

(R-83-993)

RESOLUTION NUMBER R- 257785

Adopted on JAN 11 1983

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO MAKING DETERMINATIONS AND ORDERING REORGANIZATION, "FAIRBANKS COUNTRY CLUB REORGANIZATION."

WHEREAS, pursuant to the District Reorganization Act of 1965, commencing with Section 56000 of the Government Code, preliminary proceedings for reorganization consisting of four changes of organization, being an annexation to the City of San Diego, an annexation to the County Service Area No. 17, a detachment from the San Diego County Flood Control District - Zone 1, and a detachment from the Rancho Santa Fe Fire Protection District, were initiated by Mardel Properties on May 5, 1982, by filing a petition of application with the Local Agency Formation Commission in the County of San Diego; and

WHEREAS, thereafter, appropriate proceedings were conducted by the Local Agency Formation Commission, which on November 1, 1982, adopted Resolution No. R082-14, (attached hereto as Exhibit 1) which approved the proposed reorganization and authorized the Council of The City of San Diego to initiate and conduct proceedings for the proposed reorganization; and

WHEREAS, upon receipt of the Resolution of Approval, No. R082-14, from the Local Agency Formation Commission, this Council on December 6, 1982, pursuant to Government Code Section 56430, adopted Resolution No. R-257593 which initiated proceedings to reorganize by making changes of organization consisting of the annexation of territory to the City of San

Diego, the annexation of territory to the County Service Area No. 17, the detachment of territory from the San Diego County Flood Control District - Zone 1, and the detachment of territory from the Rancho Santa Fe Fire Protection District, pursuant to the provisions of the District Reorganization Act of 1965 and in conformance with the terms and conditions set forth by the Local Agency Formation Commission in Resolution No. R082-14; and

WHEREAS, Resolution No. R-257593 also directed the City Clerk of The City of San Diego to set a public hearing for the proposed reorganization, which was scheduled to be held on Tuesday, January 11, 1983, at the hour of 10:00 a.m. in the Council Chambers, 12th Floor, City Administration Building, 202 "C" Street, San Diego, California, and also directed the City Clerk to give notice of the hearing in the manner provided by the District Reorganization Act of 1965; NOW, THEREFORE,

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

1. That the affidavit of publication and the certificate of posting and mailing are on file in the office of the City Clerk; that required notice was duly and properly given; that this is the time and place for the hearing; that the Local Agency Formation Commission's resolution making determinations has been read aloud or summarized; that all persons desiring to be heard have been heard; and that testimony and evidence for or against the proposed reorganization have been considered in accordance with Government Code Section 56435.

2. That no exclusions of land from the proposed annexations or detachments were requested or made.

3. That no written protests of the proposed reorganization were filed with the City Council.

BE IT FURTHER RESOLVED, that each of the changes in organization contained in the proposal for reorganization is ordered without an election pursuant to Government Code Section 56439(c). The changes of organization consist of:

1. Annexation of the territory described in Exhibit A(1), which is attached to Exhibit 1, to The City of San Diego.

2. Annexation of the territory described in Exhibit A(2), which is attached to Exhibit 1, to the County Service Area No. 17.

3. Detachment of the territory described in Exhibit A(1), which is attached to Exhibit 1, from the San Diego County Flood Control District - Zone 1.

4. Detachment of the territory described in Exhibit A(3), which is attached to Exhibit 1, from the Rancho Santa Fe Fire Protection District.

BE IT FURTHER RESOLVED, that the City Clerk is directed to send to the Local Agency Formation Commission of the County of San Diego, nine (9) certified copies of the resolution approving the boundary change and nine (9) copies of the legal description of the boundaries.

APPROVED: John W. Witt, City Attorney

By   
Thomas F. Steinke  
Deputy City Attorney

TFS:ta:670  
12/17/82  
Or.Dept:Plan.  
Form=r.none

*Steinbe*  
12-10-82  
10:30 AM

*Rec'd from Jan J. 11-10-82*

THE SAN DIEGO  
LOCAL AGENCY FORMATION COMMISSION  
HAS ADOPTED A RESOLUTION APPROVING  
THE "FAIRBANKS COUNTRY CLUB REORGANIZATION"

RECEIVED  
NOV-9 PM 1:34  
SAN DIEGO

The following filings to be made after the conducting authority has ordered the change(s) of organization (boundary change(s)) must be processed by the LAFCO office:

1. County Recorder
2. County Assessor
3. County Surveyor
4. County Auditor
5. State Board of Equalization

Any other filings remain the responsibility of the conducting authority. Proceedings must be initiated within 35 days after adoption of the Commission's resolution, and completed within one year after LAFCO approval, or the project must be considered abandoned (Calif. Gov't Code §§ 35201/54799.2/56292).

If your Board/Council adopts a resolution/ordinance ordering the boundary change(s), the following materials must be forwarded to the LAFCO office:

1. Six (6) certified copies of the resolution/ordinance, including the approved legal description and map, with original signatures on each certification page. If reorganization involved, please send sufficient additional copies to furnish one to each other affected agency.
2. Certificate Re: Terms & Conditions and Indebtedness (use attached form). Please return signed, original copy.
3. State Board of Equalization fee in the amount of \$ 990.00 (make checks payable to "STATE BOARD OF EQUALIZATION").  
NOTE: Add 10% surcharge for filings that are made with State Board between December 1st and December 31st (Sect. 3.(f) State Board of Equalization Schedule of Processing Fees).

The Executive Officer will check all documents for compliance before filings are made. Amendments to the LAFCO resolution, including boundary modifications, can only be made by the Commission. All documents recorded and letters of acknowledgment will be returned to the conducting authority.

If you need additional information, or require further assistance, please call the Commission's office, at (714) 236-2015.

