

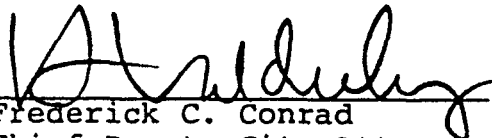
RESOLUTION No. R-250812 (R80-1835)

Adopted on DEC 11 1979

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 ENVIRONMENTAL
IMPACT REPORT NO. 79-01-55, 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:ps
3/31/80
41-79-2
Or.Dept. Clerk

00133

The Christiana Companies, Inc.
10791 Tierrasanta Boulevard, Suite 101, San Diego, California 92124
(714) 565-7118

August 20, 1979

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

Re: EIR No. 79-0155

Gentlemen:

In accordance with the California Environmental Quality Act, I herewith submit findings in support of approval of subject project. The findings are in response to the suggested mitigation measures outlined in subject EIR:

1. GEOLOGICAL CONSTRAINTS

Christiana has in the past and always will in the future consult with a competent soils and engineers and engineering geologist. All grading operations will be performed in accordance with the recommendations presented in the soil and geology report.

2. WATER AVAILABILITY

All future developments will be phased as presented in the Tierrasanta Norte Master Plan and proceed in an orderly proficient manner as requested in the future growth management strategy.

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EXHIBIT A
250812

3. WATER CONSUMPTION

- A. Wherever possible, any area disturbed by grading operations will be revegetated with native or drought-resistant materials.
- B. Low flow shower heads and faucets will be installed throughout the project.
- C. Wherever necessary, pressure reducing valves will be installed.
- D. All irrigation systems will have automatic controls including soil moisture override.

4. BIOLOGICAL RESOURCES

Approximately 24% of the Tierrasanta Norte area will be retained as open space. Wherever possible, it will remain as natural open space or will be restored to its natural state and landscaped with native vegetation.

5. TOPOGRAPHIC ALTERATION/VISUAL QUALITY

Wherever possible, artificial slopes will be rounded and shaped to appear more natural. The slopes along the southerly line will be naturalized to blend with the existing city owned open space corridor.

6. TRAFFIC/CIRCULATION

Complete traffic mitigation will occur when the proposed I-15 and SR 52 freeways are constructed. The southerly section of I-15 and the Aero Drive Interchange is presently under construction and scheduled to be completed in mid 1980. Also, there are now three left turn lanes and one right turn lane on westbound Tierrasanta Boulevard at I-15.

7. NOISE

All residential structures in areas equal to or greater than the 60 CNEL aircraft noise contour will be insulated to assure a maximum interior noise level not in excess of 45 decibels.

8. SEWAGE DISPOSAL

All future developments will be phased as presented in the Tierrasanta Norte Master Plan and proceed in an orderly proficient manner as requested in the future growth management strategy.

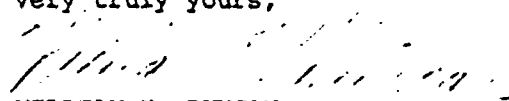
City of San Diego
August 20, 1979
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VII. ENERGY/AIR QUALITY

... All homes will be heated by natural gas incorporating automatic gas flue dampers. It is not anticipated that any buildings will be air conditioned. Also, all homes will include time control thermostats.

The San Diego Transit is presently operating an experimental express bus service from Tierrasanta to downtown coinciding with normal working hours.

Very truly yours,


WILLIAM H. DUNCAN
Vice President

WHD/zaw

00136

250812



Christiana Community Builders

10791 Tierrasanta Boulevard, Suite 101, San Diego, California 92124
(714) 565-7118

October 5, 1979

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

Re: EIR No. 79-0155
VILLA CORTE

Gentlemen:

Due to an oversight in my letter of Environmental findings dated August 20, 1979, the following revision to the geological constraints is submitted.

Christiana will develop the site in conformance with the soil and geological recommendations as stated in the attached report by Woodward-Clyde Consultants dated July 24, 1979.

Very truly yours,


WILLIAM H. DUNCAN
Vice President

WHD/jed

cc: Tierrasanta Community Council

250812

00137

Passed and adopted by the Council of The City of San Diego on DEC 11 1979,
 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"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<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 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.

(Seal)

By Ellen Powell, Deputy.

Office of the City Clerk, San Diego, California	
Resolution Number <u>R-250812</u>	Adopted <u>DEC 11 1979</u>