

RESOLUTION No. 221462

R. 79-522

Adopted on JUL 25 1978

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

BE IT RESOLVED, by the Council of The City of San Diego, that pursuant to California Public Resources Code, Section 21081, those findings entitled "Environmental Findings EIR No.: 77-11-52, Tierrasanta Norte Master Plan," attached hereto and made a part hereof, are made with respect to the environmental impacts identified in Environmental Impact Report No. 78-01-51.

APPROVED: JOHN W. WITT, City Attorney

By 

Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
9/14/78
41-78-8
Or.Dept.:Clerk

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Rezone No. 41-78-8
Rezone No. 41-78-9

June 5, 1978

City of San Diego
Environmental Quality Division
202 C Street
San Diego, California 92101

Re: Environmental Findings EIR No: 77-11-52
Tierrasanta Norte Master Plan

Gentlemen:

In accordance with recent amendments to the California Environmental Quality Act, I herewith submit findings in response to the suggested mitigation measures outlined in subject EIR.

1. GEOLOGY

All grading will be under the constant supervision of a competent soils engineer and/or engineering geologist. Preliminary recommendations already exist by virtue of a soil and geological research and reconnaissance report.

Detailed recommendations will be provided by a comprehensive investigation to be completed at the time of development of each individual subdivision within the Master Plan. Any unknown condition encountered during the grading operation will be properly dealt with at the time, according to the analyses and recommendation of the soils engineer and/or engineering geologist.

2. PALEONTOLOGY

If further investigation indicates the need, Tierrasanta will engage a competent Paleontologist and allow him to inspect the grading as he feels necessary. He will also be given the authority to divert or halt grading operation

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for a reasonable time to allow any fossil remains discovered to be collected by a public scientific institution.

3. EROSION

It has always been Tierrasanta's policy to properly landscape for erosion and for pleasant visual impact.

We also will continue, wherever possible, to revegetate with native material.

4. HYDROLOGY

Proper mitigation is more of a technical nature, and will be provided as determined and recommended by whatever agencies are involved.

5. TOPOGRAPHIC ALTERATION

In order to feasibly develop the area, significant grading is required. Visual impact will be reduced however, because of the 432 acres within the project, 111 acres will remain as undisturbed open space. This is more than 25% of the entire site. Other mitigation measures will be the rounding and sculpturing of slopes and the installation of landscaping.

6. NOISE

Affected areas are very localized, and will be discussed as the individual projects proceed.

7. WATER CONSERVATION

Tierrasanta will, as in the past, reintroduce native vegetation wherever possible into open space and slopes. This will require the use of water only for the early stages of growth and stabilization. We will also install automatic sprinkler controls and low flush toilets.

8. BIOLOGICAL RESOURCES

It is proposed that Tierrasanta will dedicate substantial amounts of natural, undisturbed open space to the City of San Diego. It is also proposed that a free form fill be constructed across the city owned open space at the Southwest

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corner of Villa Vista. The slope will provide convenient pedestrian access to the natural canyons. A portion of these slopes, as well as other natural and manufactured slopes, can be used as an area to transplant the native San Diego Barrel Cactus. I am informed by the Rancho Santa Ana Botanical Gardens that this specie of cactus is very transplantable; particularly on a Southeast facing slope.

Although the natural vegetation will need irrigation temporarily, intensive care will be taken not to over water the transplanted cacti.

9. TRAFFIC

Complete mitigation of the traffic situation will not occur until the completion of the I-15 Freeway.

The present Caltrans schedule (attached) indicates the Aero Drive interchange opening during or before May 1980. Prior to the Aero Drive completion, the Tierrasanta Boulevard interchange will be under construction. It is important to note that the present intersection of Tierrasanta Boulevard and I-15 will remain open as it is during all but the last 6 weeks of the interchange construction.

The Tierrasanta community is being developed by a number of builders, as well as the Murphy Canyon Heights Naval Housing project. At present the total number of dwelling units approved within the Elliot Community Plan is 8056. This includes all of the privately owned land other than that of Tierrasanta, Inc. As of June 15, 1978, 6039 dwelling units will be occupied. This is 2017 dwelling unit's less than the amount approved.

In order to somewhat mitigate the impact of the possibility of an additional 2017 dwelling unit's, and to be able to offer a wider range of residential availability, Tierrasanta, Inc., will alter its sales and development program to insure Aero Drive interchange opening, will not exceed the number of units presently approved for construction. The number in fact, will probably be several hundred less, based on today's projections. (See attached schedule).

In addition to the above, the proposed free right turn from westbound Tierrasanta Boulevard is expected to produce measurable benefits. Also if it will produce favorable

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results, we would construct a right turn storage lane from northbound I-15 to inbound Tierrasanta Boulevard. This, of course, would be dependent upon permission from Caltrans.

Very truly yours,


WILLIAM H. DUNCAN
Vice President

WHD/zaw
Enclosures

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TIERRASANTA COMMUNITIES

DEVELOPMENT NAME	TOTAL D.U. APPROVED	OCCUPIED 6-15-78
1. Villa Barbados	324	324
2. Villa Barbados N.	149	149
3. Villa Monserate	485	485
4. Villa Portofina	721	721
5. Villa Martinique	448	448
6. Villa Trinidad	794	794
7. Villa Majorca	165	165
8. Villa Granada	293	20
9. Villa Antiqua	202	-
10. Villa Dominique	216	-
11. Tierrasanta Racquet Apts.	340	240
12. Tierrasanta Villas	43	-
13. Villa Monterrey	504	372
14. Eldorado Hills	1051	-
15. Murphy Canyon Heights	2321	2321
	8056	6039

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CONSTRUCTION SCHEDULE

I-15 and S-52

1. Construction of I-15 from Friars Road to 1/8 mile before Tierrasanta Boulevard, will include new Aero Drive and Santo Road interchange which will relieve traffic from Tierrasanta Boulevard.

Advertise: November, 1978
Construction begins: March, 1979
Completion: May, 1980

2. Construction from 1/8 mile south of Tierrasanta Boulevard to new Balboa Avenue interchange (Route 274), will also include new Tierrasanta Boulevard interchange.

Advertise: February 1980
Construction begins: May, 1980
Completion: May, 1982

3. Construction from Interstate 8 to Friars Road.

Advertise: March, 1980
Construction begins: June, 1980
Completion: June, 1982

4. Construction from 7/10 mile north of Route 274 to Route 163.

Advertise: Early 1981
Completion: Early 1983

5. 1981 is the anticipated point when funding will become available and other administrative requirements will be completed for State 52. State 52 will be constructed concurrently from Interstate 805 across 163 interchange, east to Santo Road.

Compliments of
ASSEMBLYMAN JIM ELLIS
77th District

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Passed and adopted by the Council of The City of San Diego on JUL 25 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Betty R. Goedberg, Deputy.

(Seal)

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Resolution
 Number 221462 Adopted JUL 25 1978