*William D. Davis*  
WILLIAM D. DAVIS, Executive Officer

November 5, 1982  
Date

Remarks \_\_\_\_\_

R-257785  
00296

CERTIFICATE RE: TERMS AND CONDITIONS AND INDEBTEDNESS

chairman

Tom Hamilton  
County Board of  
Supervisors

Subject: "Fairbanks Country Club Reorganization"  
(City of San Diego) R082-14

executive officer

William D. Davis

Certain terms and conditions are required by the Local Agency Formation Commission to be fulfilled prior to the completion of the above-named change of organization.

counsel

Donald L. Clark

members

Ralph W. Chapman  
Otay Municipal  
Water District

I \_\_\_\_\_  
(Name) (Title)

Roger Hedgecock  
County Board of  
Supervisors

do hereby certify that the terms and conditions listed below have been fully met.

Dr. Charles W. Hostler  
Public Member

1. The subject territory shall not be excluded from the boundaries of County Service Area No. 17 (San Dieguito Emergency Medical Services) upon its inclusion within the City of San Diego. Pursuant to Government Code Section 54790(h), the Commission waives the application of Government Code Section 25210.90 and finds that the application of this section would deprive the residents of the City of San Diego of a service needed to ensure their health, safety and welfare and that this waiver will not affect the ability of the City of San Diego to provide any service. The San Diego City Council may, however, within 60 days of the inclusion of CSA No. 17 within the City, adopt a resolution nullifying this waiver.

Dell Lake  
Councilman, City of  
Lemon Grove

Gloria McClellan  
Councilwoman,  
City of Vista

Stanley A. Mahr  
San Marcos County  
Water District

alternate members

Paul Eckert  
County Board of  
Supervisors

Mike Gotch  
Councilmember,  
City of San Diego

2. The boundaries shall be modified to conform to Exhibit A attached hereto.

Marjorie Hersom  
Alpine Fire Protection  
District

Will the affected property be taxed for any existing bonded indebtedness or contractual obligation? yes \_\_\_ no \_\_\_  
If yes, specify.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

R-257785  
00297

Item: 3  
Ref: RO82-14

RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION  
APPROVING A PROPOSED REORGANIZATION INVOLVING  
ANNEXATIONS TO THE CITY OF SAN DIEGO AND COUNTY SERVICE  
AREA NO. 17 AND DETACHMENTS FROM THE SAN DIEGO  
COUNTY FLOOD CONTROL DISTRICT - ZONE I AND THE  
RANCHO SANTA FE FIRE PROTECTION DISTRICT

"FAIRBANKS COUNTRY CLUB REORGANIZATION"

On motion of Commissioner Eckert, seconded by Commissioner Bennett, the following resolution is adopted:

WHEREAS, pursuant to the District Reorganization Act of 1965, commencing with Section 56000 of the Government Code, a petition was submitted to this Commission proposing a reorganization consisting of the following changes of organization:

1. Annexation of the territory as described in the application on file with the Local Agency Formation Commission, to the City of San Diego and County Service Area No. 17; and
2. Detachment of the territory as described in the application on file with the Local Agency Formation Commission, from the San Diego County Flood Control District - Zone I and the Rancho Santa Fe Fire Protection District.

WHEREAS, the petition of landowners was certified sufficient by the Executive Officer on August 2, 1982; and

WHEREAS, pursuant to Government Code Section 56265, the Executive Officer of this Commission set a public hearing on the proposed reorganization and gave notice of the date, time and place of said hearing in accordance with Government Code Sections 56264 and 56265; and

WHEREAS, the Executive Officer of this Commission has filed his report on said proposed reorganization, which report was received and considered by this Commission; NOW THEREFORE

IT IS RESOLVED, ORDERED AND DETERMINED as follows:

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00298

1. The hearing on the proposed reorganization, consisting of annexation to the City of San Diego and County Service Area No. 17 and detachment from the San Diego County Flood Control District - Zone I and the Rancho Santa Fe Fire Protection District

was held on the date and at the time and place set therefor and due notice of said hearing was given in the manner required by law.

2. At the hearing the Commission called for, heard and considered all interested parties and read and considered the report of the Executive Officer.

3. The description of the boundaries of the Territory as described in the ~~petition~~/~~resolution~~ of application is --- definite and certain

4. The description of the boundaries of the Territory does conform to lines of assessment and ownership.

5. All owners of land have --- consented in writing to the proposed reorganization.

6. The Territory includes 779.96 acres and is un inhabited.

7. The Commission certifies that it has reviewed and considered the information contained in the EIR prepared by the City of San Diego.

The Commission adopts the Environmental Findings required by Section 15088 of the State CEQA Guidelines for each significant impact identified by the EIR, as stated on Exhibit C attached hereto.

8. The Commission hereby approves a proposed reorganization consisting of annexation of the territory described in Exhibit A(1) attached hereto to the City of San Diego and detachment of the same territory from the San Diego County Flood Control District - Zone I; annexation of the territory described in Exhibit A(2) attached hereto to County Service Area No. 17; and detachment of the territory described in Exhibit A(3) from the Rancho Santa Fe Fire Protection District, subject to the conditions as stated on Exhibit B attached hereto.

9. Pursuant to Government Code Section 56271.1 the City  
of San Diego is hereby authorized to initiate reorganization  
proceedings in compliance with Government Code Section 56430 et seq.  
and this resolution.

10. The Executive Officer of this Commission is directed to  
mail and file certified copies of this resolution in accordance  
with Government Code Section 56272.



