

RESOLUTION NO. 222919

R.79-1683
Revised

FEB 26 1979

PROPOSED FINDINGS OF MITIGATION AND OVERRIDING
SOCIAL AND ECONOMIC CONSIDERATIONS

A. The City Council having reviewed and considered the information contained in the final environmental impact reports for the Progress Guide and General Plan amendment, and each of the elements thereof (EQD Numbers 77-09-20, S-1, 77-09-20, 77-08-31, 77-09-37, 77-11-53, 78-01-15, 78-01-16, 78-02-27, 78-03-48, 78-03-49, 78-03-52, 78-03-54, 78-03-55, 78-03-56, 78-03-60), the presentations and reports of the staff of the Planning Department and City Manager, and the oral and written testimony presented during public hearings, makes the following findings with respect to the environmental impacts identified in the EIRs enumerated above. Specifically:

1. Impact. The policies of the Progress Guide and General Plan which emphasize and encourage increased development within existing urban communities could lead to over-intensification of use. (EQD 77-09-20, S-1, p. 1, 77-09-20, pp. 1, 78; 77-11-53, p. 25.)

Finding. The potential for over-intensification is avoided by the explicit reinforcement of the designations of the community plans adopted pursuant to City Council Policy Nos. 600-5, Community Plans, 600-6, Community Plans, Implementation of Adopted Plans: Rezoning, and 600-9, Community Planners Committee. These policies insure that the land use proposals contained in adopted community plans will continue to be the guiding criterion for future City Council and Planning Commission decisions on land development proposals. The City Council, before adopting community plans, determines that the plans, even though they permit increased development, would not permit densities to exceed the capacity of existing and planned facilities and services.

To further reinforce the importance of community plans, the Progress Guide and General Plan amendment has been revised to include the following description of the relationship of the community plans and the General Plan:

The General Plan establishes a framework for the development of more specific community plans by identifying and locating those facilities which possess city-wide or intercommunity importance. Moreover, the General Plan

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provides goals, standards, and criteria relating to the need for, and the location of, such essentially intra-community facilities as neighborhood centers, neighborhood parks, and elementary schools. Within this framework of "fixes" and guides offered by the General Plan, community plans are appropriately evolved.

The General Plan reflects the major proposals contained within community or subarea plans adopted by the City Council. However, the General Plan should in no way be considered as a replacement for previously adopted and future community plans. Such plans must remain as official guidelines for the development of communities and subareas and act as supplements to the General Plan with regard to the more specific proposals and programs normally associated with community plans.

In the future it must be anticipated that the intensive studies of local conditions typically undertaken as part of the community planning process may well suggest significant changes from, or additions to, the General Plan. Changes or additions which relate to intracommunity matters, or which do not conflict seriously with the General Plan's city-wide proposals, should prevail upon official adoption of the community plan. On the other hand, where a proposed community plan would appear to conflict significantly in respect to matters which transcend the community's limits in their influence, revision of the General Plan should be considered simultaneously with adoption of the community plan by both Planning Commission and City Council, whenever possible. In this way, conflict may be resolved and consistency between the General Plan and community plans retained. (Progress Guide and General Plan, p. 7.)

Community plans are based upon an analysis of the geography of the community, past development patterns and the available capacity of public facilities. Where deficiencies in public facility service levels are found the plans include improvement recommendations to be used in preparing the City Budget and Capital Improvements Program. The primary function of community plans is to express the land use allocations, in terms of type and intensity, which are considered by the community to represent the best balance of the advantages and disadvantages of urban development. In this respect community plans define the "holding capacity" of each community. Development proposals which are consistent with the land use designations of the community plans would not lead to "over-intensification," and in adopting the Progress Guide and General Plan City Council directs the Planning Commission, City Manager and City staff to implement those plans.

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Based on this relationship between the General Plan and the various community plans it is apparent that although the Progress Guide and General Plan amendment includes policies to encourage increased development within the older Urbanized communities of the City, implementation of those policies will not cause "over-intensification" of use, but merely achievement of the development pattern described in the community plan.

