project would not result in a significant water conservation impact. Site-specific water conservation impacts would be subject to mitigation through environmental review of specific development proposals.

Growth Inducement: The plan does not pose a significant growth inducement impact.

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Passed and adopted by the Council of The City of San Diego on DEC 19 1978,
 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"/>
Maureen F. O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
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 Betty Gooden, Deputy.

(Seal)

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Office of the City Clerk, San Diego, California

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