PASSED AND ADOPTED by the Local Agency Formation Commission of the County of San Diego this 1st day of November, 1982, by the following vote:

AYES: Commissioners Bennett, Lake, Eckert, Chapman, and Mahr

NOES: Commissioners Hedgecock and Hostler

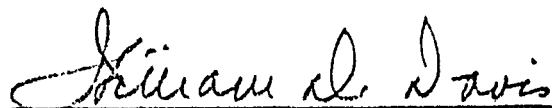
ABSENT: None

ABSTAINING: None

-----  
STATE OF CALIFORNIA)  
                                  )  
COUNTY OF SAN DIEGO)

I, WILLIAM D. DAVIS, Executive Officer of the Local Agency Formation Commission of the County of San Diego, State of California, hereby certify that I have compared the foregoing copy with the original resolution adopted by said Commission at its regular meeting on November 1, 1982, which original resolution is now on file in my office; and that same contains a full, true, and correct transcript therefrom and of the whole thereof.

Witness my hand this 5<sup>th</sup> day of November, 1982.



WILLIAM D. DAVIS, Executive Officer  
San Diego County Local Agency  
Formation Commission

R-257785

00301

- Annexation to City of San Diego &  
Detachment from San Diego County Flood  
Control Zone 1

## Legal Description

All that portion of Lot 4 of Fractional Section 4 and all of the Northwest Quarter of the Northwest Quarter of Section 9, Township 14 South, Range 3 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to United States Government Survey, and that portion of Maggie Branson Tract of Rancho San Dieguito, according to Map recorded in Book 2, Page 227 of Patents, filed in the County Recorder's Office of San Diego County, lying within the following described boundaries:

Beginning at Corner No. 1 of said Rancho San Dieguito as shown on said Map thereof;

1. thence North 68°36'30" West, 4589.83 feet along the Southerly boundary of said Rancho to an angle point therein;
2. thence continuing along said boundary, North 31°50'52" West, to the Northwesterly line of Road Survey No. 443 (Via de La Valle) map on file in the County Engineer's Office of said county;
3. thence Northeasterly along said Northwesterly line to the Southerly line of Block "L" of Rancho Santa Fe, according to Map thereof No. 1742, filed in the County Recorder's Office of said county;
4. thence South 87°36'16" East, along said Southerly line to a point in the Southeasterly boundary of said Rancho San Dieguito;
5. thence South 47°51'38" West, 3306.96 feet along said boundary to the intersection with the Westerly line of said Section 4;
6. thence leaving said Rancho boundary, South 41°08'26" East, 586.59 feet to the South line of said Section 4, being also the North line of said Section 9;
7. thence South 89°37'12" East, 915.74 feet along said North line to the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 9;
8. thence South 0°19'13" East, 1316.09 feet along the East line of said Quarter-Quarter to the Southeast corner thereof;
9. thence North 89°22'41" West, 1315.95 feet along the South line of said Quarter-Quarter to the West line of said Section 9;

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10. thence North  $0^{\circ}18'53''$  West, 1310.53 feet along said West line to the Northwest corner of said Section 9, being also the Southwest corner of said Fractional Section 4;
11. thence North  $1^{\circ}50'06''$  East, 439.33 feet along the Westerly line of said Section 4 to the Southeasterly boundary of said Rancho San Dieguito;
12. thence South  $47^{\circ}51'38''$  West, 331.08 feet along said boundary to the POINT OF BEGINNING.

iw:kt  
LAFCO  
11/4/82

Approved by the Local Agency Formation  
Commission of San Diego

NOV 1 1982

*William D. Davis*  
Executive Officer of  
R-257785  
00303

EXHIBIT "A" (1)  
Page 2 of 2

## Annexation to County Service Area No. 17 (San Dieguito)

## Legal Description

All that territory in the City of San Diego, County of San Diego, State of California, lying within the following described boundaries;

Beginning at corner number 1 of the Maggie Branson Tract of Rancho San Dieguito according to Map in Book 2, Page 227 of Patents, filed in the County Recorder's Office of said county;

1. thence North 68°36'30" West along the boundary of said Rancho to corner number 3 thereof;
2. thence North 31°50'52" West along said boundary to the Southerly line of Road Survey No. 443 (Via de la Valle) map on file in the County Engineer's Office of said county, being also the boundary of the City of San Diego as established by their Ordinance No. 7987 adopted October 7, 1958;
3. thence Westerly along said Southerly line of Road Survey No. 443 to the Easterly line of Section 6, Township 14 South, Range 3 West, San Bernardino Base and Meridian;
4. thence Southerly along said line to the Northerly line of the South Half of the Southeast Quarter of said Section 6;
5. thence Westerly along said Northerly line to the North-South center line of Section 6;
6. thence Southerly along said line and along the North-South center line of Section 7, said Township and Range, to the Southerly line of the North Half of the Northeast Quarter of said Section 7;
7. thence Easterly along said Southerly line and along the Southerly line of the North Quarter of Section 8, said Township and Range, to the Westerly line of the Southeast Quarter of the Northeast Quarter of said section;
8. thence Southerly along said Westerly line to the Southerly line thereof;
9. thence Easterly along said Southerly line to the Easterly line of said Section 8;

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10. thence Northerly along said Easterly line and along the Easterly line of said Section 5 to the Southerly boundary of said Rancho San Dieguito;
11. thence Southwesterly along said boundary to the point of beginning.

iw:kt  
LAFCO  
11/4/82

EXHIBIT "A" (2)  
Page 2 of 2

Approved by the Local Agency Formation  
Commission of San Diego

NOV 1 1982

*William D. Davis*  
Executive Officer of said Commission

R-257785  
00305

- Detachment from Rancho Santa Fe Fire Protection District -

Parcel 1

All that portion of Maggie Branson Tract of Rancho San Dieguito in the County of San Diego, State of California according to map recorded in Book 2, Page 227 of Patents, filed in the County Recorder's Office of San Diego County, lying within the following described boundaries:

Beginning at corner No. 1 of said Rancho San Dieguito as shown on said map thereof;

1. thence North 68°36'30" West, 4589.83 feet along the southerly boundary of said Rancho to an angle point therein;
2. thence continuing along said boundary, North 31°50'52" West, 554.34 feet to the center line of Road Survey No. 443. (Via De La Valle) map on file in the County Engineer's Office of said county and the true point of beginning;
3. thence Northeasterly along said center line to the southerly line of Block "L" of Rancho Santa Fe, according to Map thereof No. 1742, filed in the County Recorder's Office of said county;
4. thence North 87°36'16" West along said southerly line to the westerly line of said Road Survey No. 443;
5. thence Southwesterly along said westerly line to the boundary of said Rancho San Dieguito;
6. thence South 31°50'52" East along said boundary to the TRUE POINT OF BEGINNING.

