

RESOLUTION NO. 222021

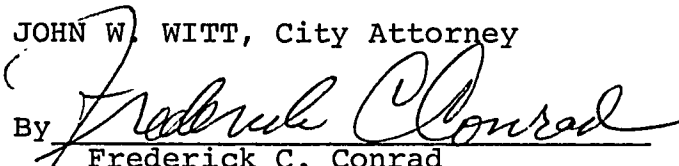
R.79-1022

OCT 10 1978

BE IT RESOLVED, by the Council of The City of San Diego,
that pursuant to California Public Resources Code, Section 21081,
those determinations as found in Supplemental Environmental
Impact Report No. 78-02-19S1, attached hereto and made a part
hereof, are made with respect to Environmental Impact Report
No. 78-02-19 and Supplemental Environmental Impact Report
No. 78-02-19S1.

APPROVED: JOHN W. WITT, City Attorney

By



Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
12/1/78
Or.Dept.:Clerk
Case No. 45-78-5

00778



Environmental
Quality
Division

236-5775

#332

SUPPLEMENTAL
Environmental Impact Report

#78-02-19S1

SUBJECT: High Country East-Phase 1. A REZONE (45-78-5), TENTATIVE MAP (TM 78-244) and PLANNED RESIDENTIAL DEVELOPMENT (PRD 130) to develop 828 single and multiple family units along with commercial, church, school and park sites on 170 acres to the south and east of Bernardo Center Drive at its intersection with I-5 (Por. Parcel 1, P.M. 5405) Applicant: Broadmoor Homes, Inc.

SUMMARY AND CONCLUSIONS:

This section is to be considered a supplement to EIR 78-02-19 and should be considered simultaneously with the general environmental impact report.

Air Quality: Phase 1 of High Country East will contribute incrementally to the degradation of air quality in the San Diego region in direct proportion to its share of residents in the entire High Country East project. This would result in a photochemical oxidant impact representing about 0.15 percent of the ambient air quality standards (AAQS). Since San Diego currently exceeds State and Federal standards for oxidants and other pollutants, this cumulative increase will cause an unavoidable delay in meeting those standards. Mitigation of this impact is largely beyond the control of the developer. Partial mitigation will occur as the City and other agencies approve developments in the I-15 corridor which result in a more self-contained community.

Traffic: High Country East Phase 1 will generate approximately 9130 vehicular trips per day which will be distributed to adjoining roadways, at this time Bernardo Center Drive. This will increase congestion at the Bernardo Center Drive-Rancho Bernardo Road intersection due to the lack of interchange ramps to I-15 North at Bernardo Center Drive. Full mitigation at this impact is the responsibility of CALTRANS. Their completion of the ramps will eventually mitigate the impact to insignificance.

Geologic Constraints: Massive landsliding has occurred on the subject property which could result in development hazards. The applicant is proposing to use corrective grading methods which will mitigate this impact to insignificance.

Landform Modification/Visual Quality: Massive grading of the project site is necessary to correct the geologic problems encountered on-site. The applicant is proposing undulating cut and fill slopes with variable grades. An extensive landscape plan has also been developed which should effectively mitigate impacts on visual quality.

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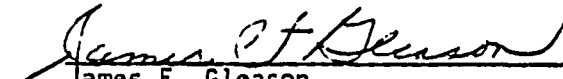
Noise: Certain residential units located along I-15 and along the proposed major street will be subject to noise levels in excess of those set forth in the General Plan as compatible with residential use. The applicant has agreed to provide a six-foot barrier, consisting of combinations of earthen berm and block walls, along those areas subject to noise levels in excess of 65 dB CNEL. This will adequately mitigate projected noise impacts.

Archaeologic Resources: One archaeological site is located in Phase 1 of High Country East. The applicant intends to mitigate the impacts to this resource by salvaging the artifacts prior to construction. A condition of the subdivision map, requiring an archaeological salvage of the site satisfactory to the Planning Director prior to the issuance of grading permits, would fully mitigate this impact.

Biological Resources, Energy Consumption, Water Quality: Phase 1 of High Country East will have an effect on these areas of concern which is proportional to its size related to the entire High Country East development. The EIR for the Master Development plan adequately covers these issues.

This section was prepared by The City of San Diego Environmental Quality Division based on information contained within the attached report and on other available information.

Project Analyst: Woodhouse/h


James F. Gleason
Environmental Quality Division

7-20-78
Date of Draft Report

8-28-78
Date of Final Report

222021

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Passed and adopted by the Council of The City of San Diego on OCT 10 1978,
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 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"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.

(Seal)

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

By Betty Gooding, Deputy.

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1978 DEC 11 AM 8:18
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CC-1276 (REV. 10-78)

Office of the City Clerk, San Diego, California	
Resolution Number <u>222021</u>	Adopted <u>OCT 10 1978</u>

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