2. Impact. The policies of the Progress Guide and General Plan may encourage urban sprawl through discouragement of development within the suburban communities of the City of San Diego, therefore displacing some future growth into areas on the periphery of the metropolitan core. (EQD 77-09-20, S-1, p. 2, 77-09-20, pp. 1, 54, 72.)

Finding. The Progress Guide and General Plan and community plans for the twelve suburban Planned Urbanizing Communities provide for more housing development than current projections estimate will locate in these areas by 1995. The primary purpose for providing this excess capacity is to assure the normal operation of the housing market, a wide choice of housing types and locations for future residents and to avoid domination of new development by a small number of developers. This surplus capacity for future suburban growth also provides a margin of error which is adequately large to avoid "leap-frog" displacement of suburban development to areas beyond the City boundaries due to restrictions on available land within the City within the time frame of the plan.

- B. The City Council, having reviewed and considered the information contained in the environmental impact reports for the Progress Guide and General Plan amendment, and each of the elements thereof, the presentations and reports of the staff of the Planning Department and City Manager, and the oral and written testimony presented during public hearings, finds that specific social, economic or other considerations make infeasible the adoption of mitigation measures or project alternatives which would avoid or mitigate the following potentially significant environmental effects or are of overriding importance. Specifically:

1. Impact. The policies of the Progress Guide and General Plan which encourage increased intensity of development within already urbanized communities of the metropolitan area would expose increased numbers of residents to the adverse effects of excessive noise levels related to aircraft and surface transportation traffic patterns. (EQD 77-09-20, S-1. p. 3, pp. 49-53; 77-09-20, pp.2, 61; 77-11-53, p. 23.)

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Finding. The Progress Guide and General Plan specifically recognizes the impacts caused by transportation generated noise and includes criteria for insuring that future development is not located in areas impacted by noise levels which would interfere with the human activities associated with proposed land uses. These criteria are summarized in the General Plan Table 15, Land Use Compatibility with Annual Community Noise Equivalent Levels. In addition, State regulations require that multiple-family residential developments be sound-insulated to achieve a healthful indoor sound level, mitigating the adverse effects of excessive noise.

The City Noise Abatement and Control Ordinance regulates noise generation within the City's jurisdiction. However, the responsibility for regulating the generation of noise by aircraft and motor vehicles, the two worst noise makers, lies within the jurisdiction of State and Federal agencies. In addition the General Plan contains policies related to transportation noise designed to reduce the severity of this impact. Briefly, these policy recommendations are:

Streets and Highways

- o Equal emphasis should be placed on the aesthetic, functional and noise reduction design of new streets and highways.
- o Support a County-wide program of required annual motor vehicle inspection for safe operating vehicles as well as a reduction in air pollution and noise control.

Airports

- o Support all efforts focusing on the reduction of noise generated by aircraft.
- o In planning for new communities impacted by aircraft noise allocate that land directly affected for compatible uses (industrial, commercial, agriculture).

The City Council recognizes that there are large areas of the already developed portion of the City which are unavoidably impacted by transportation noise and that permitting continued development and redevelopment will result in exposure of residents to the adverse health effects of excessive noise. However, the City Council also recognizes that abandonment of these areas or conversion to uses considered compatible with excessive noise levels would cause catastrophic social and economic dislocations, and would require abandonment or uneconomically inefficient utilization of existing nonrecoverable .

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public improvements as well as construction of replacement improvements in other areas to serve the displaced population. Similarly prohibition of continued private improvements through redevelopment and rehabilitation in the areas impacted by noise would inevitably lead to deterioration and blight eventually resulting in the same social and economic impacts. These social, economic and fiscal effects make it infeasible to avoid or mitigate the impacts of exposure to excessive noise to insignificant levels. Instead the City Council has directed, through adoption of the Environmental Quality Ordinance and Noise Abatement and Control Ordinance, that individual development projects be reviewed on a case by case basis, and that specific mitigation measures and/or project alternatives which will reduce the potential adverse effects of excessive noise be considered.