Parcel 2

All that portion of Lot 4 of Fractional Section 4, Township 14 South, Range 3 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to United States Government Survey, lying within the following described boundaries:

Beginning at the Southwest corner of said Section 4;

1. thence North 1°50'06" East, 439.33 feet along the westerly line of said Section 4 to the southeasterly boundary of said Rancho San Dieguito;
2. thence leaving said Rancho boundary, South 41°08'26" East, 586.59 feet to the south line of said Section 4; Approved by the Local Agency Formation Commission of San Diego
3. thence North 89°37'12" West, 400.00 feet along said South line to the POINT OF BEGINNING.

iw:kt  
LAFCO

EXHIBIT "A" (3)  
Page 1 of 1

*Shillington, Dennis*  
R-257785

NOV 1 1982

00306

CONDITION(S)

1. The subject territory shall not be excluded from the boundaries of County Service Area No. 17 (San Dieguito Emergency Medical Services) upon its inclusion within the City of San Diego. Pursuant to Government Code Section 54790(h), the Commission waives the application of Government Code Section 25210.90 and finds that the application of this section would deprive the residents of the City of San Diego of a service needed to ensure their health, safety and welfare and that this waiver will not affect the ability of the City of San Diego to provide any service. The San Diego City Council may, however, within 60 days of the inclusion of CSA No. 17 within the City, adopt a resolution nullifying this waiver.
2. The boundaries shall be modified to conform to Exhibit A attached hereto.

Exhibit "B"

Approved by the Local Agency Formation  
Commission of San Diego

NOV 1 1982

*William D. Davis*

Executive Officer of said Commission

R-257785

00307

ENVIRONMENTAL SUMMARY AND FINDINGS  
FOR SIGNIFICANT EFFECTS OF  
FAIRBANKS COUNTRY CLUB REORGANIZATION  
FAIRBANKS COUNTRY CLUB ANNEXATION  
LEAD AGENCY: CITY OF SAN DIEGO

SUMMARY

The attached document was prepared by the City of San Diego, and includes a summary of potential impacts of the project, and measures (or a statement of overriding considerations) which address each impact. These mitigation measures were adopted by the City as part of the project approval.

FINDINGS

Pursuant to Section 15088(a) of the State CEQA Guidelines, find that the mitigation measures and statement of overriding considerations listed in the attached document for the identified impacts have been adopted by the City of San Diego and that the adopted mitigation or statement of overriding considerations is within the jurisdiction or purview of the City of San Diego and not LAFCO because the affected resources, services and facilities are or will be within the City boundaries following annexation.

Exhibit "C"

Approved by the Local Agency Formation  
Commission of San Diego

NOV 1 1982

*William D. Davis*

Executive Officer of said Commission

R-257785  
00308



## ENVIRONMENTAL IMPACT REPORT

### Findings For Fairbanks Country Club General Plan Amendment, Prezone, Specific Plan, Annexation, Tentative Subdivision Map, Planned Residential Development, Land Development Permit, and Conditional Use Permit.

The following Findings are recommended relative to the conclusions of the Final Environmental Impact Report (EIR) for the proposed Fairbanks Country Club General Plan Amendment, Prezone, Specific Plan, Annexation, Tentative Subdivision Map, Planned Residential Development, Land Development Permit, and Conditional Use Permit, EQD No. 81-04-01. These findings have been prepared pursuant to Sections 15088 and 15089 of Title 14 of the California Administrative Code and to Section 21081 of the California Public Resources Code.

#### FINDINGS

A. The Planning Director and Subdivision Review Board, having reviewed and considered the information contained in the final EIR for the proposed Fairbanks Country Club and the record before them, find that changes or alterations are being required in or have been incorporated into, the project which mitigate or avoid the significant environmental effects thereof, as identified in the final EIR. Specifically:

##### 1. AESTHETICS.

Impact. The impact of this development on the visual quality of the property would be significant. Approximately 75 percent of the floodplain would be transformed from open floodplain into a golf course with a graded flood channel. Residential development would impact the top of two knolls and a canyon. The major aesthetic impact of residential development will occur in the canyon. Extensive grading would be required to construct roads and building areas within the canyon and surrounding ridges. Manufactured banks reaching 90 feet in height would be created in the canyon. (EQD 81-04-01, p.5 of Summary EIR)

Finding. The project has measures incorporated into its site plan and landscape plan which mitigate the visual impact of the project to a level of insignificance. These include:

- (a) A gently sloping, natural appearing flood control channel revegetated with natural riparian landscape species;
- (b) Contour grading in the three residential areas;
- (c) Native revegetation of graded slopes;
- (d) Cantilever construction in some areas to reduce the amount of grading;
- (e) Utilization of the cluster development concept in three areas largely beyond visual access points; and
- (f) Dedication of the floodplain area to the City.

