

(R-82-87)

RESOLUTION NUMBER R- 254904

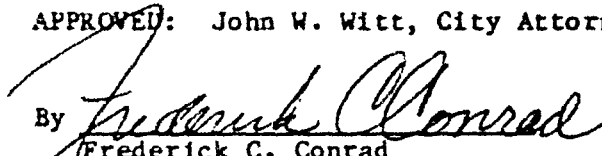
Adopted on AUG 25 1981

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

That pursuant to California Public Resources Code, Section 21081, those findings made with respect to SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT NO. 80-12-30, are those findings marked Exhibit A, which are attached hereto and made a part hereof.

APPROVED: John W. Witt, City Attorney

By


Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh

7/14/81

Or.Dept: Clerk

R-82-87

ENVIRONMENTAL IMPACT REPORT
FINDINGS FOR
MIRA MESA COMMUNITY PLAN AND LOCAL COASTAL PROGRAM

The following findings are made relative to the impacts described in the final supplemental environmental impact report (EIR) for the proposed Mira Mesa Community Plan and Local Coastal Program. These findings have been prepared pursuant to Sections 15088 and 15089 of the California Administrative Code and Section 21081 of the California Public Resources Code.

FINDINGS

The Planning Commission of The City of San Diego, having reviewed and considered the information contained in the final Supplemental EIR for the proposed Mira Mesa Community Plan and Local Coastal Program (EQD No. 80-12-30), makes the following findings:

1. With respect to the previously prepared and certified EIRs which discussed the environmental effects of the Mira Mesa Community Plan (1977; EQD No. 76-03-20) and the Western Mira Mesa Community Plan (1978; EQD No. 78-03-17), the proposed Mira Mesa Community Plan and Local Coastal Program will result in no new or significant impacts (Section 15088(a)).

Discussion: The environmental effects discussed in the previously prepared EIRs included Air Quality, Visual Quality, Water Conservation, Biological Resources, Landform, Visual Quality, Human Uses of Land Resources, Noise Conditions, Urban Support Systems, Growth Inducement, Energy Conservation, and Heritage Resources. As indicated in the Supplemental EIR, "These issues were reviewed in relation to the proposed plan and no new or significant impacts have been identified."

2. With respect to those issues which were discussed in the final Supplemental EIR for the proposed Mira Mesa Community Plan and Local Coastal Program (i.e., Air Quality, Biological Resources, Landform/Visual Quality, and Energy and Water Conservation), changes or alterations to the prior versions of the Mira Mesa Community Plan have been incorporated in the proposed Mira Mesa Community Plan and Local Coastal Program which mitigate or avoid significant environmental effects (Section 15088(a)(1)).

Discussion: Mitigating effects of the Plan proposals on those impacts which were considered in previous EIRs include the following:

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- a. Air Quality. The Plan is in conformance with a number of the Regional Air Quality Strategies, most notably through the way in which it seeks to implement a self-contained community. In addition, proposals contained in the Transportation Element of the Plan will form the basis for increased transit use, alternative transportation modes, and reduced automobile use.
- b. Biological Resources. The proposed Plan designates over 2,300 acres for open space which will, when implemented, preserve many of the community's significant habitat areas. The Plan also includes guidelines consistent with the City's Vernal Pool Preservation Program and the adopted North City Local Coastal Program, which address the preservation of sensitive habitat areas on the mesa and in the coastal canyons, respectively. The implementation of the community plan will partially mitigate against impacts, while individual projects would be subject to further review under the California Environmental Quality Act of 1970.
- c. Landform/Visual Quality. The proposed Plan incorporates an Urban Design Element and proposals within the Coastal Element which specifically seek to reduce visual impacts. Included in these proposals are clustering techniques, Park Sensitive Design Criteria (for areas fronting Los Penasquitos Canyon Preserve), Hillside Development Guidelines, and Design Guidelines for six identified urban design subareas. Standards within the Coastal Element will, when implemented, reduce grading, erosion and siltation impacts usually associated with site preparation.
- d. Energy and Water Conservation. The transportation proposals regarding the use of transit and other alternative modes, in addition to the self-contained nature of the community that the Plan presents, will reduce to the extent possible the energy used for transportation purposes. Additional energy savings through the use of solar applications, insulation, and alternative lighting and space heating techniques would be implemented on the project level. The clustering of development, de-emphasizing turfed areas, and landscaping with native vegetation, as proposed for many areas within the community, will reduce water consumption.

- e. Traffic and Transportation. The level of development called for in earlier versions of the Plan has been retained, resulting in substantially high traffic volumes on a number of major road segments in the community. However, much of the traffic volumes on major east-west routes within the community result from the lack of alternative east-west routes connecting the Interstate 15 Corridor and the coastal areas of the City. The Plan contains specific traffic handling proposals to accommodate these projected traffic volumes with a minimum of congestion and road user inconvenience. These proposals include appropriate roadway sizings, intersection design considerations, public transit system expansion, and complementary uses within the community to reduce trip length.
3. With respect to the EIRs prepared for prior versions of the Mira Mesa Community Plan (EQD No. 76-03-20) and the Western Mira Mesa Community Plan (EQD No. 78-03-17), the Planning Commission further finds that significant adverse environmental impacts have been identified for previous versions of the Mira Mesa Community Plan which the proposed Mira Mesa Community Plan and Local Coastal Program cannot reduce to a level of insignificance. Such impacts result from the fact that the proposed Mira Mesa Community Plan and Local Coastal Program represents 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 substantial adverse environmental impact would result from the implementation of the Plan. Findings are made that these impacts are "acceptable" (Section 15088(d)) in accordance with the provisions for a "Statement of Overfidding Considerations" (Section 15089).

Discussion: To the extent possible, many of the adverse effects of the Plan have been mitigated through the measures discussed in Finding 2 above. While these measures would reduce the impacts of the Plan, it is not feasible to reduce all impacts to a level of insignificance and accomplish the social and economic goals of the Plan. While the alternative of "no project" would tend to preserve existing environmental resources, such actions 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 and traffic congestion by increasing vehicle miles traveled and reducing the connectivity of the road system. In addition, setting aside large areas of the community as a natural preserve would increase the unit price of land, thus limiting the amount of land available for needed residential and industrial development within the City.

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Passed and adopted by the Council of The City of San Diego on AUG 25 1981
 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"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Golding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fred Schnaubelt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Barbara Beridge, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-254904 Adopted AUG 25 1981