City Council adoption of the Progress Guide and General Plan further commits the Planning Commission, City Manager and City staff to implementation of these policies and ordinances which will avoid or partially mitigate the potential impact of exposing increased numbers of people to the adverse effects of excessive noise levels where feasible. Where these policies would not result in mitigation of this impact to insignificant levels there must be overriding social and/or economic concerns which justify approval in spite of the environmental affects. (Also refer to EQD 77-09-20, S-1, p. 74)

2. Impact. The policies of the Progress Guide and General Plan which accommodate future population growth, with concomitant residential, commercial and industrial development, will unavoidably cause:
 - a. Conversion of some open space areas and agricultural lands to urban uses, reducing scenic viewsheds. (EQD 77-09-20, S-1, p. 3, pp. 53, 54; 78-01-16, p. 17; 77-11-53, p. 25.)
 - b. Reduction in the amount of naturally vegetated areas providing habitat for wildlife, leading to reduction in total populations of native plant and animal species. (EQD 77-09-20, S-1, p. 3, 55; 77-09-20, p. 63; 77-11-53, p. 24; 78-01-16, p. 16.)
 - c. Increased erosion of soils and storm water runoff from urban areas, leading to degradation of downstream water bodies. (EQD 77-09-20, S-1, p. 3, pp. 43-49, p. 55; 77-11-53, p. 23; 78-01-16, p. 15.)

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- d. Increased air pollutant emissions and exposure of increased populations to the harmful health effects of those pollutants, adversely affecting the ability of the region to meet air quality standards. (EQD 77-09-20, S-1, p. 2, pp. 19-39; 77-09-20, pp. 2, 56, 57; 77-11-53, p. 23; 78-01-16, p. 14.)
- e. Increased consumption of water, energy and mineral resources, (EQD 77-09-20, S-1, p. 2, pp. 39-43; 77-09-20, pp. 2, 81; 77-11-53, p. 25.)

Finding. These impacts are the unavoidable results of population growth and urban development. In order to avoid these effects or reduce them to insignificant levels it would be necessary to adopt restrictions on local development to achieve zero net population growth and end conversion of non-urban land to urban uses. Based on the findings of previous studies this alternative is economically and socially infeasible. The Comprehensive Planning Organization studied the effects of three possible future growth rates for the region in the early 1970's. The results of that study were reported in Population Growth Policy Study Final Report, November 1974. CPO's analysis found that environmentally, zero migration was far superior to either of the other two population growth rates, and that slow growth was better than current trends. However, the social and economic impacts of the zero migration alternative were found to be intolerable and the slow growth alternative produced substantial economic and social dislocations.

Adoption of an alternative growth management strategy which limited population growth in the region would also be infeasible politically and possibly legally, for to take such a position would be inconsistent with the plans and programs of state and local agencies. The Regional Comprehensive Plan is based upon an accommodation of projected natural growth levels, (77-09-20, S-1, pp. 16-19) and attempts by the City of San Diego to deviate significantly would seriously conflict with that plan. The Areawide Water Quality Management Plan required by the Federal Water Pollution Control Act, and the Regional Air Quality Strategy (Air Quality Maintenance Plan) required by the Federal Clean Air Act are based upon the population projections of the Regional Comprehensive Plan. Deviation from the provisions of these plans could reduce the level of Federal funding provided for City projects subject to Office of Management and Budget Circular A-95 review process.