## 2. BIOLOGY.

Impact. The proposed project would adversely impact the biological resources found on the property which include: valuable wildlife habitat, unusual vegetation communities, sensitive plants and sensitive animals. The construction of the golf course would occupy approximately 55% (275 acres) of the floodplain. This floodplain habitat is considered important for wildlife in the area, in particular, aquatic birds. Residential development would impact Maritime Sage Scrub as well as other specific sensitive species. Summer Holly and Western Dichondra would be the most impacted of the sensitive plants. The Black-tailed Gnatcatcher would be the most affected sensitive animal. (EQD 81-04-01, p.6 of Summary EIR)

Finding. The proposed project would have a significant impact on the biological resources found on the property. The impact of the proposed project on these resources has been mitigated to a level of insignificance by (1) the proposed landscape plan; (2) the dedication of the floodplain to The City of San Diego; and (3) placement of the majority of the adjacent slopes into open space. The landscape plan includes 109 acres of riparian habitat which would be planted in the earth-lined channel and a portion of the natural floodplain to the north. The planting would create a higher quality for wildlife than presently exists on-site, or would evolve, in the near future, through natural processes. The landscape plan also proposes to revegetate manufactured slopes in Area C with a seed mix which includes two of the sensitive species to be disturbed by the project.

The project proponent will deed approximately 600 acres of land to The City of San Diego. This land includes the entire

floodplain and the steep slopes immediately adjacent to the floodplain. Specifically, this would give the City control over the following biological resources: enhanced riparian habitat, natural floodplain, Maritime Sage Scrub and large areas of native chaparral containing sensitive plants and habitat for the Black-tailed Gnatcatcher. It would also protect these biological resources from future private development.

Other mitigation in the project would include the dedication of chaparral areas (lots F, G and H) around Area C into private open space easements and the construction of a low fence along the top of the slope in Area A to protect the Maritime Sage Scrub from falling debris during grading.

### 3. AGRICULTURE.

Impact. The project would occupy land which possesses soils and climatic conditions which are favorable for agriculture. While prime agricultural land is present on the subject property, the questionable economic feasibility and the poor groundwater conditions which exist at the present time make it unlikely that the property should be considered a good agricultural resource now or in the future. (EQD 81-04-01, p.6 of Summary EIR)

Finding. The agricultural impact is not considered significant. No mitigation is necessary.

### 4. ARCHAEOLOGY.

Impact. The construction of the proposed project would impact several of the archaeological sites present on the property. Although The City of San Diego does not consider the project's impact to be significant, these sites could yield valuable information concerning the relationship between two pre-historic occupation periods in the San Dieguito River Valley. (EQD No. 81-04-01, p.7 of Summary EIR)

Finding. Although The City of San Diego does not consider the archaeological resources significant, the developer intends to sponsor further archaeological investigation of those on-site resources which would be disturbed. This additional research would allow potentially valuable data to be recovered from those sites prior to grading. The additional archaeological work will consist of subsurface excavation to collect dateable material. The information obtained from the testing would be analyzed and evaluated in the light of other archaeological programs completed in the area. A report would be prepared to summarize the relationship of the sites on the property to occupation patterns in the region.

5. GEOLOGY.

Impact. Several geologic conditions present on the property may pose significant hazards to future roads and structural development. These hazards include groundwater seepage, seismicity, liquefaction, landslides, settlement and cut/fill slope instability. Loose overburden soils which occur in all areas of proposed development are not capable of supporting structural improvements without proper compaction. Cohesionless sand layers found in the terrace material are considered highly erosive. Short-term impacts during construction may leave these materials susceptible to erosion due to uncontrolled runoff over bare slopes. Future seepage problems resulting from infiltrated surface waters or irrigation waters could develop in areas where no such water condition existed prior to development. (EQD No. 81-04-01, p.8 of Summary EIR)

Finding. The project has incorporated into its development plan several mitigating measures such as excavation and compaction of alluvial and slopewash soils in all potential fill and building areas. These will mitigate to a level of insignificance the potential hazards of slope instability and liquefaction. A geological report will be provided to the City to determine the stability of the soil. All slopes will be constructed in accordance with the provisions of the San Diego Municipal Code Sections 22.0420, et. seq. Landscaping during and after grading will serve as mitigation for the potential erosion hazard.

6. FLOODING.

Impact. The project would not increase the runoff on the property significantly. Development would be expected to increase the runoff on the property by 31 cfs during a 100-year flood event. The 31 cfs when added to the 46,000 cfs expected to be carried through the property during a 100-year flood represents a negligible increase. (EQD No. 81-04-01, p.8 of Summary EIR)

Finding. There will not be a significant flooding impact associated with the project and no mitigation measures are necessary. The golf course is an acceptable use in a floodplain and the proposed flood control channel will contain the 100-year flood. The channelization plan, which has been reviewed by The City of San Diego Engineering Department and the County of San Diego Department of Public Works, has been found acceptable and will actually improve the flow of water through the property and downstream. (EQD No. 81-04-01, p.9 of Summary EIR)

7. PUBLIC SERVICES.

Impact. Sewer and water lines would need to be extended approximately a mile and a half to serve the development. Adequate sewer and water capacity does exist to serve the project. Fire and police protection for the site is considered adequate; response times may be less than optimum but are acceptable. Schools are over capacity but are accepting students from new development with payment of fees. Other services such as electricity, natural gas, libraries and solid waste disposal would not be significantly impacted by development. (EQD No. 81-04-01, p.11 of Summary EIR)

Finding. The project would not result in significant impacts on public resources. A Community Services Financing Plan has been completed and indicates that all necessary improvements to provide services to the site would be financed by the project proponent. Furthermore, with payment of necessary fees, all service districts indicate that they would be able to serve the project.

B. The Planning Director and Subdivision Review Board having reviewed and considered the information contained in the EIR, finds that the following potential environmental impacts are significant and cannot be totally mitigated.

1. LAND USE.

Impact. The proposed project would have a significant land use impact. Regional growth forecasts and other regional planning efforts would be adversely affected by the increased density and more immediate development of the property than was originally allowed under the existing land use regulations which apply to the subject property.

