

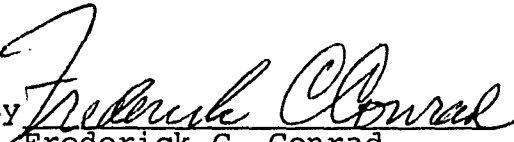
RESOLUTION No. R-250329 (R80-1762)

Adopted on OCT 2 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. 79-05-06, 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
3/20/80
60-79-12
Or.Dept. Clerk

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ENVIRONMENTAL IMPACT REPORT CANDIDATE FINDINGS
FOR BLACK MOUNTAIN RANCHOS REZONE AND TENTATIVE MAP

The following candidate findings are recommended for the proposed Black Mountain Ranchos Rezone and Tentative Map (EQD 79-05-06). These findings have been prepared in accordance with Sections 15088 and 15089 of the California Administrative Code and Section 21081 of the California Public Resources Code.

Land Use

Impacts

Approximately 10 acres of the proposed project site lie outside the boundaries of the Penasquitos East Community Plan. The remaining portion of the site is inside the Community Plan future study area and in conformance with its low density residential land use designation. Project design would adversely affect the planned community open space system linking Black Mountain to McGonigle Canyon. The project will not provide public facilities or services. A portion of the subject property lies within the Del Mar School and San Dieguito Union High School District boundaries.

Findings

The boundary of future study areas of the Community Plan is conceptual. In actuality, the boundary respects

ownership patterns, and in this case should be adjusted to include the entire project site. A replacement tentative map has been submitted for the project which proposes an open space corridor to include the natural drainage swale. The replacement design is then in conformance with the Community Plan open space element. The Community Plan identifies and conceptually locates the public facilities and services that will probably be needed in conjunction with development of the future study area. None of these locations are on or near the subject property. Thus consideration makes an alternative design for the project which provides public facilities or services unnecessary. Further, the provision of these facilities or services by this project is economically unfeasible. The higher density necessary to make up for the loss of dwelling units incurred by shifting land to another use would not be compatible with the Community Plan. A direct loss of dwelling units would increase per lot cost and raise the question of affordability. The project proposes annexation to the Poway School District to mitigate school district boundary conflicts.

Traffic Circulation

Impacts

Major access to the project will be from Black Mountain Road through proposed developments to the east and south. Black Mountain Road is currently an unimproved rural road. The project will add incrementally to congestion of the I-15 corridor.

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Findings

With the completion of proposed extensions of streets by development to the south and the provision of streets and improvements to Black Mountain Road by development to the east, adequate access will be available and no further mitigation necessary. Improvements to the I-15 corridor to mitigate the cumulative impacts of community development are the responsibility of state and federal agencies.

Air Quality

Impacts

The project will add incrementally to the degradation of the quality of the air in the region.

Findings

Mitigation of air quality impacts is a regional responsibility. The Air Pollution Control District and the Comprehensive Planning Organization have adopted basin-wide standards and are mandated to improve air quality. In addition, the Penasquitos East community is striving for self-containment to reduce negative impacts on air quality and energy consumption.

Geology and Soils

Impacts

Soil conditions on site exhibit high shrink-swell behavior and moderate erosion hazards. These conditions could cause structural damage and erosion if the site is residentially developed.

Findings

The project proposes the treatment of soils to reduce shrink-swell as directed by a qualified engineer and as required by the Subdivision Map Act. Erosion will be controlled by proposed drainage facilities and landscaping in accordance with the San Diego Grading Ordinance.

Topography and Aesthetics

Impacts

Development of the site for residential use would require grading to transform the natural hillside and drainage swale into an artificial terraced land form.

Findings

The replacement tentative map submitted for this project will preserve major portions of the drainage swale in a natural condition to mitigate this impact. Grading and the treatment of finished slopes will be conducted in accordance with the recommendations of a geologic and soils investigation of the site and city requirements to further mitigate the impacts of development. Slopes will not exceed $1\frac{1}{2}$ to 1 with cut banks less than 30 feet in height and fill banks less than 60 feet in height.

Archaeology

Findings

A small disturbed archaeological site exists on the property. All observed artifacts have been collected and no

further mitigation is necessary.

Biology

Impacts

Development of the site as proposed will leave no natural vegetation or accompanying wildlife habitat, and the drainage swale will be filled and flow diverted through a storm drain. The movement of soil associated with the grading to effect this change could cause siltation of the pond downstream from the property.

Findings

The replacement map for this project retains major portions of the drainage swale in a natural condition. The representative stands of rhus woodland and inland sage scrub vegetation and associated wildlife habitat to remain in the drainage swale mitigate project impacts on biology. A few individuals of the rare Adolphia California will also be retained in open space. Further, withdrawal of development from the drainage swale will permit continued use of this area by wildlife and mitigate downstream siltation of the pond.

Passed and adopted by the Council of The City of San Diego on OCT 2 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"/>
Maureen F. O'Connor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Helli Blorham, Deputy.

Office of the City Clerk, San Diego, California

Resolution
Number R-250329 Adopted OCT 2 1979