At the State level the Statewide Housing Plan, mandated by the California Housing and Home Finance Act provides as one of its policies that "... Housing Plans and programs of the State and local governments should take account of ... the housing needs

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of increased population" This policy statement is further emphasized in the Governor's Environmental Goals and Policy Report, 1978, subtitled An Urban Development Strategy. That report specifically identifies the importance of regional planning for population growth. Action Number 43, Assessing Regional Urban Development Needs states "The Administration will sponsor legislation directing counties and cities within the Greater ... San Diego ... area to cooperate through their councils of governments to formally assess region-wide needs and available resources for housing, industrial sites, ... transportation systems and other regional public facilities" This proposal continues by requiring that general plans "result in land being made available in the amounts needed to accommodate the community's allocation of the region's requirements."

In addition, the State Department of Housing and Community Development Housing Element Guidelines establish a regulatory framework which requires that the General Plan make adequate provision for all economic segments of the community and that regional as well as purely local housing needs be considered. Each jurisdiction is required to accommodate a "fair share" of the region's housing demand, especially for low- and moderate-income households. In the San Diego region the State Housing Element Guidelines require that the Comprehensive Planning Organization prepare Fair Share Allocations to be used by local agencies in preparing their plans. These plans and programs create a political/governmental framework which make it infeasible for the City to adopt an alternative General Plan which does not accommodate a reasonable share of the natural growth of the region.

Although it is not feasible to avoid or reduce to insignificant levels the impacts listed above, it is possible to reduce their magnitude. In adopting the Progress Guide and General Plan City Council directs the Planning Commission, City Manager and City staff to implementation of the following plans, programs and policies which are intended to minimize the severity of these impacts.

- a. Conversion of open space areas to urban uses is discouraged by the "Guidelines for Future Development" which are designed to achieve a more compact urban form through redirection of new development into already urbanized areas. In addition the Open Space and Conservation elements of the General Plan contain specific policies which will slow the conversion of open areas to urban use. Among these are:

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- o Within the limits of other restraints, both older urbanized areas and those areas where urbanization has already begun should be filled in or built out before the City's remaining stock of large vacant and agricultural lands are developed.
- o That permanent agricultural zones be applied in areas where climate, ground water quality, and soil conditions are conducive to the production of agricultural products on an economically viable basis.
- o That a Council policy be established which identifies the City's intent to establish agricultural preserves in agriculturally zoned areas, conserve agriculturally productive lands, and establish a process for administering Williamson Act and open space easement applications for tax abatement purposes.
- o Open space acquisition that facilitates conservation of important agricultural lands should receive priority.
- o Prime productive agricultural lands should be retained in permanent agricultural zones.
- o Apply floodplain and hillside regulations to all areas of the City that meet the criteria for these regulations.
- o Where appropriate initiate rezoning to more restrictive classifications of those floodplains, hillsides, and potentially productive agricultural areas that are in R-1-20 or less restrictive zones.
- o The installation of a public and private improvements in designated open space areas should respect the natural environment to the maximum extent possible.
- o Provide open space elements for those adopted community plans that do not have open space elements.
- o Revise floodplain zones, hillside zone and agricultural zones to reflect the objectives of the Open Space Element.
- o Scenic overlook areas should be protected from private and unrelated uses.

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- b. The loss of natural habitat and wildlife is addressed in both the Open Space and Conservation elements of the General Plan. These elements provide for preservation of natural areas as an integral part of the City's open space acquisition programs. Implementation of the following policies will reduce the severity of this impact.
 - o Vegetation, wildlife and wildland areas are important resources that have identifiable immediate and long-term values for man.
 - o The preservation, maintenance and enhancement of a vegetation, fish or wildlife species is directly dependent on the condition and extent of its habitat.
 - o To maintain a viable, self-perpetuating ecosystem, examples of each habitat and plant community must be preserved.
 - o Conservation of endangered species must include management of all resources necessary for their survival.
 - o Priority should be given open space acquisition that also serves to preserve important ecological resources.
 - o Adopt enabling legislation to permit use of the Williamson Act for protection of wildlife habitats.
 - o Control use of off-road vehicles.
 - o Include consideration of important ecological resources in the application of floodplain and hillside zoning and the proposed development guidelines.
 - o Establish policies and procedures for protection and preservation of all trees and significant plantings within the City.
 - o Continue educational efforts regarding the value of and needs of the environment, both formal (school systems, e.g.) and informal (public recreational programs, e.g.).
 - o Important tidepools and lagoons and marine canyons should be protected and preserved for recreational and research activities.
- c. Primary responsibility for regulating water quality rests with the Regional Water Quality Control Board (required