The creation of a golf course in the floodplain and realignment of the natural river channel into an earth-lined channel would have a major impact on an essential goal of a recently completed Conceptual Master Plan for the San Dieguito River Basin. The Master Plan emphasizes the importance of maintaining the natural river character and the proposed channel and golf course conflict with this objective. (EQD No. 81-04-01, p.4 of Summary EIR)

Finding. Present conditions under the City's General Plan, and current County development policy in surrounding areas, would allow the project proponent to build 154 dwelling units without the necessity of a change in the General Plan or the utilization of a PRD. This project proposes the construction of 341 dwelling units or a density bonus of 187 dwelling units.

The project proposes the clustering of housing by use of a PRD. This will assure maximum control over the development plan by the City. It will also assure a maximum amount of open space being maintained in the housing development phase. The project also proposes dedication to the City of approximately 600 acres of floodplain. This property will be permanently used for open space and recreational purposes. For an additional 187 dwelling units, the City will receive highly desirable and costly open space lands. This accomplishes, in large part, a chief goal of the recently completed Conceptual Master Plan for the San Dieguito River Basin.

In conjunction with the open space dedication, the project proposes to improve the present 100-year flood channel by constructing a new and improved channel in the floodplain through the property. The project will eventually improve the traffic congestion problem found on Via de la Valle by constructing, as a condition of the tentative map, necessary improvements on Via de la Valle.

The project proponent understands the requirement to fund all necessary improvements and extension of services to the project. A financing plan acceptable to the City will be drawn up and submitted by the project proponent.

## 2. TRAFFIC.

Impact. The trips generated by the proposed project are relatively small; however, they will contribute to peak-hour congestion on Via de la Valle which presently exists and is expected to worsen until the road is widened to four lanes. This congestion results from other existing and future developments along Via de la Valle as well as the Fairbanks Country Club project.

Finding. The project would have a cumulatively significant impact on traffic circulation along Via de la Valle until such time as full road improvements have been completed along Via de la Valle between I-5 and Rancho Santa Fe. Mitigation of this impact has been achieved to the extent possible by the applicant through road improvements proposed for Via de la Valle along that portion adjacent to the project. Ultimate right-of-way would be dedicated and 32 feet of paved roadway, including left turn channelization at the entrance to Area A would be provided.

Although these impacts can only be partially mitigated, the social, economic and other considerations override the environmental degradation, in that the City will achieve stated goals of its Progress Guide and General Plan by the acquisition of approximately 600 acres of land for open space and recreational

uses. The City will also, through agreement with the project proponent, receive ongoing maintenance of these open space lands. The City will also obtain equestrian trails on the open space lands which the project proponent has committed to construct and maintain.

### 3. AIR QUALITY.

Impact. This project would have a cumulatively significant impact on the regional air quality. The number of dwelling units and other uses would not generate a large amount of pollutants. However, the San Diego Air Basin already exceeds air quality standards and any contribution in the air basin is considered cumulatively significant.

In addition to the cumulative impact, the project could affect the ability of the RAQS to meet its stated goals. This impact stems from the proposed General Plan Amendment which would accelerate development of the subject property by placing it in the Planned Urbanizing category. (EQD No. 81-04-01, p.10 of Summary EIR)

Finding. This project would have a cumulatively significant impact on regional air quality. The project's proximity to shopping and employment centers, and the availability of bus and train services in the area reduce the project's impact on air quality. However, mitigation of the affect on the effectiveness of the RAQS is beyond the control of this project as it would require a proportionate reduction in density and/or delay of development in some other area of the City's General Plan.

t. Although these impacts can only be partially mitigated, the social, economic and other considerations override the environmental degradation, in that the City will achieve stated goals of its Progress Guide and General Plan by the acquisition of approximately 600 acres of land for open space and recreational uses. The City will also, through agreement with the project proponent, receive ongoing maintenance of these open space lands. The City will also obtain equestrian trails on the open space lands which the project proponent has committed to construct and maintain.

### 4. GROWTH INDUCEMENT.

Impact. The proposed development and associated discretionary actions, particularly amendment of the General Plan and Annexation, would have a significant growth inducing impact on surrounding property. Both the rate and allowed density of development could increase because of this project.

Implementation of the proposed subdivision could encourage a more rapid rate of development than presently experienced, and a concurrent desire to seek higher residential densities. This will occur primarily through extension of City sewer services and approval of the General Plan Amendment, rezone, and annexation. (EQD No. 81-04-01, p.12 of Summary EIR)

Finding. Mitigation may be realized through the existing project review process. Each proposed project must be weighed on its own merits. Each project must undergo a complete environmental review by a jurisdiction as well as public review. The general plans of the City and the County of San Diego must be taken into account. Future development must be consistent with those plans or carry the burden of amending the plans. Where unique circumstances exist, amendments to those plans may be approved allowing higher density development. This project, even though only seeking a density bonus of 187 dwelling units, has proposed such unique circumstances. The project proposes to deed to the City approximately 600 acres of land to be used and maintained for recreational and open space.

5. CUMULATIVE IMPACTS.

Impact. The project could have significant cumulative impacts on land use, aesthetics, archaeology, biology, agriculture, traffic, air quality and public services. The impact on land use, aesthetics and agriculture are all related to the fact that this project would represent another conversion of natural open space in the river valley to development. With respect to biological resources, the project would increase the amount of natural vegetation containing sensitive plants and possessing valuable wildlife habitat which has been lost to development.

Traffic generated by this project would increase the traffic congestion which is expected to occur on Via de la Valle. The traffic increase and other air emission sources related to the project would contribute to air quality problems in the San Diego Air Basin which already exist.

Any development within the service area of The City of San Diego and other special districts increases the demand for services. While the project would not significantly tax the ability of the districts to serve the project, it could, in concert with other new development, have a significant effect. (EQD No. 81-04-01, p.11 of Summary EIR)

Finding. Although these impacts can only be partially mitigated, the social, economic and other considerations override the environmental degradation, in that the City will achieve stated goals of its Progress Guide and General Plan by



the acquisition of approximately 600 acres of land for open space and recreational uses. The City will also, through agreement with the project proponent, receive ongoing maintenance of these open space lands. The City will also obtain equestrian trails on the open space lands which the project proponent has committed to construct and maintain.

