

APR 18 1978

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. 77-09-58:

1. Traffic Circulation:

Impact: The project as proposed in the report would have a circulation impact on traffic loads in Rancho Bernardo and on existing congestion at I-15 and Pomerado Road.

Mitigation: Additional road capacity is currently being developed with the widening of I-15 and the widening and completion of Pomerado Road and Escala Road to I-15.

2. Air Quality:

Impact: The project would contribute a cumulative adverse impact on air quality through usage of additional energy sources and increased auto trips exposing future residents to periodic adverse conditions when Federal and State standards for pollutants concentrations are excluded.

Mitigation: 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 homeowners' associations to undertake 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. Whether others exist now or may exist in the future is entirely beyond control of the project applicant.

It is unfeasible for the developer to provide pedestrian and bikeways in all the areas discussed in the environmental report due to specific site and/or terrain constraints. It should be noted that the bikeways developed in these areas have no tie to other areas since the City has not developed a system of biking in existing areas of Rancho Bernardo. In the Oaks North areas covered by this Environmental Report, open spaces are developed which ultimately tie to the Oaks North Recreation and Commercial areas.

3. Topographic Alteration:

Impact: This impact applied only to the Oaks North Condominium sites. Large scale topographic changes will create steep, unsightly and hard-to-maintain banks.

Mitigation: To meet ultimate economic goals set for the Oaks North area and recreation center, it is necessary to provide the community with the total units as proposed in the Community Plan. The proposed condo area needs to be developed in the density to meet these goals. The necessity for the density creates some of the bank conditions. The developer will attempt to undulate all banks as much as possible within the constraints of the density necessary.

4. Biological Resources:

Impact: This impact applies only to Bernardo Trails No. 6. A portion of the Southern Oaks Woodland community occurs on this site. The project would be likely to substantially degrade the habitat.

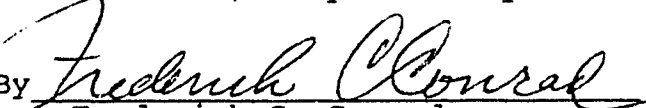
Mitigation: The developer agrees to control the impact through sales contract notifications to the potential buyer of the Oak Woodland environmental sensitivity. This would apply specifically to Lots 2392, 2395, 2396, 2397, 2398, 2400, 2401, 2402, and 2403.

5. Archaeological Resources:

Impact: Five archaeological sites would be impacted by the Bernardo Trails Unit No. 6 project.

Mitigation: The developer will mitigate the sites with the necessary collection and subsurface testing needed to recover information about the resources, and in addition will initiate an engineering survey of the property boundaries in the area concerned and will apply a protective easement to each of the bedrock-grinding stations found on AVCO property.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
5/11/78
45-78-3
or.Dept.:Clerk

220689

APR 18 1978

MICROFILMED
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Passed and adopted by the Council of The City of San Diego on APR 18 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 *Angela Page*, Deputy.

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Office of the City Clerk, San Diego, California	
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