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to prepare the Comprehensive Water Quality Control Plan under the State Porter-Cologne Water Quality Control Act and other statutes) and the Comprehensive Planning Organization (designated the joint lead agency with the Regional Board for preparation of the Areawide Water Quality Management Plan prepared pursuant to the Federal Water Pollution Control Act). In addition the Conservation element of the General Plan specifically addresses water quality degradation resulting from soil erosion and increased urban runoff. Implementation of the following policies will reduce the severity of this impact. (Also refer to EQD 77-09-20, S-1, p. 73)

- o Watershed management and floodplain regulation should provide for the natural sand flow to beaches.
 - o The impact of all public and private alterations of cliffs and shoreline should be carefully studied, with the goal of minimizing erosion.
 - o Runoff, sedimentation, and erosion both during and after construction should be carefully studied and controlled.
 - o Floodplains, steep slopes, canyons, coastal and waterfront lands should be left undeveloped, or minimally developed consistent with their special qualities and limitations.
 - o Only sites best suited to development should be used. Steeply sloping or highly erodable land or natural stream channels should be left as open space or agricultural land. Construction should be clustered to minimize its effects.
 - o Grading should be kept to a minimum. Canyons should not be filled. Existing trees and ground covers should be retained as much as possible. Natural drainage systems should be preserved.
 - o Water quality objectives and criteria of the Regional Water Quality Control Board and the State Water Resources Control Board should be achieved and maintained.
- d. The Progress Guide and General Plan amendment is based upon the accommodation of projected growth within the region. The emission trends projections discussed in EQD 77-09-20, S-1 indicate that continued population growth within the region will contribute significantly to future

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air pollutant emissions. A comparative analyses indicates that the regionally accepted growth rate would generate substantially more air pollution than would lower growth rates. The higher pollutant production rates associated with rapid population growth in turn requires that the region adopt very expensive strategies to insure that the National Ambient Air Quality Standards are achieved and maintained.

Based on a comparison of the estimated annual costs of achieving the air quality standards with the Revised RAQS tactics, which assumes the continuation of current population growth rates, and the potential savings in pollutants and dollars which could be realized if the Slow Growth (equal to California's compound growth rate of 1.3%) or Zero Net Migration (equal to U.S. compound growth rate of 0.7%) alternatives were adopted. It is apparent that adoption of the Progress Guide and General Plan amendment with its commitment to accommodate rapid population growth and continued industrial development would result in a significantly adverse effect upon the environment.

The land use distributional policies of the General Plan which encourage higher intensity development within the urban core and discouraging continued low intensity growth remote from public facilities, employment opportunities and other traffic attractors may reduce the future emission of pollutants somewhat. The magnitude of that reduction is so small however as to be nearly meaningless. The impact will be reduced by regional implementation of the Revised RAQS program. If the tactics included in the RAQS program are as successfully as is estimated, then the region will meet the National Ambient Air Quality Standards.

The City of San Diego General Plan includes the following policies which will assist this effort. (Also refer to EQD 77-09-20, S-1, pp. 56-62)

- o Provide attractive less-polluting alternatives to the use of private autos.
 - . improve public transit
 - . suburban park-and-ride facilities
 - . separated bike lanes
 - . car and van pooling
- o Promote more efficient operation of motor vehicles by such means as driver education, vehicle inspection and maintenance, and traffic flow improvements.