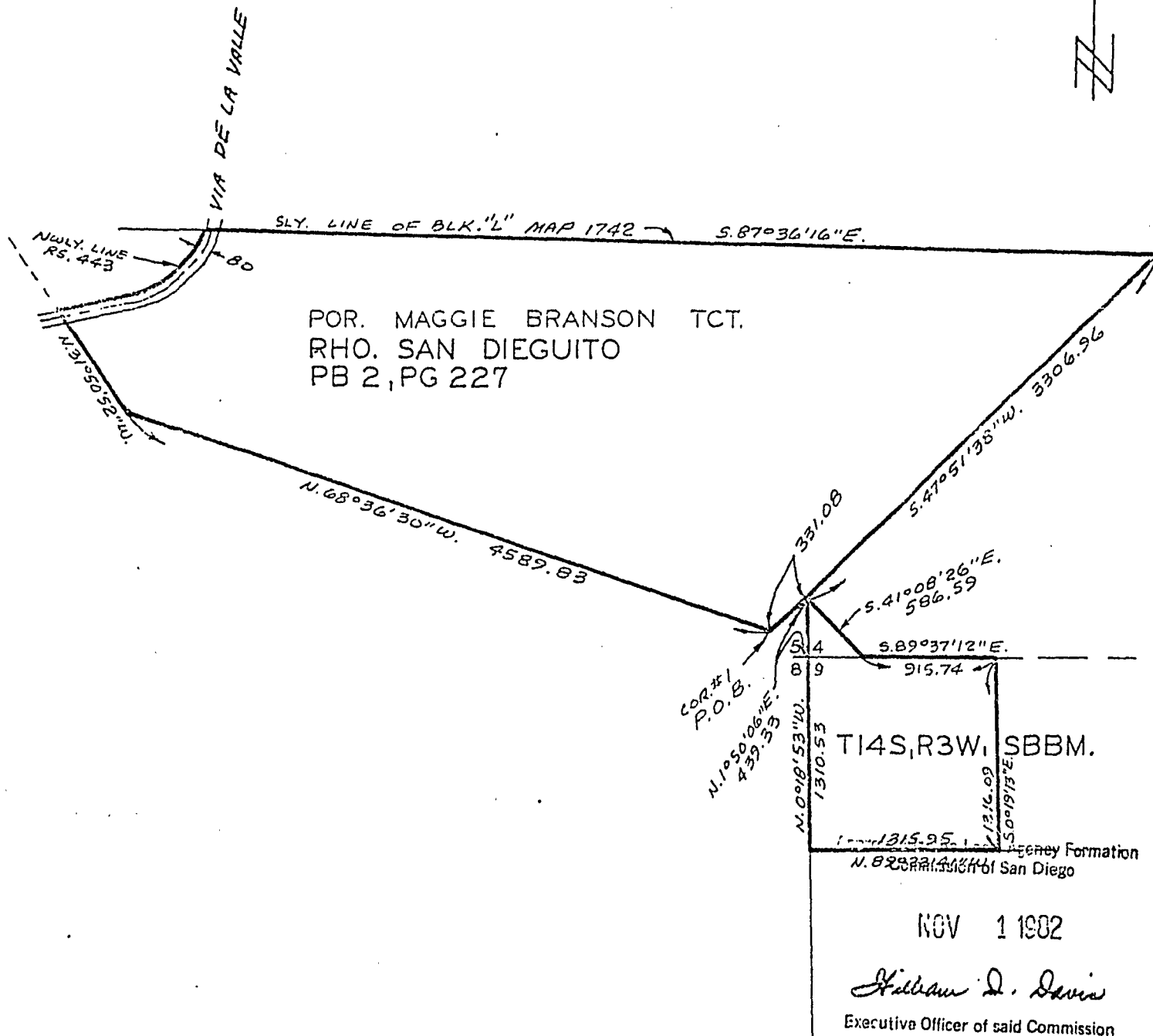
C. Alternatives. The City of San Diego recognizes that a project of smaller scope and reduced density would result in fewer environmental impacts. The trade-off between the provision of housing, the method of the provision of housing, the maintenance and perpetuity of open space lands, and the environmental consequences is a difficult one. This project enables the City to meet portions of an ever-increasing housing demand by providing a well planned and designed project sensitive to the surrounding areas. The City also recognizes the need and desire for a well planned and designed project sensitive to the surrounding areas. The City also recognizes the need and desire for permanent open space lands within its boundary. The project proposes a mechanism whereby the City would acquire a substantial part of those needs and desires. Given the two goals stated previously, the general suitability of the land for this project is ideal. The City of San Diego has carefully considered the merits of a reduction of density or scope of the proposed project. The City has repeatedly addressed this issue throughout these Findings and has indicated that reduced density is unacceptable in order to attain the needed housing and open space. On balance, considering all of the factors expressed in the Findings, The City of San Diego concludes that the level of density provided in the Fairbanks Country Club Plan is appropriate for the site. (EQD No. 81-04-01, p.12 of Summary EIR)

D. Statement of Overriding Considerations. The dedication and maintenance of the floodplain area to the City provides the City with a unique opportunity to accomplish some of its stated goals in the Progress Guide and General Plan. The General Plan designates these lands for permanent open space. The City of San Diego has also stated its intentions to acquire these lands in its recently completed Conceptual Master Plan for the San Dieguito River Basin. The City does not now possess the funds necessary to so acquire these lands. The proposed dedication and maintenance of these lands as open space achieves the desirable goals of the City.

The City also desires improvement to the present traffic circulation problems on the roads adjacent to and running through the project. Conditions of approval of the project require the project proponent to provide the City with the necessary improvements.

