

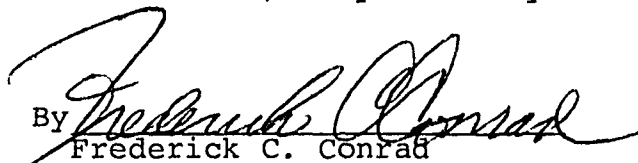
RESOLUTION No. R-250336 (R-80-1789)

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. 79-04-48, 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
3/26/80
Or.Dept. Clerk
45-79-4

01027

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

The following candidate findings are recommended for the proposed Black Mountain Meadows Rezone and Tentative Map (EQD 79-04-48). 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

The proposed project is in conformance with the adopted Community Plan future study area low density residential use category. The project proposes a site for a church, but will not provide any other public facilities or services.

Findings

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. This consideration makes an alternative design for the project which provides public facilities or services unnecessary. Further, the provision of public facilities or services alluded to in the Community Plan 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.

Traffic Circulation

Impacts

Black Mountain Road will be the main access serving the project site. This road is currently unpaved and classified as rural. Traffic generated by the project will contribute to the cumulative effect of development in the community on the I-15 corridor.

Findings

The project proposes improvements to Black Mountain Road to mitigate its impact on that system. With the completion of proposed extensions to streets and Black Mountain Road by development to the south, adequate access will be provided 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 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

The natural rolling contour of the site will be changed by grading and structural construction to a residential neighborhood.

Findings

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 mitigate this impact. Slopes will not exceed $1\frac{1}{2}$ to 1 with cut and fill banks less than 30 feet in height.

Biology

Impacts

Development of the site will remove all natural vegetation thereby adding cumulatively to the loss of the rare grassland community and associated wildlife habitat.

Findings

The small size of the property and limited extent of the grasslands do not justify mitigation on site. The provision of biologically marginal resources as open space is economically infeasible.

Archaeology

Findings

There are no archaeological resources on the site and no mitigation measures necessary.

OCT 2 1979

Passed and adopted by the Council of The City of San Diego on
by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
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 Walter Bloom, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-250336 Adopted OCT 2 1979