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- o Promote the development of relatively self-contained neighborhoods and communities which provide an appropriate balance of necessary land uses, facilities, and services thereby decreasing the number and length of passenger car trips.
- o Encourage fill-in and vertical growth of the City, rather than a pattern of horizontal development.
- o Improve control and regulation of sand and gravel operations and petroleum loading activities.
- e. Conservation of water, energy and mineral resources is the subject of extensive State and Federal legislation which often preempts local agency regulation. However, the Conservation and Energy Conservation elements contain the following policies implementation of which will reduce the consumption of water, energy and mineral resources and ensure their continued availability. (Also refer to EQD 77-09-20, S-1, pp. 62-71)
 - o Implement watershed management practices designed to increase quantity and quality of runoff and collection.
 - o Continue efforts to reduce evaporative losses in City reservoirs.
 - o Continue active participation in water reclamation and seawater conversion programs.
 - o Publicize voluntary water conservation measures which focus on reducing waste, have little or no effect on the quality of life, and decrease the possibility of rationing and other undesirable restrictions.
 - o Encourage local water agencies to use State-mandated powers to enforce conservation measures that eliminate or penalize wasteful uses of water.
 - o City energy planning programs should be coordinated with Federal, State and regional policies and goals.
 - o As much as possible, dependence on imported energy should be minimized in favor of local self-sufficiency.
 - o Sustained efforts should be directed toward elimination of wasteful and inefficient uses of energy: these conservation measures have the least effect on the quality of life.

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- o Priority should be given to energy conservation measures that also function to further the goals of other Progress Guide and General Plan Elements: Conservation Element concerns with water supply and use; efforts of the Growth Management Element to control urban sprawl and inefficient use of capital improvements; the Cultural Resources Element goal of continued re-use of quality structures.
- o Guide development into land-use patterns that make the best use of available energy, both by minimizing transportation and by making use of existing capital improvements.
- o In reviewing development proposals, evaluate probable travel requirements and mass transit use from the proposed project.
- o Support development of local non-depleting energy sources: solar, geothermal, biomass, wind, hydro-electric, tidal and ocean current movements.
- o Support regional transportation system proposals that require the lowest feasible levels of energy consumption per person-mile.
- o Actively encourage adequate funding at both State and Federal levels for research and development of alternative energy sources.
- o Evaluate energy use and energy impacts in the environmental review process.
- o Use housing distribution in relation to other land uses as a tool to minimize energy consumption.
- o Develop emergency contingency plans, in cooperation with other local agencies and regional suppliers, to assure essential energy supplies and radically reduce non-essential consumption during periods of sudden energy shortage.
- o Actively encourage innovative building and site design and orientation techniques which minimize energy use by taking advantage of sun-shade patterns, prevailing winds, landscaping, sun-screens, and choice of materials.
- o Devise and implement a program to encourage use of laundry lines and clothes-drying yards.

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- o Improve and expand the City's network of bicycle paths.
- o Maintain educational and publicity programs to sustain public awareness of the importance of energy conservation, the continued existence of energy problems, and specific conservation tactics that are recommended.
- o Actively encourage utility rate revisions that provide incentives for domestic and commercial conservation and for shifting use to off-peak hours.
- o Continue and expand publicity programs to discourage single-occupant auto trips and encourage more energy-efficient means of travel, such as carpools, public transit, bicycles, and walking.
- o Devise and implement a system of encouraging development that conserves energy through its design, location, construction and operation.
- o Enforce reduced levels of non-essential lighting, heating and cooling.
- o Maintain and promote water conservation and water recycling programs as a means of conserving energy. Encourage local water jurisdictions to use State-mandated powers to enforce conservation measures that eliminate or penalize wasteful use by customers.
- o Local sand and gravel production is essential to the City's present and future construction, growth, and development.
- o As an essential industry, extraction and processing of construction materials must be integrated with other existing and proposed land uses.
- o As with other exhaustable resources, conservation measures should assure an adequate supply of accessible material for future as well as for present use.
- o Develop and adopt a mineral resources zoning classification that
 - . protects resources for present and future needs.