Improvement to the 100-year flood channel through the proposed project and surrounding area will be derived by the City through conditions of approval.

The current need for housing, improvements to traffic circulation and flood control measures in the area, and the desire to acquire General Plan designated lands for permanent open space and recreational uses, provide the social, economic, and other considerations that override any significant non-mitigable environmental degradation found in the approval and development of the proposed project.



NOV 1 1902  
*William D. Davis*  
 Executive Officer of said Commission

DATE: 6-10-82	MAPPING DIVISION	LAFCO: R082-14
SCALE: 1"=1000'	SAN DIEGO COUNTY ASSESSOR'S OFFICE	AREA: 294.96 AC
T.R.A. PAGE: 46	FAIRBANK'S COUNTRY CLUB REORG. ANNEX, TO CITY OF SAN DIEGO & DETACH. FROM S. D. CO. FLOOD CONTROL - ZONE 1	B/L: 302-080, 303-030 & 305-012
DRAWN BY: M. SCHURR		THOMAS BROS: 34 DEF-1 30 DEF-1

R-257785  
 00319

"FAIRBANKS COUNTRY CLUB REORG."  
ANNEX. TO C.S.A. 17 - SAN DIEGUITO.

POR. MAGGIE BRANSON TCT  
RHO SAN DIEGUITO  
PB. 2 PG. 227

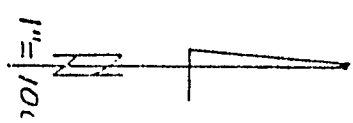
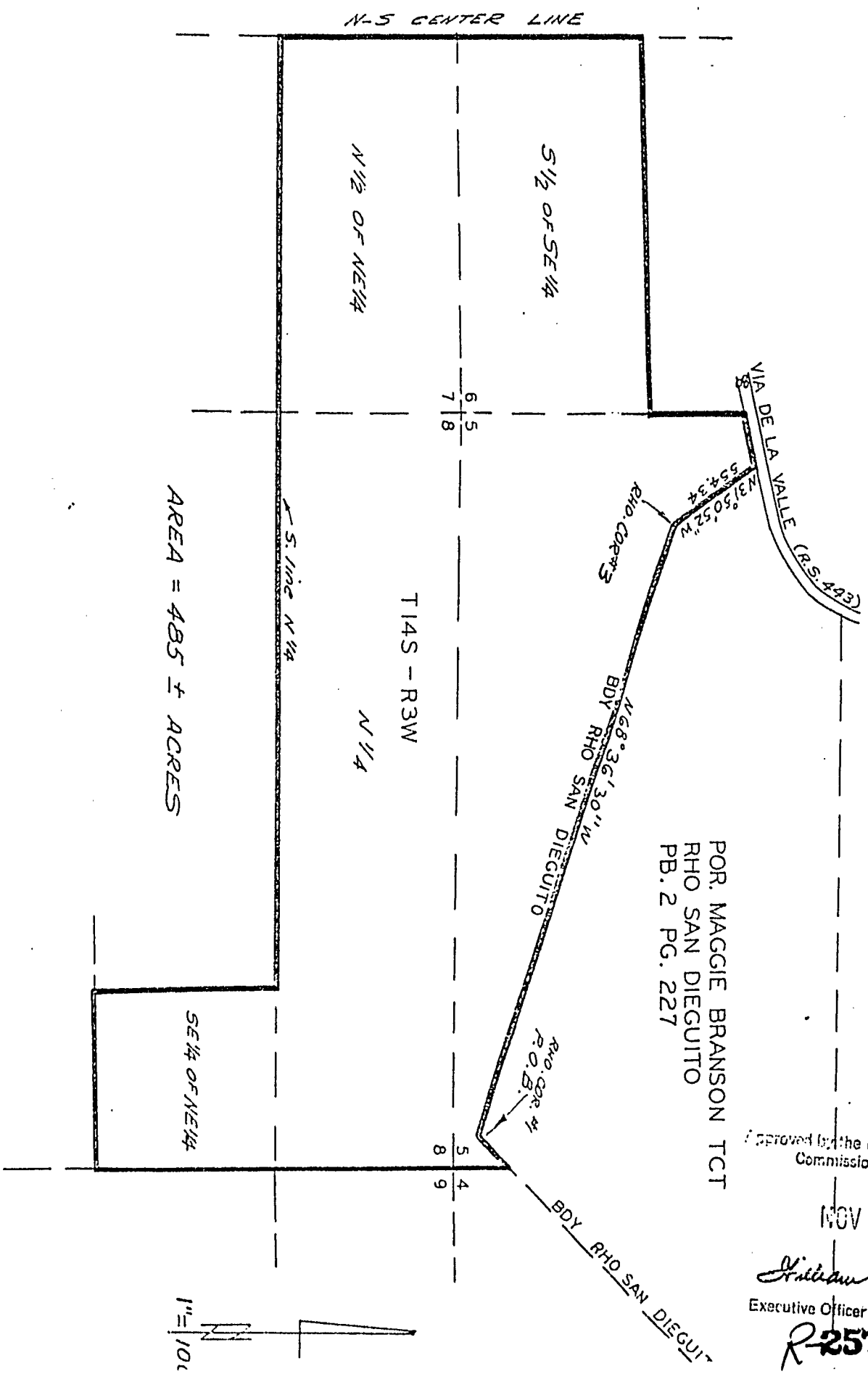
Approved by the Local Agency Formation  
Commission of San Diego

NOV 1 1962

*William D. Davis*  
Executive Officer of said Commission

R-257785

00320



RO 82-14

Passed and adopted by the Council of The City of San Diego on JAN 11 1983,  
 by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Golding	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uvaldo Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Vacant

AUTHENTICATED BY:

BILL CLEATOR  
 Deputy Mayor of The City of San Diego, California.

(Seal)

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

By Ellen Bovard, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-257785 Adopted JAN 11 1983