

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. 77-06-37:

1. Air Quality

The projects would contribute incrementally to the increase in total emissions which would expose residents to periodic adverse air quality conditions.

Mitigation:

A. Project changes or alterations as might mitigate the impact are within the responsibility and jurisdiction of the Regional Air Pollution Control District, the Federal Environmental Protection Agency, and the State Air Resources Board. Although it may be possible for the developer to encourage homeowner associations to undertake the development of car pools, such mitigation is not considered feasible in that it is extremely doubtful that such action could be accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, and social factors. The establishment of car pools is, among other things, a function of economics and individual attitudes.

B. The project density could foster increased public transit service to the Rancho Bernardo area, thereby mitigating any adverse air quality impact.

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2. Noise

The Oaks North Villas project could have future significant noise impacts in Lot 1 adjacent to Paseo Del Verano Norte.

Mitigation:

An earthen berm approximately 100 feet long and varying from 2-4 feet in height will be used with landscaping to mitigate the noise.

3. Water Conservation

Recognizing the water shortage in California, it is conceivable that the projects could have a negative impact on the water resource.

Mitigation:

A. The Oaks North Villas PRD Project:

This project will include the following water conservation measures: (1) low-flow shower heads, (2) pressure-reducing valves where necessary, (3) low-flow toilets, (4) drought-resistant plants will be used on all man-made slopes.

B. No mitigation is proposed for Bernardo Trails Unit No. 5 (the project is a custom-house, spec-lot project).

4. Energy Conservation

The construction of units in Oaks North Villas and Trails No. 5 will result in additional usage of energy over that presently consumed, since no development is in the area.

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Mitigation:

A. The Oaks North Villas Project:

This project will consist of triplexes and fourplexes which will require less energy for heating because common walls will reduce heat loss. Additionally, the following steps will be taken: (1) all doors and windows will be caulked and weatherstripped, (2) fluorescent lighting will be used in all kitchens and some baths, (3) R-11 insulation will be used in the outer walls and R-19 in the ceilings.

B. In Bernardo Trails No. 5 project:

This is a lot sales program with custom, individually built units; therefore, the land developer proposes no mitigation.

5. Geologic Constraints

A. Topsoils are moderately erodable when unprotected by vegetation, and extensive grading on the Oaks North Villas site may be subject to erosion during construction.

B. Blasting will be necessary in construction of the deep cuts in the Oaks North Villas site and may be necessary in Trails No. 5. The blasting may produce oversize rock which will require special treatment to place it in fills.

Mitigation:

Blasting will be conducted by a state-licensed contractor who is familiar with the Rancho Bernardo area. Oversized rock will be placed in nonstructural fills in accordance with the directions of a qualified soils engineer.

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6. Topographic Alteration

The Oaks North Villas project will produce significant topographic changes and result in some significant cut banks.

Mitigation:

A. The impact of the project will be mitigated by locating it below the crest of the adjacent hill, leaving a natural skyline.

B. The developer will attempt to undulate the banks to soften their appearance and also to round out the bottom and top of the slopes to soften the transition from bank to bank as much as possible while still maintaining the same density.

C. Drought-resistant planting will be used to reduce water requirements and help blend bank planting into the natural, adjacent areas.

7. Archaeological Resources

The archaeological survey revealed the presence of two archaeological sites in Bernardo Trails Unit No. 3, one site within Lot 2340 of Bernardo Trails No. 5, and one site within Lot 2374 of Bernardo Trails No. 5.

Mitigation:

The developer will contract for surface collection data recovery and a complete report to be completed on those sites located in Unit No. 5; however, AVCO does not own Unit No. 3 any longer and cannot mitigate Unit No. 3.

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8. Traffic/Circulation

The projects will have a cumulative, significant impact on Pomerado Road, the Rancho Bernardo circulation system, and Interstate I-15.

Mitigation:

A. The projects will have a cumulative, significant impact on Pomerado Road, the Rancho Bernardo circulation system, and Interstate I-15.

B. AVCO Community Developers has actively attempted to organize committee car pool programs in the past but poor participation has caused failure of these efforts.

9. Project Alternatives

A. "No Project Alternative."

By reason of the applicable planning, taxes, and other holding costs, the project alternative is economically unfeasible.

B. Lower Density Project, Oaks North Villas PRD.

The Lower Density Alternative would reduce the intent of AVCO to produce a lower-cost housing in Oaks North. Additionally, it would be incompatible with the land use designation of the Community Plan. Oaks North Community Center is economically programmed for 2,000 units, and reducing the density of the Oaks North Villas would reduce the economic balance of the Center.

C. Alternative Housing Type, Oaks North Villas
PRD.

(1) Split-Level Homes.

This solution is unrealistic for the older age group in Oaks North. Flat units are a necessity for the marketing success of the project.

(2) Custom Homes.

It would be unfeasible to provide custom homes since we could not provide the number necessary for the Community Center, nor the price-range units needed.

(3) Revised Grading Techniques, Oaks North Villas PRD.

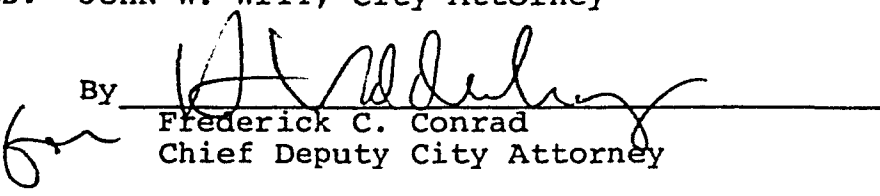
Undulating the cut and fill slopes a significant degree would result in increased costs and lower densities which would not meet the objectives of AVCO to produce the necessary number of units to support the Community Center and sell units in a lower price range.

(4) Alternate Site Location, Oaks North Villas PRD.

No other site within Oaks North produces the same total density areas.

APPROVED: JOHN W. WITT, City Attorney

By


Frederick C. Conrad
Chief Deputy City Attorney

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Or.Dept.:Clerk

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Passed and adopted by the Council of The City of San Diego on FEB 28 1978,
 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 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 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 *Allyn D. Neerth*, Deputy.

(Seal)

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