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- . substantially reduces operational and environmental conflicts with other land uses.
 - . terminates non-conforming status for presently unregulated mining operations.
 - . provides for full progressive rehabilitation of worked-out extraction and processing sites.
 - o As a relatively unique local industry, with both present and historic interest, economic value, utility as an open space use, and importance as an ecological habitat, local evaporative production of salt should be protected.
 - o Support the San Diego Unified Port District in its efforts to encourage continuation of the local salt production industry.
2. Impact. The Open Space Element of the General Plan does not contain the following necessary information and/or fails to designate previously identified lands for open space use:
- a. The element lacks specific identification of sensitive, regionally significant areas deemed desirable for acquisition.
 - b. The element fails to identify recommended mechanisms for acquisition and preservation of community and neighborhood open spaces, and does not specify the areas and/or populations these areas are to serve.
 - c. The element fails to provide direction as to methods of implementing the elements guidelines.
 - d. The element does not designate as open space substantial acreage designated in the predecessor plan, including areas in the highlands of Black Mountain, on Otay Mesa between I-805 and Brown Field and along the canyon courses in West Mira Mesa.

Findings. The Open Space Element does not contain detailed information on these subjects as a result of several social, economic and political considerations. First and foremost among these is the restricted ability of the City to fund extensive open space purchases. Given this budgetary limitation, designation of potential open space reserves in great detail could expose the City to legal action by landowners of property identified for purchase. At the same time, the structure of the City Charter designates the City Manager and City Council as the authorities responsible for evaluating public expenditures

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and selecting appropriate mechanisms for public acquisition of property. These activities are currently underway. Mitigation of the individual impacts listed above are considered infeasible for the following reasons.

a. The map accompanying the element does identify regionally significant areas. All of the areas designated as open space are considered important enough that they should be considered for acquisition. However, current budget constraints indicate that only a portion of these areas can be directly purchased. Recognizing this economic circumstance, the element provides guidelines for establishing priorities among the identified areas for an open space acquisition program. These guidelines have been utilized by the Parks and Recreation Board in developing an acquisition priority list. Those areas not designated for acquisition or placed relatively low on the priority list are to be preserved through regulatory means.

b. Differentiation between regional, community and neighborhood open space areas is not included within the element because such distinctions are artificial and arbitrary. All open space, by contributing to the quality of life of the region, serves the entire population of the City. Most of the areas designated for open space preservation and not currently under public ownership are based upon the recommendations of community plans. Depending upon the findings of the Parks and Recreation Board and City Council regarding open space acquisition priorities, these areas may be preserved through purchase by the City as part of the regional system.

Those areas so low down on the priority list as to bring their purchase into question may be acquired through the use of localized assessment districts, development rights transfer, dedication concurrent with adjacent development or other means. To identify for each area the range of potential mechanisms available for preservation and the area or population served would be infeasibly complex.

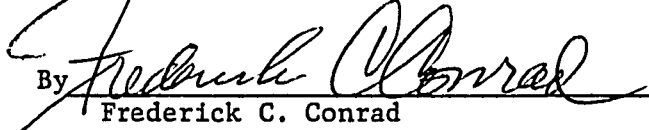
c. The element specifically provides for several methods to be used in implementing the guidelines for open space. Among them are acquisition through a City-wide assessment district or local assessment district, use of impact fees, open space dedications, use of floodplain, hillside and low-intensity zoning classifications and agricultural zoning and preserves. Detailing the specific means to be used in preserving each designated area is infeasible at this time since the determination of acquisition priorities has not been completed.

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- d. The open space designations differ in many ways from those of the previous element. In most cases these changes are the result of urban development in previously designated areas or alterations in the designations contained in the community plans for the area. In many parts of the City designated areas were expanded to reflect newer information or a revised interpretation of the relative value or significance of an area. It would be economically infeasible to designate all areas meeting some of the open space criteria for preservation.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

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Passed and adopted by the Council of The City of San Diego on **FEB 26 1979**,
 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 Gooding*, Deputy.

(Seal)

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